City of Rockingham

MINUTES

Community Development
Standing Committee Meeting

Held on

Tuesday 8 February 2011

4:00pm

Council Boardroom
Council Administration Building
Civic Boulevard, Rockingham
# City of Rockingham

## Community Development Standing Committee Meeting

4:00pm Tuesday 8 February 2011

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## Declaration of Opening

The Chairman declared the Community Development Standing Committee Meeting open at 4:00pm and welcomed all present.

## Record of Attendance/ Apologies/ Approved Leave of Absence

<table>
<thead>
<tr>
<th>2.1 Councillors</th>
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<tr>
<td>Cr L Liley</td>
<td>(Chairperson)</td>
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<tr>
<td>Cr J Stewart</td>
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<td>Cr A Prince</td>
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<td>Cr L Dunkling</td>
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<thead>
<tr>
<th>2.2 Executive</th>
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<td>Ms G Thornton</td>
<td>Director Community Development</td>
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<tr>
<td>Mr J Pearson</td>
<td>Director Corporate Services</td>
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<tr>
<td>Mr M Quirk</td>
<td>Manager Community Infrastructure Planning</td>
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<tr>
<td>Mr T Burgoyne</td>
<td>Manager Community Support Services</td>
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<tr>
<td>Mr B Mead</td>
<td>Manager Library Services</td>
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<tr>
<td>Ms G Rowles</td>
<td>Manager Community Safety</td>
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<tr>
<td>Mr N Brown</td>
<td>Manager Community &amp; Leisure Facilities</td>
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<tr>
<td>Mr M Holland</td>
<td>Manager Community Capacity Building</td>
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<tr>
<td>Ms L Spearing</td>
<td>Secretary to Director Community Development</td>
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### Members of the Public:
- 1

### Press:
- 1

| 2.3 Apologies: | Mr A Hammond, Chief Executive Officer |

| 2.4 Approved Leave of Absence: | Nil |
3. **Responses to Previous Public Questions Taken on Notice**  
Nil.

4. **Public Question Time**  
Nil.

5. **Confirmation of Minutes of the Previous Community Development Standing Committee Meeting**  
Moved Cr Stewart, seconded Cr Dunkling:  
That Council **CONFIRM** the Minutes of the Community Development Standing Committee Meeting held on 8 December 2011, as a true and accurate record.  
Committee Voting – 4/0

6. **Matters Arising from the Previous Community Development Standing Committee Meeting Minutes**  
Nil.

7. **Announcement by the Presiding Person without Discussion**  
The Chairman 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.

8. **Declarations of Members and Officers Interests**  
Nil.

9. **Petitions/ Deputations/ Presentations/ Submissions**  
Nil.

10. **Matters for which the Meeting may be Closed**  
Nil.

11. **Bulletin Items**

    **Community Development Information Bulletin – February 2011**

    **Community Support Services**
    1. Community Support Services Team Overview
    2. Human Resource update
    3. Project Status Reports
        Nil
    4. Information items
        4.1 Personal Development and Wellbeing
        4.2 Community Participation
        4.3 Place Activation
        4.4 Community Infrastructure
CONFIRMED AT A COMMUNITY DEVELOPMENT MEETING HELD ON TUESDAY, 8 MARCH 2011

### Library Services

1. Library Services Team Overview
2. Human Resource update
3. Project Status Reports
   - Nil
4. Information items
   - 4.1 Warnbro Community Library Annual Report 2010
   - 4.2 Rockingham regional Campus Community Library Policy Advisory Committee - Report July-September 2010
   - 4.3 Library Service Planning Day

### Community Infrastructure Planning

1. Community Infrastructure Planning Team Overview
2. Human Resource update
3. Project Status Reports
   - 3.1 Baldivis District Library and Community Centre
   - 3.2 Golden Bay Skate Park Redevelopment
   - 3.3 Settlers Hills Skate Park
   - 3.4 Rockingham Youth Venue
   - 3.5 Lawrie Stanford Reserve Master Plan
   - 3.6 Baldivis Group Settlement School Buildings
   - 3.7 Secret Harbour Surf Life Saving Club Redevelopment
   - 3.8 Rockingham Aquatic Facility Provision Strategy
   - 3.9 Kent Street Community Arts Centre
   - 3.10 Community Infrastructure Plan
4. Information items
   - Nil

### Community Capacity Building

1. Community Capacity Building Team Overview
2. Human Resource update
3. Project Status Reports
   - 3.1 Development of a Comprehensive Aged Care Precinct Master Plan
   - 3.2 Rockingham City Football Club
   - 3.3 Naragebup Environment Centre
   - 3.4 Rockingham Rams Football Club
   - 3.5 Community Grants Program (CGP)
   - 3.6 Disability Access and Inclusion
4. Information items
   - 4.1 Cultural Place Design/Activation
   - 4.2 Culture & Art Awards/Exhibitions
   - 4.3 Reconciliation Action Plan
   - 4.4 Community Gardens
   - 4.5 Active Ageing
   - 4.6 Youth Development – Youth Arts/Events
   - 4.7 Youth Development – Youth Recreational Activities
   - 4.8 Sport & Recreation
### Community Safety

