



City of Rockingham

Report Attachments

September 2022 - Ordinary Council

- Audit Committee
- CEO Performance Review Committee
- Planning and Engineering Services
- Corporate and Community Development
- Council



Audit Committee

Minutes of the Audit Committee meeting held on 14 September 2022

CEO Performance Review Committee

Minutes of the CEO Performance Review Committee meeting held on 16 September 2022

Minutes of the CEO Performance Review Committee meeting held on 21 September 2022

Planning and Engineering Services Report Attachments

PD-032/22 Proposed Traders Policy

- Attachment 1 Schedule of Submissions
- Attachment 2 Existing Leisure and Tourism Traders Policy
- Attachment 3 Proposed Traders Guidelines (Non-Food)
- Attachment 4 Proposed Traders Guidelines (Food)

PD-033/22 Proposed Local Planning Policy No. 3.1.2 – Local Commercial and Activity Centres Strategy

- Attachment 1 Draft Local Commercial and Activity Centre Strategy
- Attachment 2 Floorspace Recommendations

PD-034/22 Proposed Demolition of ‘Chesterfield Dairy’

- Attachment 1 Chesterfield Inn Dairy Detailed Archival Record (2009)
- Attachment 2 Heritage Impact Statement (January 2018)

PD-035/22 Proposed Scheme Amendment No.183 – Rezoning from ‘Rural’ to ‘Special Rural’

- Attachment 1 Scheme Amendment Report

AS-010/22 Permanent Closure of La Seyne Crescent Carpark, Warnbro

- Attachment 1 Submissions - Share Your Thoughts

Corporate and Community Development Report Attachments

CD-025/22 Community Infrastructure Plan 2022

- Attachment 1 Community Infrastructure Plan 2022 (Draft)

Council Report Attachments

Nil



City of Rockingham

MINUTES

Audit Committee Meeting

Held on Wednesday 14 September 2022 at 4:00pm
City of Rockingham Committee Room



City of Rockingham
Audit Committee Minutes
4:00pm Wednesday 14 September 2022



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City of Rockingham
Audit Committee Minutes
Wednesday 14 September 2022 - Boardroom



1.	Declaration of Opening
	The Chairperson declared the Audit Committee meeting open at 4:00pm , welcomed all present, and delivered the Acknowledgement of Country.
2.	Record of Attendance/Apoloiges/Approved Leave of Absence
	<p>2.1 Audit Committee Members</p> <div style="display: flex; justify-content: space-between;"> Mayor Deb Hamblin Chairperson </div> <p>Cr Hayley Edwards (<i>Deputy Mayor</i>)</p> <p>Cr Lorna Buchan</p> <p>Cr Leigh Liley</p> <p>2.2 Executive</p> <div style="display: flex; justify-content: space-between;"> Mr Michael Parker Chief Executive Officer </div> <div style="display: flex; justify-content: space-between;"> Mr Peter Doherty (<i>zoom</i>) Director Legal Services and General Counsel </div> <div style="display: flex; justify-content: space-between;"> Mr John Pearson Director Corporate Services </div> <div style="display: flex; justify-content: space-between;"> Mr Jim Olynyk, JP Manager Governance and Councillor Support </div> <div style="display: flex; justify-content: space-between;"> Mr Martin Schaafsma Manager Internal Audit </div> <div style="display: flex; justify-content: space-between;"> Ms Nollaig Baker Manager Strategy, Marketing and Communications </div> <p>2.3 In Attendance: Nil</p> <p>2.4 Apologies: Nil</p> <p>2.5 Approved Leave of Absence: Nil</p>
3.	Terms of Reference
	To oversee the risk management, internal control, legislative compliance and external audit processes of the City, including receipt of the Auditor's Statements and Management Reports.
4.	Confirmation of Minutes of the Previous Meeting
	<p>Moved Cr Liley, seconded Cr Edwards:</p> <p>That Committee CONFIRMS the Minutes of the Audit Committee meeting held on 3 March 2022, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting – 4/0</p>
5.	Matters Arising from the Previous Minutes
	Nil

6.	Declarations of Members and Officers Interests
	<p>4:03pm The Chairperson asked if there were any interests to declare.</p> <p>Cr Buchan declared the following Declaration of Interest.</p> <p>6.1 Items AC-012/22 Office of the Auditor General Self-Evaluation Assessment – Staff Rostering in Corrective Services</p> <p>AC-013/22 Office of the Auditor General Self-Evaluation Assessment – Waste Management – Service Delivery</p> <p>AC-014/22 Office of the Auditor General Self-Evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities</p> <p>AC-015/22 Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022</p> <p>Council Member: Cr Lorna Buchan</p> <p>Type of Interest: Impartiality</p> <p>Nature of Interest: Cr Buchan's employer is the Office of the Auditor General (OAG). The OAG is responsible for conducting Local Government audits. Cr Buchan's business unit in the OAG (Forensic Audit) is not funded for audit of Local Government. As a consequence, there may be a perception that her impartiality on the matter may be affected. Cr Buchan declares that she will consider all matters on merit and vote accordingly.</p> <p>Extent of Interest: Not Applicable</p>
7.	Petitions/Deputations/Presentations/Submissions
	Nil

8. Agenda Items

Audit Committee		
Reference No & Subject:	AC-008/22	Strategic 3 Year Internal Audit Plan
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachment as per Section 5.95 of the Local Government Act 1995 1. Strategic 3 Year Internal Audit Plan	
Maps/Diagrams:		

Purpose of Report

To provide the Audit Committee the Strategic 3 Year Internal Audit Plan for the 2022/2023 to 2024/2025 financial years.

Background

The Strategic 3 Year Internal Audit Plan, with indicative scopes of the current year, is established taking into account the City of Rockingham's (City) risk management framework, knowledge of operations and internal controls derived from previous audits, its strategic objectives and priorities as well as risks identified in similar industries across Australia.

Details

The objective of the Strategic 3 Year Internal Audit Plan (Plan) is to direct internal audit resources in an efficient manner to provide assurance that key risks are being managed effectively.

This Plan addresses the requirements by setting out the current year's tasks as well as anticipated tasks for the next 3 years based on the City's current risk registers and in consultation with Executive Management.

This Plan is updated on an annual basis, or when considered necessary, to ensure that internal audits are still aligned with any critical strategic, corporate and operational risks identified within the City.

Implications to Consider

a. **Consultation with the Community**

Not Applicable

b. **Consultation with Government Agencies**

Not Applicable

c. **Strategic**

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. **Policy**

Not Applicable

e. **Financial**

Nil

f. **Legal and Statutory**

Nil

g. **Risk**

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

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

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

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

Nil

Comments

It is recommended the Audit Committee notes the City's Strategic 3 Year Internal Audit Plan for the 2022/2023 to 2024/2025 financial years.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the updated Strategic 3 Year Internal Audit Plan as detailed in Confidential Attachment 1 of AC-008/22 - Strategic 3 Year Internal Audit Plan.

Committee Recommendation

Moved Cr Liley, seconded Cr Buchan:

That the Audit Committee **NOTES** the updated Strategic 3 Year Internal Audit Plan as detailed in Confidential Attachment 1 of AC-008/22 - Strategic 3 Year Internal Audit Plan.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-009/22	Progress Report: Annual Internal Audit Plan FY 2021-2022 and 2022-2023
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachment as per Section 5.95 of the Local Government Act 1995 1. Internal Audit Plan Progress Report 2021-2022 and 2022-2023	
Maps/Diagrams:		

Purpose of Report

To provide the Audit Committee with a progress report on the tasks completed in relation to the Annual Internal Audit Plan (Plan) for the 2021/2022 financial year as well as on the planned reviews for the 2022/2023 financial year.

Background

An Annual Internal Audit Plan is established taking into account the City of Rockingham's (City) risk management framework, knowledge of operations and internal controls derived from previous audits, its strategic objectives and priorities.

The progress report is to provide the Committee with an update of tasks completed in the Plan.

Details

The objective of the Plan is to direct internal audit resources in an efficient manner to provide assurance that key risks are being managed effectively.

This Plan addresses the requirements by setting out the current year's tasks based on the City's current risk registers and in consultation with Senior Management.

This progress report is to provide the Committee with an update on the progress of the current reviews completed and reviews still underway, based on the 2021/2022 and 2022/2023 financial years.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

It is recommended the Audit Committee notes the progress of City's Annual Internal Audit Plan for the 2021/2022 and 2022/2023 financial years.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the progress reports as contained in Confidential Attachment 1 of AC-009/22 - Annual Internal Audit Plan Progress Report 2021-2022 and 2022-2023.

Committee Recommendation

Moved Cr Buchan, seconded Cr Edwards:

That the Audit Committee **NOTES** the progress reports as contained in Confidential Attachment 1 of AC-009/22 - Annual Internal Audit Plan Progress Report 2021-2022 and 2022-2023.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-010/22	Strategic Risk Register
File No:	CPM/109	
Proponent/s:		
Author:	Ms Nollaig Baker, Manager Strategy, Marketing and Communications	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachment as per Section 5.95 of the Local Government Act 1995	
	1. Strategic Risk Register	
Maps/Diagrams:		

Purpose of Report

To present the City of Rockingham's Strategic Risk Register to the Audit Committee.

Background

As part its Terms of Reference the Audit Committee is responsible to oversee the City's Risk Management processes.

Details

In 2012 Council adopted the 'Council Policy - Risk Management'. The most recent review of this Policy took place in 2021 and the amended Policy was approved by Council at its meeting in February 2021. This Policy defines the fundamental principles that establishes and maintains a robust, integrated and effective risk management system across all strategic and operational functions at the City of the Rockingham (City). Since 2012 the City has implemented a risk management framework, an Executive Policy and procedures of which the Strategic Risk Register is a key element. Strategic risks are linked to the City's Strategic aspirations and objectives and impact the overall delivery of the Strategic Community Plan.

Strategic Risks are identified and reviewed as part of the City's Strategic Development Framework, through the Team Plan Process, development of the Business Plan, Community Infrastructure Plan and the review and development of the City's Community Plan Strategies. Strategic Risks are informed by ongoing research, major emerging issues and trends in the environment. The Strategic Risk Register is reviewed on a monthly basis by the City's Executive Team.

The Operational Risk Register is aligned to the Strategic Risk Register to ensure that strategic risks are mitigated. This is a live register that is updated as and when a risk is identified as part of the City's operational management. These risks are reviewed monthly by the City's Executive to ensure actions are completed, and new risks are reported.

As part of the City's Risk Management Framework, risks that are relevant to Council decision making are included in the Council Agenda.

Councillors should reference Confidential Attachment - Strategic Risk Register for the detail.

Implications to Consider

a. Consultation with the Community

Nil

b. Consultation with Government Agencies

Nil

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Council Policy - Risk Management Policy

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

Nil

Comments

Since the adoption of the Council Policy Risk Management in 2012, the City has put in place a Risk Management Framework, an Executive Policy and procedures which articulate the City's obligations and business rules when reporting and identifying risk. The City's Strategic Risk Register is a live register as the risk management process is responsive to changes in the operating environment.

It is recommended that the Audit Committee notes the City's Strategic Risk Register as part of its Terms of Reference at the September 2022 Audit Committee and this report is presented on a biannual basis.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the updated Strategic Risk Register as contained in Confidential Attachment 1 of AC-010/22 - Strategic Risk Register.

Committee Recommendation

Moved Cr Liley, seconded Cr Edwards:

That the Audit Committee **NOTES** the updated Strategic Risk Register as contained in Confidential Attachment 1 of AC-010/22 - Strategic Risk Register.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-011/22	Internal Audit Report: Management of the Creditors Masterfile
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	<p>Confidential Attachments as per Section 5.95 of the Local Government Act 1995</p> <p>1. Internal Audit Report: Management of the Creditors Masterfile</p>	
Maps/Diagrams:		

Purpose of Report

This report deals with the City of Rockingham's (City) processes of Management of the Creditors Masterfile. The focus of the audit was to ensure that creditor details are complete and accurate, that the processes prevent fraud as far as practicable, compliance with applicable policies and procedures and legislative compliance requirements as well as how the City can further improve on the current established controls on the Creditors Masterfile. The Audit Committee is requested to note the Internal Audit Report

Background

The Finance Team is responsible for the management and continuous review of the Creditor Master File. The Creditor Master File is currently used to store permanent information such as addresses, ABN, GST, contact information and bank account details, where applicable, of creditors being paid through the City's financial management system, Authority (CIVICA).

The City's Creditor Master File consists of both:

- § General Creditors (General Creditors typically includes, but are not limited to employee reimbursements, grants, subsidies and bond refund payments).
- § Suppliers to the City, who are engaged to supply in accordance with the rules set out in the relevant Procurement Policy or Procedures.