1. Community Safety Team Overview
2. Human Resource update
3. Project Status Reports
   - 3.1 CCTV Systems
   - 3.2 Community Safety Crime Prevention Partnership Plan
   - 3.3 Community Security Service
   - 3.4 Graffiti Management
   - 3.5 Mobile CCTV Grant
   - 3.6 Neighbourhood Watch
   - 3.7 Rekeying of City Buildings
   - 3.8 Rapid Removal of Graffiti Vandalism of Private Property Grant
   - 3.9 Safety for Seniors
   - 3.10 Seniors Security Subsidy Scheme
4. Information items
   - 4.1 Rangers’ Professional Development
   - 4.2 Rangers’ Action Reports
   - 4.3 Infringements

### Community and Leisure Facilities

1. Community and Leisure Facilities Team Overview
2. Human Resource update
3. Project Status Reports
   - Nil
4. Information items
   - 4.1 Rockingham Child Care services

**Committee Recommendation:**

That Councillors acknowledge having read the Community Development Information Bulletin – February 2011 and the contents be accepted.

Committee Voting – 4/0

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### Community Development
Community Infrastructure Planning

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<td>File No:</td>
<td>CPR/450</td>
<td>City of Rockingham</td>
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<tr>
<td>Proponent/s:</td>
<td></td>
<td>Michael Quirk, Manager Community Infrastructure Planning</td>
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<tr>
<td>Author:</td>
<td></td>
<td></td>
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<tr>
<td>Other Contributors:</td>
<td></td>
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| Site: | | |
| Lot Area: | | |
| Attachments: | | |
| Maps/Diagrams: | 1 - Baldivis District Sporting Complex Site Assessment |
CONFIRMED AT A COMMUNITY DEVELOPMENT
MEETING HELD ON TUESDAY, 8 MARCH 2011

PRESIDING MEMBER
1. **Purpose of Report**

To seek Council endorsement of a Baldivis District Sporting Complex concept subject to further studies being undertaken to determine project feasibility, site location, specific infrastructure requirements, capital expenditure implications and development timing.

2. **Background**

In September 2007, the *Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area* was completed to guide decision making on the development of community infrastructure. The Report identified key community facility requirements based upon a detailed analysis of population projections, industry public open space and community infrastructure standards of provision, the City’s State of Planning Policy 3.4 - Public Open Space in Residential Areas (superseded), District and Local Structure Plans (approved and draft), and Liveable Neighbourhoods. In addition to the Baldivis Library & Community Centre the Report specifically recommended the development of a district sports field complex, an indoor recreation centre, a lawn bowling club, and wheeled sports facilities and other key community facilities. At the Ordinary Council Meeting in October 2007 (Report CD139/10/07) it was resolved to take the following action:


2. Endorse the concept of developing a community facility/district library on the Baldivis Town Square and place this as a high priority in the development of community facilities in the Baldivis area.

3. Prepare a project plan for the design, construction and activation of the community centre/library, and investigate options for funding the construction and operation of the facility, for presentation to a future meeting of the Community Development Committee.

4. Consider allocating funds in the 2008/09 budget for the planning and construction of the community facility/library.

5. Investigate all options with the State Government and major developers for the acquisition of a sufficiently large allocation of land in the Baldivis area to accommodate district level active open space.

In August 2009, the City’s Planning & Development Division prepared the *Baldivis Active Public Open Space - Discussion Paper* to consider and provide options for the provision of district level active public open space based on the recommendations within the *Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area*. The Paper was primarily based on the key finding from the Feasibility Report that whilst public open space provision within Baldivis adheres to the mandated 10% as per Liveable Neighbourhoods there is a clear undersupply of large open space areas for active sport and recreation. Through a comprehensive review of potential sites within District and Local Structure Plans, and subsequent analysis of opportunities and constraints related to each of these sites, the Paper identified several sites that generally met the assessment criteria included within the Feasibility Report. The Paper recommended that further sporting needs assessments and detailed site master planning be undertaken to progress the final identification of a suitable site for the provision of a District Active Open Space Facility in Baldivis.

In December 2009, based upon the previously completed Feasibility Report and Discussion Paper the provision of a district level sport and recreation facility was identified as a priority one project for inclusion within the City’s *Infrastructure Projects Plan*. This priority rating defined the project as a facility that “will provide essential base level community facilities that are not realistically available or accessible to targeted communities or groups. Typically essential services arising from the
development of new communities on the urban growth front.” In March 2010, these high priority capital works projects were presented at a Councillor Briefing Session for consideration within the Infrastructure Projects Plan that forms an essential element of the City Business Plan. Subsequently, at the Ordinary Council Meeting in April 2010 (Report CES49/4/10) the City Business Plan 2010/11 to 2020/21 was adopted with a strong emphasis on new projects and asset preservation. The proposed Baldivis District Sporting Complex was included within the City Business Plan at an indicative capital cost of $22 million for land acquisition and capital works across 2013/14, 2014/15, 2015/16 and 2017/18. Following a review and further adoption of the City Business Plan at the Ordinary Council Meeting in November 2010 (Report CS007/10) the Baldivis District Sporting Complex was retained as part of the Infrastructure Projects Plan.