Good controls around the creation of Creditors in the Creditors Master File help to prevent fraud in relation to the payment of creditors and suppliers. The following are some common types of fraudulent activities:

- § Phantom Entities: Entities that do not actually exist and invoice for goods or services that were never delivered.
- § Phoenix Entities: Entities that have been closed for posting in a Creditors Master File, but are re-opened and closed to facilitate fraudulent payments.
- § Speculative Invoicing: Invoices that are sent to an entity, that exploit weaknesses in the Creditor Master File processes, invoice authorisation and review processes.

Details

Positive Findings:

During the review the following positive areas within the current control processes in relation to the Management of the Creditor Master File were noted:

There are comprehensive processes and documented procedures in place at the City by evidence of:

- § Executive Policy – Purchasing Goods and Services
- § Procedure - Accounts Payable
- § Executive Policy – Records Management

The existing policies and procedures provide clear guidance on the processes followed in creating and amending creditor details in the Creditor Master File.

Processes and procedures were generally followed, based on the sample tested, except for the findings identified within the Confidential Attachment to this report.

There is also an independent monitoring activity in place, which is documented, for any changes made to creditor's bank account details, as the Financial Services Officer (Assets and Compliance) reconciles changes in creditor's banking details against the Creditor Master File Listing before payments are made.

Findings and Improvement Opportunities

Overall, based on the audit performed it has been identified that some improvement opportunities exist that could further improve the City's current processes around the management and maintenance of the Creditor Master File processes. These improvement opportunities can be reviewed in Confidential Attachment 1 of AC-011/22 Internal Audit Report: Management of the Creditors Masterfile.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

An Internal Audit has been conducted on the City's processes in relation to the Creditors Masterfile. Based on the audit performed it was noted that processes are in place in relation to the control of the Creditors Master File. Opportunities have been identified that could further improve the City's current processes around the management and maintenance of the Creditor Master File, refer Confidential Attachment 1 of AC-011/22 Internal Audit Report: Management of the Creditors Masterfile. Management is in the process of addressing these actions. Action items will be included in the Audit Log and the progress of actioning these actions will be reported on accordingly.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the review undertaken by the Internal Audit team on the management of the Creditor Master File as contained in Confidential Attachment 1 of AC-011/22 Internal Audit Report: Management of the Creditors Masterfile.

Committee Recommendation

Moved Cr Buchan, seconded Cr Liley:

That the Audit Committee **NOTES** the review undertaken by the Internal Audit team on the management of the Creditor Master File as contained in Confidential Attachment 1 of AC-011/22 Internal Audit Report: Management of the Creditors Masterfile.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
		
Reference No & Subject:	AC-012/22	Office of the Auditor General Self-Evaluation Assessment – Staff Rostering in Corrective Services
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	<p>Confidential Attachments as per Section 5.95 of the Local Government Act 1995</p> <ol style="list-style-type: none"> 1. Self-evaluation Assessment – Staff Rostering in Corrective Services 	
Maps/Diagrams:		

Purpose of Report

This report deals with the Office of the Auditor General (OAG) Self Evaluation Assessment – Staff Rostering in Corrective Services. The Audit Committee is to note the self-evaluation assessment performed by management.

Background

According to the Western Australian Public Sector Audit Committees – Better Practice Guide, issued by the Office of the Auditor-General on 25 June 2020, it was advised that the City of Rockingham (City) should consider performing self-assessments using the better practice information included in relevant OAG focus and performance audits, and reporting the results back to the Audit Committee.

The OAG issued a Focus Audit Report on the Staff Rostering in Corrective Services and although the City of Rockingham was not part of this review the City has proactively performed a self-evaluation to inform the Audit Committee on the current controls implemented in relation to the findings, improvement opportunities and recommendations identified by the OAG in its report. This is to assist the City in an effort to continuously identify and improve on our current controls and processes implemented.

Details

The City has assessed all Performance Reviews issued by the Office of the Auditor-General (OAG) for the period from the previous Audit Committee (9 March 2022) and identified three reviews where lessons learned might also impact the City's current control processes. Management performed self-assessments on two of these reviews. The remaining report (Fraud Risk Management – Better Practice Guide) will form part of the Risk Management Review currently being performed by Internal Audit. The City will also report on the Waste Management Self-Evaluation Assessment which was still in the progress of being completed from the previous Audit Committee Meeting.

Based on the final report of the Focus Audit of the OAG, the scope of the Self-Evaluation Assessment included:

- § Identify findings that were identified by the OAG which might also impact the City;
- § Evaluate these findings based on the City's current implemented controls to ensure that the City has sufficient controls in mitigating the risks;
- § If control improvement opportunities have been identified determine the risk rating in accordance with the City's Risk Management Matrix in an effort to prioritise actions based on the availability of current resources; and
- § For each control improvement opportunity identified, formulate an agreed management action, timeframe and action owner for implementation.

Refer Confidential Attachment 1 of AC-012/22 - Self-evaluation Assessment – Staff Rostering in Corrective Services.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

Management performed a self-evaluation on the City's current control processes to address any lessons identified by the Office of the Auditor-General. Based on the self-assessment the City has sufficient processes and controls in place, but identified one learning which could further enhance the effectiveness and efficiency of the current processes implemented. This action item will be added on the Audit Log but can also be reviewed in Confidential Attachment 1 of AC-012/22 - Self-evaluation Assessment – Staff Rostering in Corrective Services.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self-evaluation Assessment – Staff Rostering in Corrective Services as contained in Confidential Attachment 1 of AC-012/22 - Self-evaluation Assessment – Staff Rostering in Corrective Services.

Committee Recommendation

Moved Cr Buchan, seconded Cr Edwards:

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self-evaluation Assessment – Staff Rostering in Corrective Services as contained in Confidential Attachment 1 of AC-012/22 - Self-evaluation Assessment – Staff Rostering in Corrective Services.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-013/22	Office of the Auditor General Self-Evaluation Assessment – Waste Management – Service Delivery
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachments as per Section 5.95 of the Local Government Act 1995 1. Self-evaluation Assessment – Waste Management – Service Delivery	
Maps/Diagrams:		

Purpose of Report

This report deals with the Office of the Auditor General (OAG) Self Evaluation Assessment – Waste Management – Service Delivery. The Audit Committee is to note the self-evaluation assessment performed by management.

Background

According to the Western Australian Public Sector Audit Committees – Better Practice Guide issued by the OAG on 25 June 2020 it was advised that the City should consider performing self-assessments using the better practice information included in relevant OAG focus and performance audits, and reporting the results back to the Council Audit Committee.

The OAG issued a Focus Audit Report on the Waste Management – Service Delivery and although the City of Rockingham was not part of this review the City has proactively performed a self-evaluation to inform the Audit Committee on current controls implemented in relation to the findings, improvement opportunities and recommendations identified. This is to assist the City in an effort to continuously identify and improve controls and processes implemented.

Details

Based on the final report of the Focus Audit of the OAG, the scope of the Self-Evaluation Assessment included:

- § Identify findings that were identified by the OAG which might also impact the City;

- § Evaluate these findings based on the City's current implemented controls to ensure that the City has sufficient controls in mitigating the risks;
- § If control improvement opportunities have been identified determine the risk rating in accordance with the City's Risk Management Matrix in an effort to prioritise actions based on the availability of current resources; and
- § For each control improvement opportunity identified, formulate an agreed management action, timeframe and action owner for implementation.

Refer Confidential Attachment 1 of AC-013/22 - Self-evaluation Assessment – Waste Management – Service Delivery.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

Management performed a self-evaluation assessment on the City's current processes to address any lessons identified by the Office of the Auditor-General in their audit. Based on management's self-assessment the City generally has sufficient processes and controls in place. However, one learning was identified, to further enhance current implemented processes. This can be reviewed in Confidential Attachment 1 of AC-013/22 - Self-evaluation Assessment – Waste Management – Service Delivery. This action item will be added on the Audit Log.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self Evaluation Assessment – Waste Management – Service Delivery as contained in Confidential Attachment 1 of AC-013/22 - Self-evaluation Assessment – Waste Management – Service Delivery.

Committee Recommendation

Moved Cr Edwards, seconded Cr Buchan:

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self Evaluation Assessment – Waste Management – Service Delivery as contained in Confidential Attachment 1 of AC-013/22 - Self-evaluation Assessment – Waste Management – Service Delivery.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
		
Reference No & Subject:	AC-014/22	Office of the Auditor General Self-Evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	<p>Confidential Attachments as per Section 5.95 of the Local Government Act 1995</p> <p>1. Self-evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities</p>	
Maps/Diagrams:		

Purpose of Report

This report deals with the Office of the Auditor General (OAG) Self Evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities. The Audit Committee is requested to note the self-evaluation assessment performed by management.

Background

According to the Western Australian Public Sector Audit Committees – Better Practice Guide issued by the OAG on 25 June 2020 it was advised that the City should consider performing self-assessments using the better practice information included in relevant OAG focus and performance audits, and reporting the results back to the Council Audit Committee.

The OAG issued an Information Systems Audit Report 2022 – Local Government Entities and although the City of Rockingham (City) was not part of this review the City has proactively performed a self-evaluation assessment to inform the Audit Committee on the current controls implemented in relation to the findings, improvement opportunities and recommendations. This is to assist the City in an effort to continuously identify and improve current controls and processes implemented.

Details

Based on the final report of the Focus Audit of the OAG, the scope of the Self-Evaluation Assessment included:

- § Identify findings that were identified by the OAG which might also impact the City;

- § Evaluate these findings based on the City's current implemented controls to ensure that the City has sufficient controls in mitigating the risks;
- § If control improvement opportunities have been identified determine the risk rating in accordance with the City's Risk Management Matrix in an effort to prioritise actions based on the availability of current resources; and
- § For each control improvement opportunity identified, formulate an agreed management action, timeframe and action owner for implementation.

Refer Confidential Attachment 1 of AC-014/22 - Self-evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

Management performed a self-evaluation on the City's current processes to address any lessons identified by the Office of the Auditor-General in its audit. Based on management's self-assessment the City generally has sufficient processes and controls in place. However, learning opportunities were identified, to further enhance current implemented processes. These can be reviewed in Confidential Attachment 1 of AC-014/22 - Self-evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities. This action item will be added on the Audit Log.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self-evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities as contained in Confidential Attachment 1 of AC-014/22 - Self-evaluation Assessment –Information Systems Audit Report 2022 – Local Government Entities.

Committee Recommendation

Moved Cr Buchan, seconded Cr Liley:

That the Audit Committee **NOTES** the review undertaken by Management on the Office of the Auditor General Self-evaluation Assessment – Information Systems Audit Report 2022 – Local Government Entities as contained in Confidential Attachment 1 of AC-014/22 - Self-evaluation Assessment –Information Systems Audit Report 2022 – Local Government Entities.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-015/22	Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachments as per Section 5.95 of the Local Government Act 1995 1. Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022	
Maps/Diagrams:		

Purpose of Report

To note the details of the City of Rockingham Summary Audit Plan 30 June 2022.

Background

Moore Australia has been engaged by the Office of the Auditor General (OAG) to perform an audit of the City of Rockingham's annual financial report for the year ended 30 June 2022.

Details

Moore Australia has been engaged by the OAG to perform an external audit of the City's annual financial report for the year ended 30 June 2022.

Due to the timing of the appointment of the contracted firm late in the 2021/22 financial year the OAG requested a meeting between the OAG, Moore Australia, City representatives, including the Chief Executive Officer and Director Corporate Services, as well as the Chair of the Audit Committee to provide an overview of the elements of the Audit Strategy Memorandum before finalising document. This document has since been finalised.

Please refer to Confidential Attachment 1 of AC-015/22 - Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022 for further detail and noting.

Implications to Consider

a. **Consultation with the Community**

Not Applicable

b. **Consultation with Government Agencies**

Not Applicable

c. **Strategic**

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. **Policy**

Not Applicable

e. **Financial**

Nil

f. **Legal and Statutory**

Regulation 16(b) of the *Local Government (Audit) Regulations 1996* requires an audit committee to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act.

Regulation 16(e) of the *Local Government (Audit) Regulations 1996* requires an audit committee to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government.

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

Nil

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022 in Confidential Attachment 1 of AC-015 - Office of the Auditor General: External Audit Strategy Memorandum.

Committee Recommendation

Moved Cr Buchan, seconded Cr Edwards:

That the Audit Committee **NOTES** the Office of the Auditor General: External Audit Strategy Memorandum for the year ended 30 June 2022 in Confidential Attachment 1 of AC-015 - Office of the Auditor General: External Audit Strategy Memorandum.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-016/22	Audit Log
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachments as per Section 5.95 of the Local Government Act 1995 1. Audit Log Summary 2. Audit Log (September 2022)	
Maps/Diagrams:		

Purpose of Report

This report deals with the progress of management actions identified in any internal and external audit reports as well as any other reviews and/or self-assessments previously reported to the Audit Committee.

Background

The Audit Log consists of all outstanding action items identified during Internal, External and Performance Audits/Reviews and presented to the Audit Committee. The Audit Log furthermore includes action items identified from lessons learnt on Self-Evaluation Assessments performed by the City of Rockingham (City) on Performance Audits published by the Office of the Auditor-General Western Australia.

This Audit Log is actively monitored by the CEO, Directors and respective Managers in an effort to proactively strengthening the City's internal controls by either mitigating or lowering the identified risks to an acceptable level.

As part of the Internal Audit Plan, Internal Audit is responsible to perform an independent review on completed actions as well as to comment on the current status on any outstanding actions within the Audit Log.

In performing this work, Internal Audit has obtained high level evidence from Management to assess whether these findings have been effectively remediated and that the agreed management actions have been implemented.

It should be noted that Internal Audit has only obtained evidence on the implementation of the agreed actions contained within the Audit Log and did not assess the wider control environment in which the activity resides and did not perform any detailed testing. Due to this Internal Audit cannot provide assurance as to the effectiveness of the design or operation of the overall processes that the findings relate to or the duration of the period in which controls were effective as Internal Audit have only performed limited testing.

Details

Please refer to the Audit Log and Audit Log Summary Page for details on outstanding actions and actions closed as at 30 June 2022 as contained in Confidential Attachment 1 - AC-016/22 Audit Log Summary and Confidential Attachment 2 - AC-016/22 - Audit Log (September 2022).

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

Internal Audit has reviewed the management comments of outstanding actions as well as supporting evidence of completed actions to be closed.

Voting Requirements

Simple Majority

Officer Recommendation

That the Audit Committee **NOTES** the review undertaken by the Internal Audit team and the updates made on the Audit Log Summary and Audit Log (September 2022) as contained in Confidential Attachment 1 AC-016/22 - Audit Log Summary and Confidential Attachment 2 AC-016/22 - Audit Log (September 2022).

Committee Recommendation

Moved Cr Edwards, seconded Cr Buchan:

That the Audit Committee **NOTES** the review undertaken by the Internal Audit team and the updates made on the Audit Log Summary and Audit Log (September 2022) as contained in Confidential Attachment 1 AC-016/22 - Audit Log Summary and Confidential Attachment 2 AC-016/22 - Audit Log (September 2022).

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-017/22	Internal Audit Report: Internal Controls Testing 2020-2021
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:	Confidential Attachments as per Section 5.95 of the Local Government Act 1995 1. Internal Controls Testing 2020-2021	
Maps/Diagrams:		

Purpose of Report

As part of the Internal Audit Plan, Internal Audit performs an annual review to ensure that key controls, as described in the Western Australian Local Government Accounting Manual, Section 7 – Internal Control Framework, as well as any additional controls that were identified using the City of Rockingham's risk rating methodology are met. This is to ensure that key controls exist and the appropriateness and effectiveness thereof in accordance with Regulation 17 of the *Local Government (Audit) Regulations 1996* and Regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*.

Background

Regulation 17 of the *Local Government (Audit) Regulations 1996* states that a review is to be conducted at least every three financial years. The review is to test the appropriateness and effectiveness of a local government's systems and procedures in relation to:

- (a) Risk management;
- (b) Internal control; and
- (c) Legislative compliance.

In addition to the above regulation, Regulation 5 (2) (c) of the *Local Government (Financial Management) Regulations 1996* states that the CEO's duties in respect to financial management is to review the appropriateness and effectiveness of the financial management systems and procedures not less than once in 3 financial years.

Because the City of Rockingham (City) has taken on the commitment of providing a better practice internal audit function, testing on key internal controls occurs every year.

According to Regulation 5 (2) (c) of the *Local Government (Financial Management) Regulations 1996*, the purpose of this report is to provide information on the following key areas:

1. To outline the methodology and scope of the testing carried out by the Internal Audit team to complete controls testing for the 2020-2021 financial year.
2. Provide an overview of the findings identified and actions that were proposed during that review.

This report has been conducted in accordance with Regulation 6 of the *Local Government (Financial Management) Regulations 1996*.

A local government is to ensure that an employee with a delegated responsibility for the day to day accounting or financial management operations of a local government is not also delegated the responsibility for —

- (a) conducting an internal audit; or
- (b) reviewing the discharge of duties by that employee,

or for managing, directing or supervising a person who carries out a function referred to in paragraph (a) or (b).

Details

A total of 205 key controls have been identified and tested across various areas using the Western Australian Local Government Accounting Manual (Section 7 – Internal Control Framework) and the *Local Government Act 1995* and its regulations. These key controls were grouped in the following processes:

Process Level Controls	Controls in Scope 2020/ 2021
Community Development	5
Corporate Services	8
Engineering & Parks	2
Finance	19
Fixed Assets	7
Human Resources	25
Inventory	8
Legal	13
Planning & Development	48
Purchases & Payables	44
Revenues & Receivables	26
Total Internal Controls Tested	205

During the review it was noted that on the 205 key controls identified and tested across the following areas, appropriate evidence exists that the majority of these controls are implemented and functioning as intended across the following process levels:

- § Community Development;
- § Corporate Services;
- § Engineering & Parks;
- § Finance;
- § Fixed Assets;
- § Human Resources;
- § Inventory;
- § Legal;
- § Planning & Development;
- § Purchases & Payables; and
- § Revenues & Receivables.

Based on the work performed an improvement opportunity was identified. Management has since implemented the majority of the actions in relation to this improvement opportunity, Refer to Confidential Attachment 1 of AC-017/22 - Internal Controls Testing 2020-2021.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Not Applicable

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

The City has performed an Internal Audit on the key controls implemented throughout the City. Based on the audit performed key controls are generally in place and functioning as intended. Internal Audit has identified an improvement opportunity that could further improve the City's current processes. Management has already implemented the majority of these actions. Action items will be included in the Audit Log and the progress of actioning these actions will be reported on accordingly. The improvement opportunities can reviewed in Confidential Attachment 1 of AC-017/22 - Internal Controls Testing 2020-2021.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ACKNOWLEDGES** the outcome of the review in accordance with regulation 17 of the Local Government (Audit) Regulations 1996, regulation 5 (2) (c) of the Local Government (Financial Management Regulations) 1996 as contained in Confidential Attachment 1 of AC-017/22 - Internal Controls Testing 2020-2021.

Committee Recommendation

Moved Cr Buchan, seconded Cr Edwards:

That Council **ACKNOWLEDGES** the outcome of the review in accordance with regulation 17 of the Local Government (Audit) Regulations 1996, regulation 5 (2) (c) of the Local Government (Financial Management Regulations) 1996 as contained in Confidential Attachment 1 of AC-017/22 - Internal Controls Testing 2020-2021.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-018/22	Audit Committee – Review of Terms of Reference
File No:	CPM/109	
Proponent/s:		
Author:	Mr Martin Schaafsma, Manager Internal Audit	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:		
Maps/Diagrams:		

Purpose of Report

The Audit Committee Terms of Reference has been revised to provide a more detailed Terms of Reference of the Audit Committee's roles and responsibilities in relation to risk management, internal control, legislative and internal and external audit processes of the City of Rockingham (City).

Background

Council has established the Audit Committee in accordance with the *Local Government Act 1995* (Act) and accompanied regulations.

The Audit Committee is an advisory committee established pursuant to section 7.1A.(1) of the Act. The Audit Committee is responsible to and assists the Council, in fulfilling its oversight responsibilities in relation to systems of risk management, internal control and compliance with laws and regulations and provides advice or recommendations on such matters. This is to facilitate informed decision making by Council in relation to its legislative functions and duties of the City.

The Audit Committee will engage with management in a constructive and professional manner to perform its oversight responsibilities.

The Audit Committee's functions include the receipt of the auditors' statements and management reports.

Note: The Act (s7.14A) requires that this Committee consists of three or more persons, which can include other persons as well as elected members. CEO and employees are not to be members but can be observers.

Note: To properly fulfil its functions under regulation 16(c) of *the Local Government (Audit) Regulations 1996*, the Audit Committee is to report direct to Council.

Details

According to the City's current Governance and Meeting Framework Policy the Terms of Reference of the Audit Committee is to oversee the risk management, internal control, legislative compliance and external audit processes of the City. The City currently do not have a detailed Terms of Reference clearly explaining the Committees responsibilities in relation to risk management, internal control, legislative compliance and external audit processes of the City. The Terms of Reference furthermore does not state the Audit Committee's role in relation to Internal Audit.

Regulation 16 of the *Local Government (Audit) Regulations 1996* indicates that the City's Audit Committee has the following functions:

- (a) *to guide and assist the local government in carrying out:*
 - (i) *its functions under Part 6 of the Act; and*
 - (ii) *its functions relating to other audits and other matters related to financial management;*
- (b) *to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;*
- (c) *to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to:*
 - (i) *report to the council the results of that review; and*
 - (ii) *give a copy of the CEO's report to the Council;*
- (d) *to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under:*
 - (i) *regulation 17(1); and*
 - (ii) *the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c);*
- (e) *to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;*
- (f) *to oversee the implementation of any action that the local government:*
 - (i) *is required to take by section 7.12A(3);*
 - (ii) *has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a);*
 - (iii) *has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and*
 - (iv) *has accepted should be taken following receipt of a report of a review conducted under the Local Government (Financial Management) Regulations 1996 regulation 5(2)(c); and*
- (g) *to perform any other function conferred on the audit committee by these regulations or another written law.*

The Local Government Operational Guidelines Number 09 – Revised September 2013 further provides some guidance on the appointment, function and responsibilities of Audit Committees including suggestions to be included in the Terms of Reference for Audit Committees.

The Office of the Auditor General furthermore issued a Better Practice Guide on Western Australia Public Sector Audit Committees (Report 26: 2019-20_25 June 2020) which provides suggestions to be included in Audit Committees in Western Australia Public Sector in General.

Both guides however suggest that the Terms of Reference of the Audit Committee be amended to the entity's legislative requirements and specific needs.

State Government has also announced the final package of reforms to the *Local Government Act 1995*, following a review of public submissions. Major changes to the Act and Regulations will provide for a stronger, more consistent framework for local government across Western Australia. The reform proposals have been designed to deliver significant benefits for residents and ratepayers, small business, industry, elected members and professionals working in the sector.

The proposed reforms are based on six themes:

- § Earlier intervention, effective regulation and stronger penalties
- § Reducing red tape, increasing consistency and simplicity

- § Greater transparency and accountability
- § Stronger local democracy and community engagement
- § Clear roles and responsibilities
- § Improved financial management and reporting.

These reforms once legislated may have an impact on the composition and functioning of Local Government Audit Committees in general.

Based on the mentioned, the City has drafted and updated the Audit Committee's Terms of Reference to provide a clearer understanding of the City's Audit Committee's roles and responsibilities in the interim while awaiting Local Government Reform outcomes and any amendments to the Act. The Terms of Reference will be further reviewed once recommended changes as per the Local Government Reform has been legislated or in accordance with the City's Governance and Meeting Framework Policy.

Implications to Consider

a. Consultation with the Community

Not Applicable

b. Consultation with Government Agencies

Not Applicable

c. Strategic

Community Plan

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

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance - Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable, ethical and compliant environment.*

d. Policy

Council Policy: Governance and Meeting Framework Policy

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

In line with the Council Policy: Governance and Meeting Framework Policy a review of the Audit Committee's Terms of Reference has to be undertaken for the Audit Committee's consideration prior to presentation to Council for endorsement.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ADOPTS** the Audit Committee - Terms of Reference.

Committee Recommendation

Moved Cr Buchan, seconded Cr Edwards:

That Council **ADOPTS** the Audit Committee - Terms of Reference as follows:

City of Rockingham

Audit Committee

Terms of Reference

Role

Council has established the Audit Committee in accordance with the *Local Government Act 1995* (Act) and accompanied regulations.

The Audit Committee is an advisory committee established pursuant to section 7.1A.(1) of the Act. It is responsible to and assists the Council, in fulfilling its oversight responsibilities in relation to systems of risk management, internal control and compliance with laws and regulations and provides advice or recommendations on such matters. This is in order to facilitate informed decision making by Council in relation to its legislative functions and duties of the City of Rockingham (City).

The Audit Committee will engage with management in a constructive and professional manner to perform its oversight responsibilities.

Membership

The Audit Committee is to comprise 4 members of Council.

Secretarial Support

The Chief Executive Officer (CEO) is to provide secretarial support to the Audit Committee.

Other Attendees

The CEO is responsible for providing all necessary advice and officer attendance to enable informed decisions to be made.

Responsibilities

The Audit Committee has no executive powers or authority to implement actions in areas where the CEO has legislative responsibility and has no delegated authority from Council.