Whilst pre-feasibility studies for district active public open space and other sport/recreation infrastructure has resulted in the Baldivis District Sporting Complex project being included within the City Business Plan it is considered necessary for Council to formally consider this project and endorse the concept, and the intended infrastructure planning process, given its significance from both a community amenity and capital expenditure perspective.

3. **Details**

**Project Scope**

The forward planning of key community infrastructure at a site in Baldivis, including playing fields and other sport/recreation facilities, through the preparation of a detailed Feasibility Study and Master Plan.

**Project Justification**

The *Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area*, and the recently completed *City of Rockingham Community Infrastructure Plan 2011/12 – 2020/21 (Draft)*, has assessed the need for district level sport and recreation infrastructure in Baldivis and effectively demonstrate justification for the proposed Baldivis District Sporting Complex. This project justification has been based upon an analysis of population projections, sport and recreation participation trends, existing community infrastructure audits and community infrastructure standards of provision assessment.

**Population Growth**

It is clearly evident that essential infrastructure must be provided to service the Baldivis population which is projected to increase from approximately 13,360 in 2011 to 30,182 by 2021 and to 39,403 by 2031. In addition, the potential influx of another 10,000 residents subject to progression of the Baldivis East District Structure Plan further supports the development of such essential infrastructure. More broadly, any major district community infrastructure provided within the Baldivis area also plays a role in servicing the sport and recreation demands across the entire City of Rockingham population that is projected to increase from approximately 105,098 in 2011 to 136,250 by 2021 and to 164,824 by 2031. Based on these population growth projections an initial assessment of anticipated participation rates (using the Australian Sports Commission Exercise Recreation & Sport Survey - Western Australia 2009) identifies that approximately 12.5% of the local population will participate in structured sport/recreation activities. By 2031 this will equate to approximately 20,000 residents across the entire City and over 6,000 residents within Baldivis alone. Such projected population and participation rates require the delivery of a range of community infrastructure at the regional, district, neighbourhood and local level.

**Active Public Open Space Provision**

One of the key drivers for the development of playing fields as the fundamental component of the Baldivis District Sporting Complex is the limited active public open space outcomes that have been achieved throughout the City’s recent urban development areas (including Baldivis) since the implementation of Bush Forever, Water Sensitive Urban Design and Liveable Neighbourhoods. The *Emerging Constraints for Public Open Space in Perth Metropolitan Suburbs Report* prepared by the Curtin University Centre for Sport & Recreation Research in 2010 has reaffirmed that these planning
and urban design strategies has caused a reduced supply of active open space in new suburbs. In particular, whilst Liveable Neighbourhoods ensures a 10% allocation of public open space it favours many smaller parcels over fewer larger more suited to active playing fields. The Report identifies that the provision of adequate playing fields at the regional and district level is vitally important to address the shortage of active public open space within outer metropolitan areas. Notably, the report identifies that the provision of active public open space at the sub district and neighbourhood levels is generally deemed appropriate subject to the necessary regional and district level facility outcomes being achieved. However, a review of District and Local Structure Plans during preparation of the Baldivis Active Public Open Space - Discussion Paper identified Baldivis will have limited supply of active public open space at all levels.

Community Infrastructure Planning Hierarchy

For the purposes of effective community infrastructure planning it is important that decision making is based upon a hierarchical approach that guides the types of facilities required and the standard of service required for a particular catchment. A sub district facility services a distinct population catchment generally defined by a cluster of neighbourhoods and border by urban and/or natural barriers. Throughout the City of Rockingham these sub districts vary in size and population with the Baldivis sub district (the area generally bound by Kerosene Lane, Mandurah Road, Sixty Eight Road and the Kwinana Freeway) ultimately servicing approximately 50,000 residents.

The main rationale for the development of district active public open space within the Baldivis sub district is the limited number of senior sized playing fields that will be delivered through District and Local Structure Plans under the Liveable Neighbourhoods operational policy. This necessitates the identification of an appropriate site to develop these playing fields, and supplementary infrastructure, to support the structured sport/recreation needs of the Baldivis community. Importantly, it is increasingly evident that the Liveable Neighbourhoods operational policy is also resulting in inadequately sized playing fields to accommodate structured sport/recreation within the City’s southern growth suburbs. This has, and will continue, to place undue pressure on the City’s key active public open spaces within the long established residential areas such as Currie Street Reserve in Warnbro and Anniversary Park in Rockingham. On this basis, it is envisaged that the proposed Baldivis District Sporting Complex will also play a role meeting the district active public open space needs for the broader City of Rockingham area whilst also meeting the sub district active public open space requirements for those residents in the Baldivis area.

A district facility services a population catchment that is generally defined by the City of Rockingham Local Government Area boundaries, and whilst such infrastructure meets sport and recreation demands across the entire City they also play a key role in supporting facilities at a sub district level. The Aqua Jetty, Mike Barnett Sports Complex, Youth Station and Secret Harbour Surf Life Saving Club are clear examples of such district level facilities. Given the need to provide active public open space at a site in Baldivis it is considered appropriate to also investigate the co-location of other key district level sport and recreation infrastructure to meet future community demands. As per the previously completed pre-feasibility studies this may include an indoor recreation centre, outdoor hardcourts, wheeled sports facilities and a lawn bowling club.