Council authorises the Audit Committee, in accordance with the Terms of Reference, to:

- § Review the internal and external auditor's annual audit plans and the outcomes/results of all audits undertaken;
- § Monitor and consider the CEO's reviews conducted under regulation 17(1) of the *Local Government (Audit) Regulations 1996* and regulation 5(2)(c) of the *Local Government (Financial Management) Regulations 1996*;
- § Support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
- § Oversee the implementation of any action that the local government is required to take under section 7.12A(3) of the Act;
- § Formally meet with the City's auditors as necessary;
- § Seek resolution on any disagreements between management and the external auditors on financial reporting; and
- § Advise Council on the above as required.

The City's Audit Committee has the following functions as stipulated in regulation 16 of the *Local Government (Audit) Regulations 1996* as follows:

- (a) to guide and assist the local government in carrying out:
 - (i) its functions under Part 6 of the Act; and
 - (ii) its functions relating to other audits and other matters related to financial management;
- (b) to guide and assist the local government in carrying out the local government's functions in relation to audits conducted under Part 7 of the Act;
- (c) to review a report given to it by the CEO under regulation 17(3) (the CEO's report) and is to:
 - (i) report to the council the results of that review; and
 - (ii) give a copy of the CEO's report to the Council;
- (d) to monitor and advise the CEO when the CEO is carrying out functions in relation to a review under:
 - (i) regulation 17(1); and
 - (ii) the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c);
- (e) to support the auditor of the local government to conduct an audit and carry out the auditor's other duties under the Act in respect of the local government;
- (f) to oversee the implementation of any action that the local government:
 - (i) is required to take by section 7.12A(3);
 - (ii) has stated it has taken or intends to take in a report prepared under section 7.12A(4)(a);
 - (iii) has accepted should be taken following receipt of a report of a review conducted under regulation 17(1); and
 - (iv) has accepted should be taken following receipt of a report of a review conducted under the *Local Government (Financial Management) Regulations 1996* regulation 5(2)(c); and
- (g) to perform any other function conferred on the audit committee by these regulations or another written law.

The Audit Committee will therefore have the following duties:

Risk management role, fraud and internal control

- § Reviewing and recommending Council Policy on Risk Management for the effective identification and management of the City's strategic risks;
- § Providing oversight on strategic risk exposures and, Council Policy on Risk Management;
- § Reviewing the effectiveness of processes for identifying, managing, treating and mitigating the City's strategic risks and ensuring that treating residual risks are aligned with the City's Risk Management Policy.

Internal audit

- § Assessing the internal audit plan to ensure that it addresses identified strategic risks that may threaten the achievement of strategic objectives;
- § Receive and review internal audit reports and provide recommendations to the Council on significant issues identified in audit reports and action to be taken on issues raised;
- § Review Financial Performance Reports;
- § Review with management the results of the audit; and
- § Oversight of management action in response to issues raised by the Office of the Auditor General Western Australia (OAG).

Compliance and ethics

- § Monitor suggested enhancements of systems and processes to monitor compliance with legislative requirements;
- § Keep informed of the findings of any industry based inquiries and reports, by regulatory agencies;

- § Obtain regular updates from management about any significant compliance matters; and
- § Review suggested improvements to the annual Compliance Audit Return and report.

External audit

- § Meet with the OAG to discuss the results of the financial audit (audit exit meeting);
- § Liaise with the CEO to ensure that the City does everything in its power to assist the OAG to conduct the audit and carry out its duties under the Act;
- § Review reports from the OAG including auditor's reports, closing reports and management letters;
- § Reviewing performance audit outcomes conducted on the City;
- § Review results of industry based performance audit reports and better practice guidance issued by the OAG, including any self-assessments performed by management on industry based performance audit; and
- § Meet with External Auditors on matters as requested by the Audit Committee.

Other responsibilities

- § Perform any other activities related to the duties of the Audit Committee as requested by Council.

Meetings

Meeting dates and time

Although the Audit Committee is to meet at least once annually, other meetings will be held as required.

Audit Committee Meetings Closed to Public

Audit Committee Meetings are closed to public in accordance with section 5.23(2) of the Act as the Audit Committee deals with risks, possible internal control deficiencies and audits which if these matters are publically disclosed, could impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law, endanger the security of the City's property, prejudice the maintenance or enforcement of a lawful measure for protecting public safety.

Review of Terms of Reference

In accordance with Council Policy – Governance and Meeting Framework Policy.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Audit Committee		
Reference No & Subject:	AC-019/22	Review of Council Policy – Financial Hardship
File No:	CPM/3-7	
Proponent/s:		
Author:	Mr John Pearson, Director Corporate Services	
Other Contributors:		
Date of Committee Meeting:	14 September 2022	
Previously before Council:	9 November 2021 (AC-005/21)	
Disclosure of Interest:		
Nature of Council's Role in this Matter:	Executive	
Site:		
Lot Area:		
Attachments:		
Maps/Diagrams:		

Purpose of Report

To adopt the reviewed Council Policy – Financial Hardship.

Background

The Council adopted Council Policy – Financial Hardship in July 2020. This policy and City of Rockingham (City) processes were subject to a focus audit from the Office of the Auditor General (OAG). This audit was tabled in State Parliament in October 2021.

Given the nature of the audit, it was considered by the Audit Committee in November 2021.

At the November 2021 Ordinary Council Meeting, the following motion was adopted on recommendation from the Audit Committee:

“That Council **ENDORSES** the following report addressing the significant matters raised in the Western Australian Auditor General's Report - Local Government COVID-19 Financial Support.

Report on the significant matters raised in the Western Australian Auditor General's Report - Local Government COVID-19 Financial Support

Western Australian Auditor General's (OAG's) Report - Local Government COVID-19 Financial Support made the following recommendations;

“Recommendations

All LG entities, including those not sampled in this audit, should review their policies and implement processes to support their approach to providing financial hardship support to ratepayers. LG entities should balance application and assessment costs with the value of any support provided, and ensure they:

1. *have a current Council-approved financial hardship policy that, if they want to charge the higher threshold of instalment interest, covers 2021-22 rates*
2. *actively promote the policy to their ratepayers and make the policy and application form publicly available (Northampton)*
3. *put in place clear eligibility and assessment criteria and timeframes to process applications (Northampton and Rockingham)*
4. *maintain records of applications and outcomes*
5. *identify and manage actual, potential and perceived conflicts of interest for staff who assess applications (Belmont, Northampton and Rockingham)*
6. *review their application and assessment processes in response to complaint feedback.*

Under section 7.12A of the Local Government Act 1995, the 3 sampled LG entities are required to prepare an action plan addressing significant matters relevant to them for submission to the Minister for Local Government within 3 months of this report being tabled in Parliament, and within 14 days of submission publish it on their website. The action plans should address the recommendations relevant to each entity as indicated in the brackets above."

The following is the City's response to the two recommendations relevant to the City;

"1. Recommendation 3 - LG entities should balance application and assessment costs with the value of any support provided, and ensure they put in place clear eligibility and assessment criteria and timeframes to process applications.

The City has clear eligibility criteria and an assessment process. It is management's view that the systems are appropriate based on support available and Council Policy requirement of an evidence-based approach. Council Policy – Financial Hardship is responding to matters related to public funds and the process applied by the City maximises the benefit to applicants on an evidence-based approach. The City has received no complaints regarding its process and to those applicants which received support, it is considered a material benefit to them.

2. Recommendation 5 - LG entities should balance application and assessment costs with the value of any support provided, and ensure they identify and manage actual, potential and perceived conflicts of interest for staff who assess applications.

The City has multi-layered conflict of interest systems enshrined in organisational processes and practices. On a risk based approach further controls are also applied to further reduce actual, potential or perceived conflicts of interest. These controls apply to all staff involved in assessing applications. These have all been applied and the audit found no evidence of any actual, potential or perceived conflicts of interest for staff who assess the applications.

The City will review Council Policy – Financial Hardship and associated procedures by July 2022."

Details

Council Policy – Financial Hardship has been reviewed with minor amendments made.

Implications to Consider

a. Consultation with the Community

Nil. The changes proposed are minor and public comment is not considered necessary.

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 Strategic Community Plan 2019-2029:

Aspiration 4: *Deliver Quality Leadership and Business Expertise*

Strategic Objective: *Effective governance: Apply systems of governance which empower the Council to make considered and informed decisions within a transparent, accountable. Ethical and compliant environment.*

d. Policy

Changes to the policy are minor and if adopted by Council will be implemented where not already occurring. The COVID-19 \$200 write off support has been removed as it only applied in the 2020/2021 financial year. The requirements of the Local Government (COVID-19 Response) Ministerial Order 2020 remain current and relevant. Once this legislation is repealed, the policy will be amended accordingly.

e. Financial

Nil

f. Legal and Statutory

Nil

g. Risk

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

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

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

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

Nil

Comments

The proposed changes to the policy are minor in nature and will provide greater clarity of process requirements and benefit to the applicant.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ADOPTS** Council Policy – Financial Hardship.

Committee Recommendation

Moved Cr Liley, seconded Cr Buchan:

That Council **ADOPTS** Council Policy – Financial Hardship as follows:

Council Policy - Financial Hardship

Council Policy Objective

To:

- Provide the criteria on assisting ratepayers that qualify as experiencing financial hardship and are unable to pay their rates and service charges; and
- Ensure that all ratepayers are treated fairly and consistently with respect and compassion when the City is considering their circumstances in recognising financial hardship.

Council Policy Scope

This Policy applies to all City of Rockingham Residential and Small Business ratepayers who are experiencing financial hardship.

Council Policy Statement

1. Eligibility

The Policy is intended to assist those ratepayers where there is a willingness but an inability to pay their rates and includes:

- Immediate financial disadvantage that results in a person being unable to pay an outstanding amount by reason of a change in personal circumstances (short term); and
- More than immediate financial disadvantage which results in a person being unable to pay an outstanding amount without affecting the ability to meet the basic living needs of the person or a dependant (longer term).

This may be caused by (but is not limited to) one or more of the factors below:

- Loss of the ratepayer's or family member's primary income;
- Spousal separation or divorce;
- Physical and mental health issues;
- Loss of a spouse or a loved one;
- Chronic illness in immediate family;
- Domestic violence;
- Budget management issues associated with a low income; and
- Other unforeseen factors resulting in a ratepayer's capacity to pay, such as a reduction in income or an increase in non-discretionary expenditure.

This Policy is not to provide relief to those ratepayers who are not able to evidence financial hardship or are unwilling to pay rates and service charges.

2. Assessment

To enable the City to assess a ratepayer's financial hardship, evidence of their financial hardship is required including details of the ratepayer's circumstances, current financial situation and capacity to enter into a payment arrangement.

Ratepayers who are not able to pay **all** their rates and charges **by the end of the next financial year**, and claim financial hardship, will be requested to seek financial counselling. This provides an opportunity for the ratepayer to obtain independent financial advice and the information provided by the financial counsellor must be used by the City to confirm the ratepayer's capacity to pay.

3. Assistance Available

• Payment Arrangements

The City provides a range of payment options to ratepayers including by instalment (one, two or four payments) and rates smoothing (weekly, fortnightly, or monthly payments) which will result in the rates and services charges being paid during the current financial year.

Ratepayers that are experiencing financial hardship are required to enter into an approved alternate payment arrangement by direct debit based on their capacity to pay.

The approved alternate payment arrangement will provide an extension to pay all rates and service charges by the end of the next financial year or will be based on the ratepayer's capacity to pay information provided by a financial counsellor.

It is the ratepayer's obligation to contact the City immediately if a payment under the approved alternate payment arrangement cannot be made or to request a new payment arrangement.

The approved alternate payment arrangement will be cancelled if the ratepayer defaults on a payment three times.

• Interest Charges

Penalty interest on outstanding rates and service charges, ~~for the current financial year~~, will be waived for ratepayers **on approved financial hardship arrangements. experiencing financial hardship.**

- **Deferment of Payments**

Ratepayers that experience financial hardship may make an application to have payments under a payment arrangement deferred for up to three months.

- **Debt Recovery**

Debt recovery will be suspended while a ratepayer experiencing financial hardship is on an approved alternate payment arrangement.

Where the approved alternate payment arrangement has been cancelled due to the ratepayer defaulting on a payment three times and a new approved alternate payment arrangement is not entered into, legal action may commence

If a ratepayer is unable to reduce the outstanding balance and any rates or service charges which are due have been unpaid for at least three years legal action is to commence to recoup all outstanding amounts.

- **COVID-19**

~~Where in the 2020/2021 financial year a ratepayer experiences financial hardship due to COVID-19, a one-off rates write-off to the value of \$200 may be applied to the ratepayer's property assessment.~~

In accordance with section 6.51(1) of the Local Government Act 1995 and clause 14 of the Local Government (COVID-19 Response) Ministerial Order 2020, penalty interest on outstanding rates cannot be applied to an excluded person, as defined in the Local Government (COVID-19 Response) Ministerial Order 2020, that has been determined by the City as suffering financial hardship as a consequence of the COVID-19 pandemic.

4. Communication and Reviews

Ratepayers who are experiencing financial hardship should contact the City immediately and apply for assistance under this Policy.

Ratepayers will be advised of their entitlements and obligations and will be provided with written confirmation of any decisions made in relation to the Policy.

All financial hardship applications must be reviewed at least every six months to ensure that the circumstances have not changed and feedback provided to the ratepayer on the amount outstanding and the anticipated date of the final payment.

5. Executive Policy and Procedures

The Chief Executive Officer is to maintain relevant Executive Policies and Procedures to ensure financial hardship is managed effectively, with respect and compassion and in accordance with statutory requirements.

6. Delegation of Authority

For information purposes, delegated authority has been provided to the Chief Executive Officer, in accordance with:

- Section 6.12 of *Local Government Act 1995*, to write off individual debts that do not exceed \$2,000
- Section 6.47 and 6.49 of *Local Government Act 1995*, to accept payment of a rate or service charges due and payable by a person in accordance with an agreement made with the person.

Definitions

Dwelling has the meaning given to it in the City of Rockingham Town Planning Scheme No. 2.

Financial hardship is when a person is unable to pay rates and service charges without affecting their ability to meet their basic living needs, or the basic living needs of their dependants.

Immediate family member is:

- A person who is the ratepayers spouse, or
- A spouse or defacto spouse who cohabited with the ratepayer for at least two years, or
- A parent or step-parent of the ratepayer, or
- A child or step-child of the ratepayer or other child of whom the ratepayer is the guardian, or

- A brother, sister, step-brother or step-sister, half-brother or half-sister of the ratepayer.

Ratepayer means those that are liable for the payment of rates in accordance with section 6.44 of the Local Government Act 1995.

Residential Land means any land used, or designed, or adapted for use, for the purpose of a dwelling and includes vacant land within the Residential, Development, Rural, Special Rural, Special Residential, Commercial, District Town Centre, Primary Centre Waterfront Village, Primary Centre Urban Village, Primary Centre City Centre, Primary Centre City Living, Primary Centre Campus and Primary Centre Urban Living zones under the City of Rockingham Town Planning Scheme No. 2.

Residential means the ratepayers' primary place of residence.

Small Business means a business undertaking which is wholly owned and operated by an individual person or by individual persons in partnership or by a proprietary company within the meaning of the Corporations Act 2001 of the Commonwealth and which:

- Has a relatively small share of the market in which it competes; and
- Is managed personally by the owner or owners or directors, as the case requires; and
- Is not a subsidiary of, or does not form part of, a larger business or enterprise.

Legislation

Local Government Act 1995 - s6.12. Power to defer, grant discounts, waive or write off debts

Local Government Act 1995 - s6.47. Concessions

Local Government Act 1995 - s6.49. Agreement as to payment of rates and service charges

Local Government Act 1995 - s6.51. Accrual of interest on overdue rates or service charges

Local Government (Financial Management) Regulations 1996

Other Relevant Policies/ Key Documents

Delegation Authority Register – 2.3 Waive/grant concession or write off monies owing

Delegation Authority Register – 2.5 Agreement as to payment of rates and service charges

Delegation Authority Register – 2.6 Rates or service charges recoverable in court

Responsible Division

Corporate Services

Review Date

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

9.	Other Business
	Nil
10.	Date and Time of Next Meeting
	The next Audit Committee meeting will be held on a date to be advised .
11.	Closure
	There being no further business, the Chairperson thanked those persons present for attending the Audit Committee meeting, and declared the meeting closed at 5:17pm.



City of Rockingham

MINUTES


Chief Executive Officer Performance Review Committee Meeting

Held on Friday 16 September 2022 at 4pm
City of Rockingham Committee Room


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)(a) and (c) of the Act

<p style="text-align: center;">City of Rockingham</p> <p style="text-align: center;">Chief Executive Officer Performance Review Committee Meeting Minutes</p> <p style="text-align: center;">Friday 16 September 2022 – Committee Room</p> 															
<p><u>Note:</u> In accordance with Clause 3 of Schedule 2.3 of the <i>Local Government Act 1995</i>, the Chief Executive Officer is to preside at the meeting until the office of Presiding Member is filled.</p>															
1.	Declaration of Opening														
	<p>The Chief Executive Officer declared the CEO Performance Review Committee meeting open at 4.09pm, welcomed all present.</p>														
2.	Election of Presiding Member / Chairperson														
	<p>The Chief Executive Officer invited nominations for the position of Chairperson of the Chief Executive Officer Performance Review Committee.</p> <p style="padding-left: 40px;">Cr Liley nominated Mayor Hamblin.</p> <p>As there was no more than one nomination for the position, Mayor Hamblin was declared elected to the position of Chair of the Chief Executive Officer Performance Review Committee for the period to the 2023 Local Government ordinary elections.</p> <p>Mayor Hamblin assumed the Chair and delivered the Acknowledgement of Country.</p> <p>Note: Having declared a financial interest Mr Parker, Chief Executive Officer departed the meeting at 4:12pm.</p>														
3.	Record of Attendance/Apologies/Approved Leave of Absence														
	<p>3.1 Members</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Mayor Deb Hamblin</td> <td style="width: 40%;">Chairperson</td> </tr> <tr> <td>Cr Hayley Edwards (<i>Deputy Mayor</i>)</td> <td></td> </tr> <tr> <td>Cr Lorna Buchan</td> <td></td> </tr> <tr> <td>Cr Leigh Liley</td> <td></td> </tr> </table> <p>3.2 Executive</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Mr Michael Parker (<i>until 4.12pm</i>)</td> <td style="width: 40%;">Chief Executive Officer</td> </tr> <tr> <td>Mr Vince Ritorto</td> <td>Manager Human Resources Development</td> </tr> </table> <p>3.3 In Attendance:</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Mr John Phillips</td> <td style="width: 40%;">John Phillips Consulting</td> </tr> </table> <p>3.4 Apologies: Nil</p> <p>3.5 Approved Leave of Absence: Nil</p>	Mayor Deb Hamblin	Chairperson	Cr Hayley Edwards (<i>Deputy Mayor</i>)		Cr Lorna Buchan		Cr Leigh Liley		Mr Michael Parker (<i>until 4.12pm</i>)	Chief Executive Officer	Mr Vince Ritorto	Manager Human Resources Development	Mr John Phillips	John Phillips Consulting
Mayor Deb Hamblin	Chairperson														
Cr Hayley Edwards (<i>Deputy Mayor</i>)															
Cr Lorna Buchan															
Cr Leigh Liley															
Mr Michael Parker (<i>until 4.12pm</i>)	Chief Executive Officer														
Mr Vince Ritorto	Manager Human Resources Development														
Mr John Phillips	John Phillips Consulting														
4.	Terms of Reference														
	<p>To undertake the performance review of the Chief Executive Officer including summarising the feedback of individual Councillors.</p>														
5.	Confirmation of Minutes of the Previous Meeting														
	<p>Moved Cr Edwards, seconded Mayor Hamblin:</p> <p>That Committee CONFIRMS the Minutes of the Chief Executive Officer Performance Review Committee meeting held on 31 August 2021, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting – 4/0</p>														

6.	Matters Arising from the Previous Minutes		
	Nil		
7.	Declarations of Members and Officers Interests		
	7.1	Item HR-001/22	Chief Executive Officer Performance and Personal Development Review for 2021-2022
		Officer:	Mr Michael Parker, Chief Executive Officer
		Type of Interest:	Financial
		Nature of Interest:	The CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.
		Extent of Interest:	Not Applicable
8.	Agenda Items		

Chief Executive Officer Performance Review Committee 		
Reference No & Subject:	HR-001/22	Chief Executive Officer Performance and Personal Development Review for 2021-2022
File No:	PSL/2287	
Author:	Mr Vince Ritorto, Manager Human Resource Development	
Other Contributors:		
Date of Committee Meeting:	16 September 2022	
Previously before Council:		
Disclosure of Interest:	Mr Michael Parker, Chief Executive Officer declared a Financial Interest in Item HR-001/22 Chief Executive Officer Performance and Personal Development Review for 2021-2022, as per Sections 5.60A and 5.65 of the <i>Local Government Act 1995</i> , as the CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.	
Nature of Council's Role in this Matter:	Executive	
Attachments:		

Purpose of Report

For the CEO Performance Review Committee to provide feedback on the preliminary CEO Performance Review findings to assist the Independent reviewer in finalising a draft report for consideration by the Committee for Council endorsement.

Voting Requirements

Simple Majority

Officer Recommendation

That the Committee **ACKNOWLEDGES** the feedback and data collected on the CEO's Performance Review and that the matter be **DEFERRED** to the CEO Performance Review Committee on 20 September 2022 for finalisation and referral to Council for determination.

Committee Recommendation

Moved Cr Liley, seconded Cr Buchan:

That the Committee **ACKNOWLEDGES** the feedback and data collected on the CEO's Performance Review and that the matter be **DEFERRED** to the CEO Performance Review Committee on 20 September 2022 for finalisation and referral to Council for determination.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

9.	Other Business
	Nil
10.	Date and Time of Next Meeting
	The next Chief Executive Officer Performance Review Committee meeting will be held on Tuesday 20 September 2022 in the Committee Room, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence following the Corporate and Community Development Committee meeting at approximately 4:30pm.
11.	Closure
	There being no further business, the Chairperson thanked those persons present for attending the Chief Executive Officer Performance Review Committee meeting, and declared the meeting closed at 4:54pm .



City of Rockingham

MINUTES

Chief Executive Officer Performance Review Committee Meeting

Held on Tuesday 20 September 2022 following the
Corporate and Community Development Committee at
approximately 4:30pm
City of Rockingham Committee Room

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)(a) and (c) of the Act

City of Rockingham
Chief Executive Officer Performance Review
Committee Meeting Minutes
Tuesday 20 September 2022 – Committee Room



1.	Declaration of Opening
	<p>The Chairperson declared the Chief Executive Officer Performance Review Committee meeting open at 4.35pm, welcomed all present.</p> <p>Acknowledgement of Country</p> <p>The City of Rockingham acknowledges the Traditional Owners and Custodians of this land, the Binjareb and Whadjuk Nyoongar peoples and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past and present.</p>
2.	Record of Attendance/Apoloiges/Approved Leave of Absence
	<p>2.1 Members</p> <div style="display: flex; justify-content: space-between;"> Mayor Deb Hamblin Chairperson </div> <p>Cr Hayley Edwards (<i>Deputy Mayor</i>)</p> <p>Cr Lorna Buchan</p> <p>Cr Leigh Liley</p> <p>2.2 Executive</p> <div style="display: flex; justify-content: space-between;"> Mr Michael Parker Chief Executive Officer </div> <div style="display: flex; justify-content: space-between;"> Mr Vince Ritorto Manager Human Resources Development </div> <p>2.3 In Attendance:</p> <div style="display: flex; justify-content: space-between;"> Mr John Phillips John Phillips Consulting </div> <p>2.4 Apoloiges: Nil</p> <p>2.5 Approved Leave of Absence: Nil</p>
3.	Terms of Reference
	To undertake the performance review of the Chief Executive Officer including summarising the feedback of individual Councillors.
4.	Confirmation of Minutes of the Previous Meeting
	<p>Moved Cr Buchan, seconded Cr Liley:</p> <p>That Committee CONFIRMS the Minutes of the Chief Executive Officer Performance Review Committee meeting held on 16 September 2022, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting – 4/0</p>
5.	Matters Arising from the Previous Minutes
	Nil

6.	Declarations of Members and Officers Interests		
	4:40pm	The following Declaration of Interests were declared:	
	6.1	Item HR-002/22	Chief Executive Officer Performance and Personal Development Review for 2022
		Officer:	Mr Michael Parker, Chief Executive Officer
		Type of Interest:	Financial
		Nature of Interest:	The CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.
		Extent of Interest (if applicable):	Not Applicable
	6.2	Item HR-003/22	Chief Executive Officer Contract of Employment
		Officer:	Mr Michael Parker, Chief Executive Officer
		Type of Interest:	Financial
		Nature of Interest:	The CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.
		Extent of Interest (if applicable):	Not Applicable

7. Agenda Items

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)(a) and (c) of the Act

**Chief Executive Officer Performance
Review Committee**



Reference No & Subject:	HR-002/22	Chief Executive Officer Performance and Personal Development Review for 2022
File No:	PSL/2287	
Author:	Mr Vince Ritorto, Manager Human Resource Development	
Other Contributors:		
Date of Council Meeting:	27 September 2022	
Disclosure of Interest:	Mr Michael Parker, Chief Executive Officer declared a Financial Interest in Item HR-002/22 Chief Executive Officer Performance and Personal Development Review for 2022, as per Sections 5.60A and 5.65 of the <i>Local Government Act 1995</i> , as the CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.	
Attachments:	Confidential attachment as per Section 5.95 of the Local Government Act 1995 <ol style="list-style-type: none">Minutes of the Chief Executive Officer Performance Review Committee meeting held on 16 September 2022.Chief Executive Officer Annual Performance Appraisal Report 2022.	