Generally speaking, a regional facility services a population catchment beyond the City of Rockingham Local Government Area and therefore may also attract usage from those located within the Town of Kwinana, City of Cockburn, Shire of Murray and/or City of Mandurah. The Lark Hill Sportsplex is a clear example of a regional level facility given its high quality infrastructure and the subsequent ability to host high level training and competition from across both the region and the broader metropolitan area.

Community Infrastructure Provision Standards

Despite rapid population growth in recent years throughout Baldivis there remains limited community infrastructure to service residents. Existing facilities include Baldivis Oval (including Baldivis Recreation Centre and Baldivis Hall), Settlers Hills Oval, Tranby College Oval (shared use agreement) and Settlers Hills Community House (short term lease arrangement). Upon assessment of this existing infrastructure and projected population growth within Baldivis using a standards based approach the Feasibility Report on the Baldivis Community Facility/Library and Community
Mapping and Plan for Future Baldivis Area identified a number of facility requirements over the next ten year period, including the following:

- 10 to 15 x active playing fields (an area of approximately 40 to 60 hectares)
- 1 to 2 x district indoor recreation centres
- 10 x tennis courts and 10 x netball/basketball courts
- 1 x bowling club
- 2 to 4 x local community centres
- 1 to 2 x libraries
- 4 to 6 x wheeled sports facilities

Further analysis of these infrastructure requirements has been undertaken during the recent preparation of the City’s Infrastructure Projects Plan and Community Infrastructure Plan 2011/12 – 2020/21 (Draft) supplementing the standards based approach with other key factors such as the City’s financial capacity, asset management considerations and co-location opportunities. This has led to the identification of a broad facility concept plan for the Baldivis District Sporting Complex that remains subject to further investigation through a detailed Feasibility Study and Master Plan.

**Preliminary Facility Concept**

Based upon the studies undertaken thus far the preliminary concept for the Baldivis Sporting Complex, as has been included within the City’s Infrastructure Projects Plan, includes the following infrastructure elements:

- 4 to 6 x active playing fields (with supporting clubroom and sporting infrastructure)
- 12 to 18 x multipurpose outdoor hard courts
- 1 x indoor recreation centre (with 4 to 8 multipurpose indoor courts)
- 1 x outdoor youth recreation space (including skate park)
- 1 x lawn bowling club (future provision subject to demand)
- Supporting infrastructure including car parking, main entry with signage, internal roads, works shed, site specific contemporary irrigations system and passive recreation amenities.

It is estimated that approximately 30 hectares will be required to accommodate these infrastructure elements, and additional land acquisition may also be considered to ensure the City maintains an asset that can accommodate future growth related to possible urbanisation in Karnup and east of the Kwinana Freeway. The co-location of these elements of infrastructure will establish The Baldivis District Sporting Complex as a key community hub that is highly accessible and provides a wide range of amenities for residents from both Baldivis and across the Local Government Area.

This preliminary facility concept plan remains subject to further analysis and refinement through the preparation of a detailed Feasibility Study and Master Plan. Notably, subject to community demands and capital funding capabilities the infrastructure elements may be developed on a staged basis.

**Site Assessment**

The Baldivis Active Public Open Space - Discussion Paper focussed on the assessment of potential sites throughout the Baldivis district based upon the preliminary community infrastructure needs identified within the Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area. For the purposes of this Discussion Paper an indicative site requirement of 20 hectares (or more) was utilised based upon the land area required to accommodate 4 senior sized playing fields, 10 netball courts, 10 tennis courts, supporting clubrooms/changerooms, and supplementary infrastructure such as car parking and passive open space.

Through a review of the Baldivis area a total of eight (8) potential sites were identified, as follows:
Each potential site was assessed against criteria that included topography, accessibility, capability of connection to services, site configuration and likelihood of acquisition. Preliminary opportunities and constraints mapping was also undertaken to reflect gas pipeline alignments, acid sulphate soil risks, native vegetation complexes and geomorphic wetlands.

Based upon this analysis the Discussion Paper identified that Sites 1/5/6/7 generally met the assessment criteria, however following further investigations Sites 1 and 7 were shortlisted as the most appropriate sites for consideration subject to Site Master Planning. Each of these sites are suitably sized to allow co-location of community infrastructure elements as per the preliminary facility concept plan. Notably, either of these sites will require the City to acquire the necessary landholding and this will utilise a significant proportion of the capital funding allocated in the Infrastructure Projects Plan.

Project Planning Process

There are five phases in the planning process for a sport and recreation facility with a key decision making milestone at the end of each phase for Council, as follows:

<table>
<thead>
<tr>
<th>Planning Phase</th>
<th>Outcomes</th>
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| 1. Needs Assessment/ Pre-Feasibility (2007/08 – 2010/11) | • Identify key community values and policy framework  
• Review of existing provision  
• Determine community needs  
• Project proposal |
| 2. Feasibility (2011/12) | • Detailed needs/market analysis  
• Concept Plan/Master Plan  
• Financial viability and City’s financial capacity to proceed  
• Design and location technical evaluation |
| 3. Design (2012/13) | • Design brief  
• Design development  
• Management plan  
• Contract documentation |
4. Construction  
(2013/14 – 2017/18)  
- Land acquisition and/or management  
- Facility construction  

5. Management/Activation  
(2014/15 onwards)  
- Facility management and operations  
- Project evaluation  

The completion of the *Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area and Baldivis Active Public Open Space - Discussion Paper*, and the recent *Community Infrastructure Plan (Draft)*, effectively represent Phase 1 of the project. Subject to Council endorsement of the results of this pre-feasibility phase it is considered necessary to proceed to Phase 2 that will involve the preparation of a detailed Feasibility Study and Master Plan. Phase 2 will provide vital planning information to assist with project prioritisation within future reviews of the City Business Plan.

**Project Timing**

As per the City’s Infrastructure Projects Plan the timing of Baldivis District Sporting Complex is proposed as follows:

- 2013/14 - $9 million (land acquisition and site works)
- 2014/15 - $9 million (site works and facility construction)
- 2015/16 - $3 million (facility construction)
- 2017/18 - $1 million (facility construction)

It should be noted that outcomes of Phase 2 - Feasibility Study & Master Plan, and the status of other sport and recreation facilities within the City’s Infrastructure Projects Plan, may necessitate the development timing of the Baldivis District Sporting Complex to be modified. Regardless, based upon the current timeframes it is essential to undertake a detailed Feasibility Study and Master Plan in 2011/12.

4. **Implications to Consider**

   a. **Consultation with the Community**

   During preparation of the *‘Feasibility Report on the Baldivis Community Facility/Library and Community Mapping and Plan for Future Baldivis Area’* the Consultant implemented a community engagement program including two community workshops, a series of one-on-one meetings with Developers and other stakeholders and a workshop with the Settlers Hills Residents Association. This consultation resulted in the identification of specific community facility requirements to service the current/future Baldivis population including playing fields, skate parks, recreation centre, sports complex, netball/basketball courts, lawn bowling club, sporting clubrooms and passive open space. Further phases of the Baldivis District Sporting Complex project planning process will include structured community consultation strategies.

   b. **Consultation with Government Agencies**

   During preparation of the *‘Baldivis Active Public Open Space – Discussion Paper’* the City’s Planning & Development Division consulted with the Department of Education & Training to identify any potential co-location opportunities. In addition, the City’s Community Development Division has consulted with the Department of Sport & Recreation regarding the project and a Community Sporting & Recreation Facilities Fund (CSRFF) application will be submitted in March 2011 for preparation of the Baldivis District Sporting Complex Feasibility Study & Master Plan. Endorsement of this CSRFF application, and other proposed community infrastructure projects, will be presented for consideration at the Ordinary Council Meeting in March 2011. Further phases of the project planning process will include consultation with relevant Government Agencies where required.
c. **Strategic**

The City’s Strategic Plan 2006 – 2011 (Functional Area 2 - Social & Cultural Development) identifies the key strategy to develop and manage community facilities and services to meet social, cultural and economic needs. Notably, the Baldivis District Sporting Complex project has been included within Council approved Draft Community Plan (Key Focus Area - Infrastructure Services) to deliver civic buildings, public places and transport infrastructure of contemporary design, constructed and maintained using best practice principles.

In addition, the project remains consistent with the City's Community Development Plan 2007 – 2012 objectives (Key Focus Area - Infrastructure Development) to plan, develop and manage community facilities that meet the social, recreation, education, housing and transport needs of the community and (Key Focus Area - Place Activation) to create vibrant and meaningful community hubs as places of social interaction, creativity and economic vitality.

d. **Policy**

Nil

e. **Financial**

The City Business Plan 2010/11 to 2020/21 includes an allocation of $22 million for the Baldivis District Sporting Complex. In addition, an allocation of $150,000 has been included within the 2011/12 Community Infrastructure Planning Team Plan (Draft) for the completion of a Feasibility Study and Master Plan.

f. **Legal and Statutory**

Future phases of the Baldivis District Sporting Complex planning process may require the acquisition of land under Section 3.55 of the *Local Government Act 1995* and in accordance with Part 9 of the *Land Administration Act 1997*. In addition, amendments to the City's *Town Planning Scheme No.2* may be required subject to a specific site being selected for the Complex.

5. **Comments**

The development of high quality community infrastructure is essential to effectively service population growth within Baldivis and the broader City of Rockingham area, and hence the Baldivis District Sporting Complex is a significant element within the City Business Plan. Such infrastructure delivery will develop the capacities and resilience of residents through improved personal development and wellbeing, increased community participation, vibrant and active meeting places, and the building of partnerships and connections within the community.