Purpose of Report

For the Chief Executive Officer Performance Review Committee to undertake the Chief Executive Officer Performance Appraisal for 2022.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

- NOTES** that the CEO's Performance and Personal Development Review has been undertaken for 2022.
- ENDORSES** the CEO's overall rating recommended in the Performance Appraisal Reviewer Report.
- ENDORSES** an increase in salary for the Chief Executive Officer in recognition of performance in the 2021-22 period; as detailed in the Performance Appraisal Reviewer Report.

4. **ADOPTS** the performance criteria (KFA's) for the 2022-2023 as outlined in the attached confidential report.
5. **SCHEDULES** the next review of the CEO's performance to be commenced by 1 July 2023 and completed by the September 2023 Ordinary Meeting of Council.

Committee Recommendation

Moved Cr Buchan, seconded Cr Liley:

That Council:

1. **NOTES** that the CEO's Performance and Personal Development Review has been undertaken for 2022.
2. **ENDORSES** the CEO's overall rating recommended in the Performance Appraisal Reviewer Report.
3. **ENDORSES** an increase in salary for the Chief Executive Officer in recognition of performance in the 2021-22 period; as detailed in the Performance Appraisal Reviewer Report.
4. **ADOPTS** the performance criteria (KFA's) for the 2022-2023 as outlined in the attached confidential report.
5. **SCHEDULES** the next review of the CEO's performance to be commenced by 1 July 2023 and completed by the September 2023 Ordinary Meeting of Council.

Committee Voting – 4/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

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)(a) and (c) of the Act

Chief Executive Officer Performance Review Committee		
Reference No & Subject:	HR-003/22	Chief Executive Officer Contract of Employment
File No:	PERS/PAR-M/2215	
Proponent/s:		
Author:	Mr Vince Ritorto, Manager Human Resources Development	
Other Contributors:		
Date of Committee Meeting:	20 September 2022	
Previously before Council:		
Disclosure of Interest:	Mr Michael Parker, Chief Executive Officer declared a Financial Interest in Item HR-003/22 Chief Executive Officer Contract of Employment, as per Sections 5.60A and 5.65 of the <i>Local Government Act 1995</i> , as the CEO's annual performance review to be dealt with in accordance with Mr Parker's contract of employment.	
Attachments:		

Purpose of Report

For the Committee to consider feedback received by the independent consultant from Elected Members in relation to a potential new contract for the City's Chief Executive Officer and make a recommendation to Council.

Voting Requirements

Simple Majority

Officer Recommendation

That the Committee **CONSIDERS** the information provided by the independent consultant and make a recommendation to Council on the request for a new contract of employment for the CEO and process to follow.

Committee Recommendation

Moved Cr Liley, seconded Cr Buchan:

That Council **ENDORSES** the recommendation in the independent consultant's confidential report on the request for a new contract of employment for the CEO.

Committee Voting – 4/0

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

The Committee considered the information provided by the independent consultant prior to making a recommendation to Council.

Implications of the Changes to the Officer's Recommendation

Not Applicable

8.	Other Business
	Nil
9.	Date and Time of Next Meeting
	The next Chief Executive Officer Performance Review Committee meeting will be held on a date to be advised .
10.	Closure
	There being no further business, the Chairperson thanked those persons present for attending the Chief Executive Officer Performance Review Committee meeting, and declared the meeting closed at 5.58pm .

Schedule of Submissions
Invitation to Comment – Draft Traders Policy

SCHEDULE OF SUBMISSIONS		
NAME	ADDRESS	COMMENT
1. Mel Sapienza	22 Carpentaria Drive PORT KENNEDY WA 6172	Can I just say well done for finally changing the rules and letting food vans trade in City of Rockingham, we for one are all for it, couldn't be happier 😊 Please put us on the database to receive information on how to apply when the time comes. So stoked, THANK YOU!
2. Erika Flavell	Not Supplied.	Secret harbour has been in need of this for a long time, great news that traders will be able to use the foreshore on a regular basis rather than just allowing the food trucks once in a while. Are you able to do something about the empty trading space in the lifesaving club also, it's such a waste of what could be a great community space for a restaurant or cafe?
3. Megan C Purslowe	9 Lowell Street SECRET HARBOUR WA 6173	Secret harbour local and food trucks should be allowed.
4. Molly McBeth	8 Morfontaine Parade PORT KENNEDY WA 6172	Yes! Love the idea and would be ideal coming into summer to get to enjoy our beautiful Rockingham with food nearby!
5. Lesley A Knudsen	7 Paros Place SECRET HARBOUR WA 6173	Absolutely fabulous idea and well overdue. Hope it gets the green light
6. Tahnee Ralph	4 Patman Road SECRET HARBOUR WA 6173	Definitely in favour of mobile food trucks to have fixed locations, particularly at Secret Harbour foreshore. We desperately need something.
7. Leonie Radalj	42 Clovelly Way WARNBRO WA 6169	Just sharing my thoughts on the food traders locations. Excellent idea and is much needed. We are surrounded by ocean and gorgeous views and hardly anywhere to sit and have a coffee or ice cream or snack unless you bring your own. Shoalwater next to the new playground, car park and toilets would be wonderful. Waikiki next to the toilets and car park and grassed area would be wonderful as would Safety bay. Finally. Well done. Yes please. Thank you
8. Mark Pellowe	Unit 7, 2 Albenga Place SECRET HARBOUR WA 6173	I fully agree with food trucks being able to trade in the proposed areas.
9. Nadine Brown	6 Serenoa Court WARNBRO WA 6169	I think the draft traders policy is a fantastic move in the right direction offering the people of Rockingham food and drink in popular areas that currently lack. As a mobile coffee / food business owner I look forward to the opportunity of being able to submit an application to trade in my council.
10. Latoya Voogt	19 Bernier Close WAIKIKI WA 6169	It sounds like a positive change. Of course small businesses should have the opportunity to make an income regularly. As long as the area stays clean and tidy and there are a certain, decent number of parking bays kept free for locals and visitors to park in. This will be a great way to make the beach more attractive to visitors. Especially Waikiki Beach, there are no food or drink shops nearby for beach users and it will be a service to the community.
11. Louise Wright	12 Newfound Street SECRET HARBOUR WA 6173	Something is terribly needed at Secret Harbour Foreshore. To be able to have food trucks there would be a significant improvement.

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NAME	ADDRESS	COMMENT
12. Paul Rajecki	105 Penguin Road SAFETY BAY WA 6169	I fully support this idea
13. Renee L Woodworth	17 Tillery Way SECRET HARBOUR WA 6173	This change is long overdue. It's about time these businesses were allowed to trade in more local areas.
14. Natasha K Blundell	14 Skye Close WARNBRO WA 6169	I, Natasha Blundell am all for the extra food truck locations. What an amazing opportunity for the small businesses.
15. Callan Wheeldon	82 Dampier Drive GOLDEN BAY WA 6174	i think this is a very good start to this but i also think that there need to be more than one food vendor alloud ... eg coffee in the morning / lunch and someone else can have dinner. i think this need to be expanded into football ovals where if you are invited to attend you can if you have a city permit of course but you can trade there aswell aslong as you have been invited by the club.
16. Stuart C Catlin	21 Marlin Way SINGLETON WA 6175	1. with the sites how will it work if more than 1 trader wants to use it? 2. is it 1000 per site? 3. If a place such as the surf club finally gets a Tennant as a food venue, will we still be able to use the spot allocated? At selected times? It's a good proposal we are looking forward to it coming in to affect
17. Emma L Holley	14 Peaceful Bay Promenade SECRET HARBOUR WA 6173	As a resident of Secret Harbour - I fully support having food trucks at the Secret Harbour foreshore. Unless you are a member of the club - there is nothing available by the beach and I'm certain that many residents would welcome more options and the availability of grabbing something to eat while visiting the beach.
18. Michael E Watson	10 Palermo Cove SECRET HARBOUR WA 6173	This needs to go through. Rockingham lacks the vibrancy of a lot of its coastal competitors across Perth - this will help!! Let's get out of the dark ages!!
19. Benjamin R Sweetenham	24 Tillery Way SECRET HARBOUR WA 6173	How is this even a discussion. Secret Harbour community has been calling for coffee vans to be able to service community needs at the foreshore for years. Please get this done. If a coffee shop existed there and this legislation would create competition I would understand, but that is not the case. We just want to be able to get a coffee and an ice cream at the beach, it shouldn't be difficult.
20. David G Young	95 Penguin Road SAFETY BAY WA 6169	I think the approval of a food vendor to the Safety Bay and Shoalwater area will be a great asset to the area. It should encourage use of the area by a wide range of ages, especially in the spring and summer.
21. David B Macdonald	130 Grand Ocean Boulevard PORT KENNEDY WA 6172	Hi, have always believed that our great city is running a bit behind when it comes to food/coffee van and street vendor/entertainment policy. Have always loved seeing street performers, coffee/food vans and street markets in other areas. These activities provide a great sense of community and encourage local support for local manufacturers , entertainment and products. They also add to the culture of a City and can encourage and boost commerce and tourism to cities! I have known several van operators and know that what they offer and where they offer their products very rarely infringe on existing traders . Ironically they will help improve trading and profits of similar businesses in the area by attracting more customers! Thanks for taking the time to review and create a new Trading policy for our great City.

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NAME	ADDRESS	COMMENT
21. cont...		We have such a huge potential for growth in our commercial and tourism sector into the near to medium future ! Cant wait to see our city grow !
22. Jodie Platt - O'Callaghan	Bundarra Way GOLDEN BAY WA 6174	<p>Thank you for the opportunity to comment on this, I have been living down here for 4 years and it's about time this policy was amended. Food trucks are the way of the future! I already travel to Mandurah for a coffee on the beach and sometimes if the weather is nice there is lovely food truck to grab a bit of lunch every now and then.</p> <p>You have a huge coast line which is very residential but very very limited cafes one can walk to sit and view the ocean or grab a takeaway and keep walking. So use what you have available to you and get with the times.</p> <p>I know I'm certainly not walking out of my way to utilise a cafe before the beach walk, I want to be able to walk and get a coffee juice or anything else at the beach. I thinks it's very small minded to think people will do this.</p> <p>I'd also like to point out I'm in Golden Bay, on the plan sign for Shipwreck cove was beach access a lovely park and playground with a coffee van spot clear as day on the map so excited. Well that's been open and still no van has been seen down there.</p> <p>Mums with kids want a coffee van at the playground, no way I'm stopping on the way to the playground getting everyone out of the car to get a coffee to go.</p> <p>I'd like to put forward an addition to your list as a location please.</p> <p>There a couple of local food van businesses that travel over the border to Mandurah to do business it would be nice to keep them in our neighbourhood. I also drive across the border to visit them as many others would do as well.</p> <p>I'm sure all the food vans pay registration to the council earning you an income, if the council was a bit more Street savvy more businesses contributing to the city's income would be a way to help reduce rate increases.</p> <p>The COR is no longer the retirement playground, it's a place for young families as much so with new land estates ect.</p> <p>In Mandurah you'll see a coffee van at a park with no facilities so don't see that as a point that needs to be made either.</p> <p>I look forward to walking again to Secret Harbour beach and enjoying refreshments. We miss the kiosk. And I hope Shipwreck Cove gets a coffee van too. This will save me driving to other places to enjoy their beach fronts instead of my own.</p>
23. Rick Jones	Not Supplied	<p>In response to your post on the new draft trader's policy on food vans - I also wanted to run past you if any consideration/options are available to a mobile pub?</p> <p>Specifically, it would be great to have something like the below setup on a small space on the old Rockingham hotel carpark site near the front/middle (subject to owners' approval and short-term lease if possible).</p> <p>This site is a total waste at present and if it was setup in summer months along with artificial lawn, tables, and music - I believe it would be a great addition to the local area.</p>