Given the significance of the Baldivis District Sporting Complex it is considered necessary for Council to formally endorse the project to enable further detailed planning to be undertaken. Following such endorsement Council will be provided with an opportunity to proceed, amend or abandon the project at each phase of the facility planning process. The next phase of this project will include the preparation of a detailed Feasibility Study and Master Plan that will enable key decisions to be made regarding community needs, specific land acquisition and site layout requirements, specific infrastructure requirements and capital expenditure implications.

6. **Voting Requirements**

Simple Majority

7. **Officer Recommendation**

That Council **ENDORSE** the concept for Baldivis District Sporting Complex as part of the City’s Infrastructure Projects Plan subject to further studies being undertaken to determine project
feasibility, site location, specific infrastructure requirements, capital expenditure implications, external funding opportunities and project timing.

8. **Committee Recommendation**

That Council *ENDORSE* the concept for Baldivis District Sporting Complex as part of the City’s Infrastructure Projects Plan subject to further studies being undertaken to determine project feasibility, site location, specific infrastructure requirements, capital expenditure implications, external funding opportunities and project timing.

Committee Voting - 4/0

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

Not applicable.

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

Not applicable.
## Community Development

### Community Infrastructure Planning

<table>
<thead>
<tr>
<th>Reference No &amp; Subject</th>
<th>Delegated Authority Request - T10/11-62 Golden Bay Skate Park Construction Tender</th>
</tr>
</thead>
<tbody>
<tr>
<td>File No:</td>
<td>PKR/41</td>
</tr>
<tr>
<td>Proponent/s:</td>
<td>City of Rockingham</td>
</tr>
<tr>
<td>Author:</td>
<td>Carly Kroczek, Community Infrastructure Planning Officer</td>
</tr>
<tr>
<td>Other Contributors:</td>
<td>Michael Quirk, Manager Community Infrastructure Planning</td>
</tr>
<tr>
<td>Date of Committee Meeting:</td>
<td>7 February 2010</td>
</tr>
<tr>
<td>Previously before Council:</td>
<td>CD55/8/09</td>
</tr>
<tr>
<td>Disclosure of Interest:</td>
<td>Executive Function</td>
</tr>
<tr>
<td>Nature of Council’s Role in this Matter:</td>
<td>Executive Function</td>
</tr>
<tr>
<td>Site:</td>
<td>Lot 2264 Tangadee Road</td>
</tr>
<tr>
<td>Lot Area:</td>
<td>8.1 ha</td>
</tr>
<tr>
<td>Attachments:</td>
<td>1 - Golden Bay Skate Park Site Location</td>
</tr>
<tr>
<td>Maps/Diagrams:</td>
<td>2 - Golden Bay Skate Park Site Plan</td>
</tr>
<tr>
<td></td>
<td>3 - Golden Bay Skate Park Concept Plan</td>
</tr>
</tbody>
</table>

1 - Golden Bay Skate Park Site Location
2 - Golden Bay Skate Park Site Plan

3 - Golden Bay Skate Park Concept Plan
1. **Purpose of Report**

To seek Council approval to delegate authority to the Chief Executive Officer to award Tender T10/11-62 Golden Bay Skate Park for the construction of the skate park.

2. **Background**

At the Ordinary Council Meeting in June 2009 (Report CD31/6/09) it was resolved to:

1. **Accept a $175,000 cash-in-lieu payment from Secret Harbour Pty Ltd in respect of their removal of the Secret Harbour skate park, and subject to the payment of this amount the City of Rockingham shall clear ‘Condition 3’ within their development approval for the Secret Harbour foreshore.**

2. **Note that subject to the payment of this $175,000 cash in lieu amount being paid by Secret Harbour Pty Ltd to the City of Rockingham by 13 November 2009, that no further conditions will be requested in respect to the WAPC Planning Approval for their foreshore works or Seaside Village development.**

3. **Approve the redevelopment of the existing skate park and bmx track at Tangadee Oval in Golden Bay, through direct consultation with the Golden Bay Residents Association and local young people, using $150,000 of the cash in lieu amount.**

4. **Note that the redevelopment of the existing skate park and bmx track at Tangadee Oval in Golden Bay shall be a contemporary skate park design, and not the previously proposed youth activation space design.**

5. **Approve upgrades to the existing hardstand on the perimeter of Secret Harbour Oval, in direct consultation with the Secret Harbour Residents Association, using $20,000 of the cash-in-lieu amount.**

6. **Note that the existing Secret Harbour skate park will be removed by Secret Harbour Pty Ltd at the end of February 2010, or upon completion of the new Golden Bay skate park, whichever is the earlier date.”**

Subsequently, the City’s Community Infrastructure Planning Team has undertaken extensive consultation with the Golden Bay Progress Association, local young people and the broader local community regarding the most appropriate site and contemporary design for the Golden Bay Skate Park redevelopment. In April 2010 Convic Design Pty Ltd were appointed to prepare a detailed facility concept plan, and upon endorsement, to prepare detailed design and construction documentation.

This technical documentation has now been completed and given the protracted nature of this project, in combination with a desire to avoid construction during the winter months and potentially experience further delays, it is considered necessary to request delegated authority to the Chief Executive Officer to appoint a suitably qualified contractor to construct the new Golden Bay Skate Park.

3. **Details**

The Golden Bay Skate Park has been subject to an extensive community consultation and design process that has resulted in a contemporary facility for young people that will contribute significantly to the activation of Rhonda Scarrott Reserve as an important community hub. Given the protracted nature of the facility planning process, including a Council deputation in August 2009 (Report CD558/09) and subsequent need to undertake focussed consultation with Golden Bay community representatives regarding the facility location and design, it has now been over 18 months since the initial June 2009 Council resolution.

Over this time young people within Golden Bay, and nearby Secret Harbour, have been left with access to inferior spaces for the purposes of recreation and socialisation. Given this extended...
timeframe it is considered necessary to expedite the facility construction process in response to the demonstrated demands amongst local young people. In addition, it is desirable to appoint a contractor through a public tender process as soon as practicable to ensure construction of the facility is completed prior to the commencement of winter. Given that the skate park will be primarily a concrete construction the completion dates will be significantly impacted by the wet weather than will become more prevalent in the late autumn and winter months. Also, the City’s Community Infrastructure Planning Team has recently received endorsement from the Settlers Hills Residents Association to proceed with the installation of refurbished ‘rampage ramps’ at selected public open spaces. Through negotiations with the Rockingham Police & Community Youth Club (PCYC) the rampage ramps that will be removed from Golden Bay and Secret Harbour upon completion of the new Golden Bay Skate Park will be refurbished through the ‘Weld for Life’ and ‘Right to Write’ initiatives. These ramps will then be re-located to specific public open spaces in Settlers Hills to provide local young people in this area with much needed access to spaces for the purposes of recreation and socialisation.

The City’s Contracts Coordinator has finalised tender documentation with a view to open for tenders in early February for four weeks. Following assessment it is expected that the tender will be awarded by mid March 2011 with construction required to commence no later than four weeks following the awarding of the tender to avoid further delays. This timing would mean under normal circumstances that Council would not be able to accept the successful tender until the April Council Meeting thus delaying the project further toward winter months.

4. Implications to Consider

a. Consultation with the Community

As per the June 2009 Council resolution the City’s Community Infrastructure Planning Team has undertaken site selection and facility design in direct consultation with the Golden Bay Progress Association. The Progress Association conducted a survey in October 2010 amongst the broader Golden Bay community that sought feedback on support for a skate park and a preferred location. Approximately 63% of residents supported a skate park and 59% supported a location in the northeast corner of Rhonda Scarrott Reserve.

In addition, two community workshops with the Project Architect were held at the Coastal Community Centre in April and October 2010 with input from these forums directly informing the facility concept plan. The City’s Youth Services and Community Capacity Building Teams also sought comment on the facility concept plan during outreach work with local young people. Workshop attendees, local young people and the Golden Bay Progress Association were provided with a further opportunity to comment between 24 November 2010 and 9 December 2010. A specific email address goldenbayskate@rockingham.wa.gov.au was established throughout the project planning process to enable community comment. Given that feedback received at the workshops was generally taken into account only limited comment was received during this final consultation phase.

b. Consultation with Government Agencies

The City has been awarded a $50,000 grant for the Golden Bay Skate Park project by the Department of Local Government through the Outer Metropolitan Communities Fund. As per the grant agreement these monies will be received upon the Department being advised of the successful construction tender being awarded.

In addition, the City’s Community Infrastructure Planning Team has been liaising directly with the Department of Housing regarding proposed upgrades to Rhonda Scarrott Reserve in accordance with the Golden Bay Comprehensive Development Plan. The Department will be clearing surrounding vegetation to ensure good passive surveillance of the skate park, installing additional tree plantings and shade structure in close proximity to the skate park, and clearing the future road reserve to the north of the skate park to assist with community safety strategies.
c. **Strategic**

The City's Strategic Plan 2006 – 2011 (Functional Area 2 - Social & Cultural Development) identifies the key strategy to develop and manage community facilities and services to meet social, cultural and economic needs. In addition, the project remains consistent with the City's Community Development Plan 2007 – 2012 objectives (Key Focus Area – Infrastructure Development) to plan, develop and manage community facilities that meet the social, recreation, education, housing and transport needs of the community and (Key Focus Area – Place Activation) to create vibrant and meaningful community hubs as places of social interaction, creativity and economic vitality.

d. **Policy**

The City’s Purchasing Policy applies with the procurement valued over $100,000 for the construction of Golden Bay Skate Park being subject to open public tender or quotation procedures.

e. **Financial**

An amount of $200,000 has been allocated in the 2010/11 budget for the construction of Golden Bay Skate Park. Notably, this comprises $150,000 of the $175,000 received from Secret Harbour Pty Ltd as cash-in-lieu and a $50,000 Outer Metropolitan Communities Fund grant.

f. **Legal and Statutory**

Section 5.42 read in conjunction with section 5.43(b) of the *Local Government Act 1995* grants Council power to delegate authority to the Chief Executive Officer for acceptance of a tender. *Local Government Act 1995* section 3.57 and Part 4 of the Local Government (Functions and General) Regulations 1996 apply.