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NAME	ADDRESS	COMMENT
23. cont...		Just a very initial thought (I don't own anything...yet) - although I'm not sure on council regulations and laws so wanted to understand options (if any). Thanks, and I look forward to your feedback.
24. Jason R Simcock	10 Cooralya Avenue GOLDEN BAY WA 6174	This is a great idea. The 9 areas that have been nominated for food Venders are not close to any shops or cafes so it won't affect any trade of theirs and would be really convenient for the people walking/ using beaches or parks to get a coffee/snack ect and to support a little business that don't have the Big dollars to invest in shops It's About time Rockingham Council Keep up with the times like other councils Mandurah/Kwinana/Cockburn Just to name a few I personally would rather support a small local family business and walk 200 m to get something at a car park in a coffee van/icecream van then give my money to McDonald's/Muzz Buzz ect And make it a inconvenient 30min round trip (just for a Coffee) And to all the negative comments that I've seen they are mainly complaining about taking money from the shops that pay top dollar to be in the best locations but I don't think they understand that the 9 locations that have been chosen are a fair way from a shop/ cafe. It's not like the council are going to be putting food trucks on every corner they gonna have an extra couple of coffee vans at a local beach for residence convenience I personally tried to take this to counsel approximately five years ago to have coffee Vans at selected locations in the Rockingham area and I was snubbed off So I 100% Agree This Is A Great Idea and It Has Been A Long Time Coming. Thanks Your friendly local ice cream van Rockingham Resident
25. Anette C Barnes	28 Bonaparte Drive SECRET HARBOUR WA 6173	Great to read the New Draft Policy, a food van being able to locate themselves at the Secret Harbour foreshore would be fantastic. We would love to see a permanent Cafe' and maybe surf shop at the Secret Harbour Surf Life saving club premises, the amount of housing going up in this area would more then cover a new cafe in the area.
26. Gordon G Gudgeon	14 Dempster Road SHOALWATER WA 6169	I think it is a good idea.
27. Leah J Endersby	16 Catherine Street SAFETY BAY WA 6169	I am very interested in trading in a general position. I am keen on Rockingham, Shoalwater or Safety Bay and hope preference will be given to those licensed in Rockingham not those licensed in other areas.
28. Singh Samarjit	7 Stafford Road KENWICK WA 6107	Yes, Its really great idea to activate these really great locations. we will be happy to be the part of this proposal. thanks
29. Kylie Archer	59 San Javier Circle SECRET HARBOUR WA 6173	I completely agree with this proposal, we desperately need access to food and coffee along our coastal region! Everyone has been crying out for something at the Secret Harbour beach.
30. Mr Idris Farrall	302 Spencer Road THORNIE WA 6108	I think this is a great idea and support it wholeheartedly :) We would be very interested in being included, it will be great to be able to offer our rockingham and surrounding suburbs with customers consistent service from permanent locations. as for the locations i think they are very good and will work very well without taking away any trade from any local B&MS

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NAME	ADDRESS	COMMENT
31. Peter Simcock	21 Coventry Road SHOALWATER WA 6169	Hi there, I saw your proposal to allow food vans in some areas around town. As a father of 3 I think this is an excellent idea. We love to get the family out of the house enjoying our beautiful town and having these "pop up vans" allowed to park up in certain areas with appropriate permits and the like is a great way to encourage others to enjoy the beaches and parks. There is nothing better than enjoying and ice cream or chips on the beach with the family. Keep up the good work.
32. Peter K Loh	Unit 5/14 Mcnicholl Street ROCKINGHAM WA 6168	Just wanted to say this is an excellent idea, I fully support it. City Park in Rockingham is an ideal location which needs something like a food truck to add life and vibrancy to a great community area. I'm sure this will be a popular addition as there are no similar facilities in the area. It will give families who don't have a bbq or picnic prepared another option to stay longer and enjoy the park and playgrounds.
33. Ms J Unknown	Not Supplied.	I think it's great. I work all over the city, on the road & I see vendors parked up. I love being able to stop quickly & grab whatever I need. This would be perfect ??? I previously co-owned a mobile coffee van & operated in Rockingham. This would have helped our business so much more, had we be able to park up.
34. Jason Meldrum - Smashed As Burger Co	24A Crompton Way ROCKINGHAM WA 6168	Hi, Love this idea and think it is great rockingham is following the path other council have taken in regards to food trucks. I do have a question in regards to gaining a spot. Will it be 1 truck per spot per year or will it be rotating to allow everyone to have a go. Some other council have a rooster so everyone gets a fair go rather than only 9 trailers. Alot of us travel and like to cover a large area over the year so when i trailer is away will it give access to other trailers to take over. Some people won't like this system and others will love it. I guess it will be very hard to keep everyone happy. I', sure you will get alot of ideas and can't wait to see how it comes out.
35. Catherine McCracken - Hot Jam Donuts Perth	60 Lancewood Avenue BRIGADOON WA 6069	Hi Team, Although it sounds like a good idea. My concerns are going by other councils which we have traded in the past years. Mobile food vendors will apply for the specific sites and hold that permit for the specific days. As you well know many events are held at these sites so what happens is the food van will not show up on days specified and only fill it with days there is no larger money making events. In turn it stops any other genuine foodtruck looking for work to apply for a position to trade as the positions are already payed for by a food vendor . So it does not help the food truck industry gain momentum at all. If you have any more queries or do not understand my comments please feel free to discuss with me. I hope you please take my comments to consideration? For the sake of our industry improving and giving the locals a variety of choices to see what mobile food vendors have to offer.
36. Serena Gregory	28 Brindabella Avenue ROCKINGHAM WA 6168	Hello, I am just messaging in regards to the pop up food vans in the nine locations. This is an amazing opportunity for entrepreneurs and for us to all be able to support small business owners. It is alot for anyone to put their money heart and soul into something, so I applaud you and anyone doing so. Rockingham area and its coastline has grown so much in recent years.

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NAME	ADDRESS	COMMENT
36. cont...		Let's keep it growing, the chance for people to be able to eat, drink and enjoy our beautiful coastline is an amazing opportunity for all of us. I personally walk in a mums and bubs group along these areas and the convenience of the vans being there and all our prams. Give us a chance to enjoy our time with a treat.
37. Leanne Gill	15 Radford Place SAFETY BAY WA 6169	I am not in favour and very much against the proposed Food Van trading. The loss of amenity of local residents including noise till quite late. Noise from the generators and boisterous behavior and increased traffic. This removes the natural beach noises of waves, kids laughing, gulls and dogs. The removal of 2 parking spaces per location would add to the already shortage of car parking. The Safety Bay Fore in particular is almost always very busy. The van locations at entry points create congestion and the removal of going to play at the park for free idea. I understand that parents can say no but... I also think that the vans take business from established bricks and mortar food offerings. They provide, hence pay for, amenities such as toilets, tables and chairs, air conditioning....these are free, less the permit fee, to the vans. Unfair advantage. I support our local businesses.
38. Brad Parker – Barefoot Entertainment and Events	Not Supplied.	<p>Mandi and I have been having a look at the new draft proposal for street trading and had a couple of questions.</p> <p>We have noticed that there is a condition of no trading whilst our events are on for Safety Bay but not our other locations. What will be the restrictions for the traders on the day of our events at all 4 locations? All but Shoalwater (next carpark up) directly impact our events with Singleton and Safety Bay locations within our event space?</p> <p>Am I reading it correctly that there will be only 1 vendor per space and this vendor will only be trading in one location?</p> <p>Is there a maximum time in each space?</p> <p>Are these traders required to leave when we commence bump in and if they refuse, what then (we have concerns of a couple of local trucks no longer trading with us who we know will be problematic)?</p> <p>Are we required to take these vendors if they wish to trade during our event ? As they will have a permit (till 9pm), will they not be required to pay our vendor fees to be at our events?</p> <p>As you can imagine we are both concerned how this will impact a business we have been building up for over 5yrs now with a strong following in the community. We understand this has been a topic for quite some time, so we are just trying to get ahead here.</p> <p>Any feedback on how this will impact our business and future trading would be appreciated.</p>
39. Mario Lazakovic	6 Basco Lane PORT KENNEDY WA 6172	Love it and supporting it
40. Rhonda Dickson	8 Tammar Road PORT KENNEDY WA 6172	Great plan to have these mobile vans @ places like the beach @ Secret Harbour after many years of zero food facilities. Will the appropriate food handling laws be followed & regularly checked by the Council?

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NAME	ADDRESS	COMMENT
41. Russell Mark	1 Parkin Street ROCKINGHAM WA 6168	<p>Please consider including Rotary Reserve and/or the adjacent foreshore area (see below aerial image) as a trading site within your policy guidelines.</p> <p>Not enough focus is given to increasing activation of the foreshore east of Val Street. Apart from beachgoers at the height of summer, the Rotary Beach and Rotary Reserve areas in particular see very limited use other than as a carpark. This is a waste of this beautiful location.</p> <p>As a side note, consideration should be given for reducing the speed limits along the foreshore areas if the City's intention is to increase pedestrians and cyclists within the district under your Long Term Cycle Network Plan. There is no justification for Parkin Street being 60 kms an hour.</p>
42. Jarl C Andersen	19 Mckenzie Road SHOALWATER WA 6169	<p>The Draft Traders Policy to improve opportunities for mobile and fixed food vendors to trade and allow selected neighbourhoods to gather around street food offerings can only be encouraged. Personally, I have come across it as a twilight event at the Mersey Point car park and enjoyed the social ambience. It is obviously popular, people and families really enjoy tucking into delicious snags and listen to busking music. Many people have travelled and experienced exotic locations with fond memories of street food and the perhaps occasional not so fond memory of deli-belly. It's all part of the adventure.</p>
43. Jayde Cook - The Charcoal Project	12 Glyde Way SOUTH YUNDERUP WA 6208	<p>Hannah thank you for your time on the phone today and this email is follow up to provide some feedback from our angle regarding the proposed new food traders policy.</p> <p>From our operating standpoint the below notes are what we have taken from it all:</p> <ul style="list-style-type: none"> - Most vendors we feel would be hesitant to lock in to multiple days per week in the same location. - We generally trade at a maximum of once per week in the same location. - A certain day could be allocated to a few vendors each week at the same location for example 1 van on Wed, & 1 van on Friday. (this would be a permanent allocation to each van so no ongoing paperwork) - We feel that forced trade may also hinder a lot of busy vans as there are lots of large events that can come up through the year that vans are targeting as the trade would be much bigger - to give you an indication of hours traded, we trade onsite at our street trading location 4-7/8 arriving 1 hour before service starting to set up. Most savoury food vans have large prep loads during the day. - I also think the fee would be better off as a per trade if you were ended up dealing with multiple vans in same locations. <p>As discussed these are just our views, I'm sure you will get a lot of different ones.</p> <p>I will go and scope out some of the locations this week and hopefully we can get involved with something in the future.</p>
44. Cate Shepherd	Not Supplied.	<p>Waikiki Moocow Frozen Yoghurt/Juice & Smoothie have enjoyed activating space in the City of Fremantle area with our unique food vehicle licence trading at 16 specified locations on any day we choose for years. This is a fabulous idea from the City of Rockingham to bring further life to your city and encourage more tourism to the area.</p>

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NAME	ADDRESS	COMMENT
45. Anthony Barnett	7 Warilla Close WAIKIKI WA 6169	Would love the opportunity to trade at Safety Bay Foreshore
46. K-Jun Kitchen	1 Kulbardi Way HARRISDALE WA 6112	We appreciate for sending us the proposal. As of now, we are filling up events for this season. We won't be able to fill all nine nominated locations, but we can trade according to the date and time if you offer us. Also due to the distance, we prefer Rockingham suburb to other places. Please let me know how often and regularly you want us to come.
47. Paul And Arunee Barbour – Thai on Tyres	61 Mason Court SOUTH LAKE WA 6164	<p>We have been trading in the rockingham council for close to five years now,</p> <p>My wife and I have a large customer base there and have been trading at Singleton, secret harbour, Safety bay and shoalwater.</p> <p>We would love to see these spot open up ,as we trade with an events organiser at the moment.</p> <p>What we find is with events is that weather can shut down an event and we have to cancel</p> <p>and we don't trade again to the next month.</p> <p>So our customer miss out for up to 8 weeks to eat from us or they travel to where we are trading at the time.</p> <p>We think that this is great if we could trade once too twice a month in these area buy our selves .</p> <p>The biggest problem I think the council is going to be the amount of food vender wanting to use the spots</p> <p>And how do you organise the trucks and dates.</p> <p>If you ever want to have a chat to us on this matter</p> <p>Don't hesitate to give us a call.</p>
48. Adrienne L Hatton	24 Second Avenue SHOALWATER WA 6169	This a great opportunity for small businesses like my daughter's business Vanilla Sprinkles to expand in the Rockingham area. It will promote our beautiful coastline and get people out into the community. In the last 3 years of working with my daughter at Point Peron we have promoted this beautiful spot and built a community coffee spot that has brought people together, kept people sane in a difficult period through covid and allowed my daughter to build her dream of selling cupcakes and coffee to make people happy. Many friends have been made and restoration of good old fashioned service and quality products enjoyed. Can't wait to see these new traders spots become available and look forward to working with you in the future.
49. Ms Lauren Hatton	24 Second Avenue SHOALWATER WA 6169	A great opportunity to expand my current business, Vanilla Sprinkles. We would love to add a second van, and second location to our business in Rockingham. It would provide a great opportunity for extra tourism to our coastline. Another location would give my business more potential, to show off some of the best locations in Rockingham with the best coffee and cupcakes!