5. **Comments**

Given the delays experienced during the concept planning and design phases of the Golden Bay Skate Park project it is imperative that construction commences as soon as practicable following the closing of tenders. Due to previous delays young people within Golden Bay, and nearby Secret Harbour, have been left with limited access to quality community infrastructure for the purposes of recreation and socialisation. In addition, any further delays in construction of the Golden Bay Skate Park will have a flow-on effect to the provision of skateable infrastructure for young people in Settlers Hills given the proposed relocation of existing rampage ramps from Golden Bay and Secret Harbour. Therefore, it is considered necessary to seek Council approval for the Chief Executive Officer to award the tender for construction of the Golden Bay Skate Park under delegated authority to expedite the provision of these facilities for young people.

6. **Voting Requirements**

Absolute Majority

7. **Officer Recommendation**

That Council **DELEGATE** authority to the Chief Executive Officer to award Tender T10/11-62 Golden Bay Skate Park for the construction of the skate park.

8. **Committee Recommendation**

That Council **DELEGATE** authority to the Chief Executive Officer to award Tender T10/11-62 Golden Bay Skate Park for the construction of the skate park.

Committee Voting - 4/0
9. The Committee’s Reason for Varying the Officer’s Recommendation

Not applicable.

10. Implications of the Changes to the Officer’s Recommendation

Not applicable.
## Community Development

**Occasional & Advisory Committee Minutes**

**Community Safety**

<table>
<thead>
<tr>
<th>Reference no &amp; Subject:</th>
<th>City Safe Advisory Committee Meeting Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>File no:</td>
<td>COM/55</td>
</tr>
<tr>
<td>Proponent/s:</td>
<td>City of Rockingham Advisory Committee</td>
</tr>
<tr>
<td>Author:</td>
<td>Genevieve Rowles, Manager Community Safety</td>
</tr>
<tr>
<td>Other contributors:</td>
<td></td>
</tr>
<tr>
<td>Date of Committee meeting:</td>
<td>7 February 2011</td>
</tr>
<tr>
<td>Terms of Reference:</td>
<td>To oversee the all of Council approach to crime prevention and community safety.</td>
</tr>
<tr>
<td>Composition:</td>
<td>3 Councillors, 9 Community Members</td>
</tr>
<tr>
<td></td>
<td>Community Development Division – Community Safety Team</td>
</tr>
<tr>
<td>Disclosure of interest:</td>
<td></td>
</tr>
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<td>Nature of Council’s role in this matter:</td>
<td>Executive Function</td>
</tr>
<tr>
<td>Attachments:</td>
<td>Minutes of the City Safe Advisory Committee Meeting held on 9 December 2010</td>
</tr>
<tr>
<td>Maps/diagrams:</td>
<td></td>
</tr>
</tbody>
</table>

### 1. Receipt of Minutes

That Council receive the Minutes of the City Safe Advisory Committee Meeting held on 9 December 2010 for information.
2. **Recommendations to Standing Committee**

2.1 **Recommendation 1: City Safe Bushfire Response**

*Advisory Committee Recommendation:*

That Council **ACKNOWLEDGE** in writing the contributions of Community Safety and Fire and Emergency Services team members involved in the recent Bushfires in Golden Bay and Baldivis.

*Implications to Consider*

- **Strategic**
  - Nil
- **Policy**
  - Nil
- **Financial**
  - Nil
- **Legal and Statutory**
  - Nil
- **Voting Requirements**
  - Simple Majority

*Officer Comments & Recommendation if Different to Committee Recommendation*

Not applicable

3. **Committee Recommendation**

That Council

1. **RECEIVE** the Minutes of the City Safe Advisory Committee Meeting held on 9 December 2010 for information.

2. **ACKNOWLEDGE** in writing the contributions of Community Safety and Fire and Emergency Services team members involved over the fire season and in particular the recent Bushfires in Golden Bay, Baldivis, Kelmscott and Roleystone.

Committee Voting – 4/0

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

The Community Development Standing Committee varied the Officer Recommendation as it also felt it important to also acknowledge the Community Safety and Fire and Emergency Services Team members involvement in the recent Kelmscott and Roleystone bush fires

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

Not applicable.
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<thead>
<tr>
<th></th>
<th><strong>Reports of Councillors</strong></th>
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<tbody>
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<th><strong>Addendum Agenda</strong></th>
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<tr>
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<tbody>
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<table>
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<tr>
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<th><strong>Urgent Business Approved by the Person Presiding or by Decision of the Committee</strong></th>
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<th><strong>Matters Behind Closed Doors</strong></th>
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<thead>
<tr>
<th></th>
<th><strong>Date and Time of Next Meeting</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>The next Community Development Standing Committee Meeting will be held on <strong>Tuesday 8 March 2011</strong> in the Council Boardroom, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 4:00pm.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>Closure</strong></th>
</tr>
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<tbody>
<tr>
<td></td>
<td>There being no further business, the Chairman thanked those persons present for attending the Community Development Standing Committee meeting, and declared the meeting closed at 4:25pm.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th></th>
<th><strong>Attachments</strong></th>
</tr>
</thead>
<tbody>
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