Leisure and Tourism Traders on Council Reserves

Statement of Intent

The purpose of this Policy is to provide guidelines to prospective applicants for a commercial Leisure and Tourism Traders Licence to operate on reserves vested in Council, to be issued under the City of Rockingham's Property Local Law 2000.

Leisure and Tourism Traders are defined under this policy as any operator providing services or non-edible goods for monetary gain on a Council reserve. Types of operations may include, but are not limited to: equipment hire businesses, tours, carnival rides, amusements, "glow sticks" and other non-edible goods*.

* Edible goods are considered by Council's Health Department's Food Traders Policy.

Objectives

Whilst Council encourages commercial operators on its reserves that provide increased leisure and tourism opportunities, one of the objectives of this Policy is to provide guidelines and procedures by which operations are assessed and how the policing of conditions applied to Traders Licences on Council reserves is to be undertaken.

General

Council considers that:

The approval process and conditions applied to any Traders Licence issued to commercial operators on designated reserves vested in Council needs to be clearly defined and adequately policed in order to ensure compliance.

The provision of Leisure & Tourism Traders licenses on Council reserves is necessary to minimise any potential conflict between operators and other reserve users, adjoining residents and/or local businesses, as well as ensuring there is no environmental damage associated with such commercial operations. Licences are required by Leisure and Tourism Traders whether they are providing an on-going operation, or involved in a one-off event organised on a Council reserve. This is to ensure that all operators receive due consideration and comply with Council and other statutory requirements.

Policy

Application Process

1. Assessment of Traders Licence Applications for activities on Council reserves:

- Applications for a Traders Licence on Council reserves must include a site plan showing the area of proposed operation or development, nature of operation, any requirements associated with fixed plant or buildings, times of operation and necessary equipment. New licences require full Council approval and may take up to six (6) weeks to process.
- Applications will be checked for consistency with any existing development plans, beach classification, gazetted or priority uses, other existing uses, potential conflict and any perceived beneficial or adverse impacts. If the proposal is in direct conflict with any identified use or beach classification, then the application must be automatically rejected.
- The status of the proposed area of operation must be assessed in order to identify possible areas where degradation may occur as a result of the proposed activity.

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- In general, any commercial operations should be located within the vicinity of existing parking and take into account reserve access constraints. Proposals requiring extra parking or access are to be assessed in conjunction with a Reserve Management Plan, provided by the applicant, identifying any financial or other support required from Council for establishment and maintenance costs to enable the commercial operation to proceed. Churchill and Bell parks on the Rockingham Beach foreshore are generally off limits to any vehicles. Council has also requested that no Traders vehicles and/or trailers be parked in the Railway Terrace carpark on the Rockingham Beach foreshore.

2. Conditions of Approval

- Approval to operate will be for a maximum period of twelve (12) months and will be issued from the 1 July each year, in accordance with Council's Traders Local Law and Reserves and Foreshore Local Law.
- The Licensee is required to address any substantiated complaints received in relation to the commercial operation to the satisfaction of Council.
- Council reserves the right to withdraw permission for the use of the site, to alter the location of the site and/or vary conditions of use in relation to any Leisure and Tourism Licence issued.
- Council may require an Acoustic Consultants Report from a Member of the Association of Australian Acoustics Consultants, indicating that noise levels will comply with prescribed standards.
- Applicants for new Licences must provide up-to-date State and Federal Police Clearance Certificates:
 'Applicants for new Licences must provide up-to-date State and/or National Police Clearance Certificate and/or Working With Children check according to the Traders Licence they are seeking, such as:
 - State: required if Leisure Trader will be transporting people.
 - National: required for all new Leisure Trader applicants & Leisure Trader renewals.
 - WWC: a current check is required for all traders and assistants working in contact with children, (valid for 3yrs).
- Where required, the Licensee must obtain written approval from the Department of Transport – Marine Division, Fremantle Port Authority, Department of Conservation and Land Management, Work Safe and/or any other relevant statutory authority.
- The Licensee is required to ensure that the site is left in a clean and tidy condition during and after use.
- The Licensee is required to ensure that natural ground coverage or dune stabilisation growth is not disturbed.
- The Licensee must forward a Certificate of Currency or copy of the Insurance Policy for a minimum of \$10million Public Liability Insurance to Council prior to the commencement of operations and such Policy to remain current during the approval period.
- Compliance with Council's local law relating to signs and its statement of planning policy (section 2.11) with all signs being removed after each day's trading or as agreed by Council at the completion of the event period in which the operation is included.
- The Licensee is responsible for ensuring that payment of all Licence and Charge Fees, together with the written approval from other Statutory Authorities and a Certificate of Currency or copy of the Insurance Policy have been submitted to Council's Community Development Department prior to commencement of operations.

Policy Name:	Leisure and Tourism Traders on Council Reserves	Council Adoption:	23/03/10
Version:		Amendment:	
Review Date:		Responsible Team:	Health and Building Services



Policing Conditions Applied to the Licensee

1. All new applications to be assessed by the Chief Executive Officer, or nominated Community Capacity Building representative and, unless delegated authority is applicable, a report will be submitted to Council for approval.
2. Existing operators requesting renewal of their Traders Licence to continue operations will be assessed by the Chief Executive Officer, or nominated Recreation & Culture representative on the following basis:
 - Provision of service to reserve users.
 - Promotion of tourism.
 - Operators satisfactorily addressing any complaints received in respect to the operation.
 - Environmental impact of Operation on the Foreshore.
 - Compliance with all conditions of Approval Process.
 - Provision of an up-to-date State and Federal Police Clearance certificate and Working With Children Check

Subject to the existing operators satisfying the above criteria, a Traders Licence valid up to twelve (12) months, will be issued.

3. Council Rangers to be advised of all approved Leisure & Tourism Operators and provided with copies of the letter of approval to the operator detailing all conditions applied to the Traders Licence. Duty Ranger to advise Council's Community Capacity Building Staff of any non-compliance of conditions by operators. Operators to be reminded formally of their obligations and requested to comply with the conditions of approval, or approval to operate may be withdrawn or conditions of use varied.
4. In accordance with Council's local law relating to signs and its statement of planning policy (section 2.11), operators seeking to advertise through the erection of signage must obtain prior approval from Council's Building and/or Planning Services. Council's Building and/or Planning staff to monitor the use of approved advertising or direction signs by the operator.
5. On site inspections to be undertaken by Council's Parks and Gardens Staff to determine if operation has had a detrimental environmental impact on the foreshore area. Should degradation of the site be evident, the operator will be requested to undertake necessary repairs and consideration will be given to altering the location of the site or withdrawing permission for the continued use of the foreshore area by the operator.
6. Any substantiated complaints received will be forwarded to the operator for his/her attention. Should the operator be unable or unwilling to satisfactorily address such complaints, then consideration will be given to either varying the conditions of use, altering the location of the site or withdrawing permission for the continued use of the site.
7. Operators seeking renewal of their Traders Licence who have not satisfactorily addressed concerns by Council or complaints received will not have their Traders Licence renewed.
8. Prior to final approval to operate being issued, Council's Community Capacity Building staff will ensure that: all fees have been paid, written approval from relevant statutory authorities has been obtained, a copy of Public Liability Insurance Policy has been provided and the operator has satisfactorily addressed any previous concerns or complaints received in respect to their previous licence.
9. Fees Applicable at time of review:

Annual Licence Fee	\$ 66.00*
Operating Fees (per activity, including GST)	
Daily Fee	\$ 11.00
Monthly Fee	\$ 110.00
Annual Fee	\$1100.00

* GST is not applicable to the annual licence fee.

Policy Name:	Leisure and Tourism Traders on Council Reserves	Council Adoption:	23/03/10
Version:		Amendment:	
Review Date:		Responsible Team:	Health and Building Services



Council may revise these fees annually. Additional fees and charges, including bond monies, may be applied where exclusive use of a reserve is required.

Delegated Authority

The Chief Executive Officer has delegated authority to approve Permits and Licences under the City of Rockingham Property Local Law 2001 and City of Rockingham Activities in Thoroughfares and Public Places Local Law 2001.

Policy Name:	Leisure and Tourism Traders on Council Reserves	Council Adoption:	23/03/10
Version:		Amendment:	
Review Date:		Responsible Team:	Health and Building Services



Traders Guidelines (Non-Food)

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Introduction

The purpose of these Guidelines is to provide prospective applicants with information as to the requirements of obtaining a permit for conducting commercial activities on a public place, and to provide a procedure for the management of these Permits.

The Local Law

A Permit is required to operate a commercial business on a public place. The permit is issued under the City of Rockingham's *Public Places and Local Government Property Local Law 2018*. A copy of this Local Law can be found on the City of Rockingham website at <http://rockingham.wa.gov.au/Our-city/Local-laws>.

A public place is defined under the City's *Public Places and Local Government Property Local Law 2018* as being:

- (a) A street;
- (b) Any local government property; or
- (c) A place to which the public have access.

Who Needs A Permit?

Anyone conducting a commercial business on a public place must have a Permit to do so. It is important that the City is aware of who is operating a business from City land in order to:

- manage competing uses of public open space;
- manage the impact on the asset (e.g. wear and tear of the reserve);
- ensure there is adequate public liability insurance and risk management processes in place; and
- ensure that the activation of the space is in the best interests of the City and the community.

You do not need a Permit under the Local Law if you are conducting your business on private land, or have a current lease over Council land and the activity is in line with the core function of your lease. Please note that there may be other approval processes required in these instances.

Application Process

The Permit application will be assessed in accordance with the City's Local Law. Please allow a minimum of 21 days for the application to be assessed once all the required paper work has been received. Please read the following information carefully to ensure you complete your application and submit with all the requirements.

1. Assessment of Permit Applications for activities on reserves

In determining an application, the following considerations are deemed to be essential:

- (a) the preservation of the amenity of the locality;
- (b) the preservation of public safety;
- (c) where the local government property is Crown land:
 - (i) the purpose, if any, for which the land is reserved under the *Land Administration Act 1997*; and

- (ii) the purpose for which the land is designed, developed and used;
- (d) the protection, management and control of the local government property and assets on the local government property;
- (e) the conservation, protection and proper management of flora and fauna on the local government property;
- (f) the impact of the proposed activity on the use of the local government property by existing users (permits holders and bookings), and by the public; and
- (g) the experience and qualifications of the applicant in relation to the activity and the applicant's past performance in undertaking or managing the proposed activity or similar activities.

Once the application has been received with all the required information, the application will be assessed by City Officers to determine an outcome.

Applications that are considered controversial or significant may be deferred to Council for determination.

2. Application Requirements - what must be included in your application?

All applications must provide the following information to the City before the assessment process can take place.

- Y Submission of the completed permit application form;
- Y Site map of the requested locations;
- Y Copy of Public Liability Insurance cover for no less than \$10 million;
- Y Submission of a completed Risk Assessment for the activity; and
- Y Industry Accreditation/Qualifications in relation to the activity

In addition to this information, specific activities are required to provide additional information to the City before the assessment process. If this is applicable to your application, you will be notified by the City's Permits Officer for further information or documentation. Please see relevant 'Permit Types' sections within these Guidelines for assistance.

3. Conditions of Approval

In approving an application for a Permit, the City may impose any conditions as it sees relevant to the application.

Approval to operate will be for a maximum period of twelve months from the date of issue, or less dependent on the applicant's request.

The Permit Holder is required to provide proof of public liability insurance for all permit applications (minimum \$10,000,000), and maintain this insurance for the duration of the permit period.

The Permit Holder is required to respond to any substantiated complaints received in relation to the activity (to the satisfaction of the City).

Permit holders are to ensure compliance with other laws in the City of Rockingham. These include such laws relating to signage approval, parking limitations, noise complaints and litter removal.

4. Policing Conditions Applied to the Permit Holder

Onsite routine inspections will be undertaken to determine if the Permit Holder is complying with the conditions of their Permit. The activity will be given an impact classification upon approval. The impact classification determines the frequency of the routine inspections that will be undertaken over a 12 month period.

Additionally, inspections of the permitted locations will be completed to determine if the operation has had a detrimental environmental impact on the land. Should degradation of the site be evident due to the permitted activity, the permit holder will be requested to undertake necessary repairs and consideration will be given to altering the location of the site or withdrawing permission for the continued use of the reserve by the Permit Holder

Any substantiated complaints received will be forwarded to the Permit Holder for their attention. Should the Permit Holder be unable or unwilling to satisfactorily address such complaints, then the City will give consideration to either varying the conditions of use, altering the location of the site or withdrawing permission for the continued use of the site.

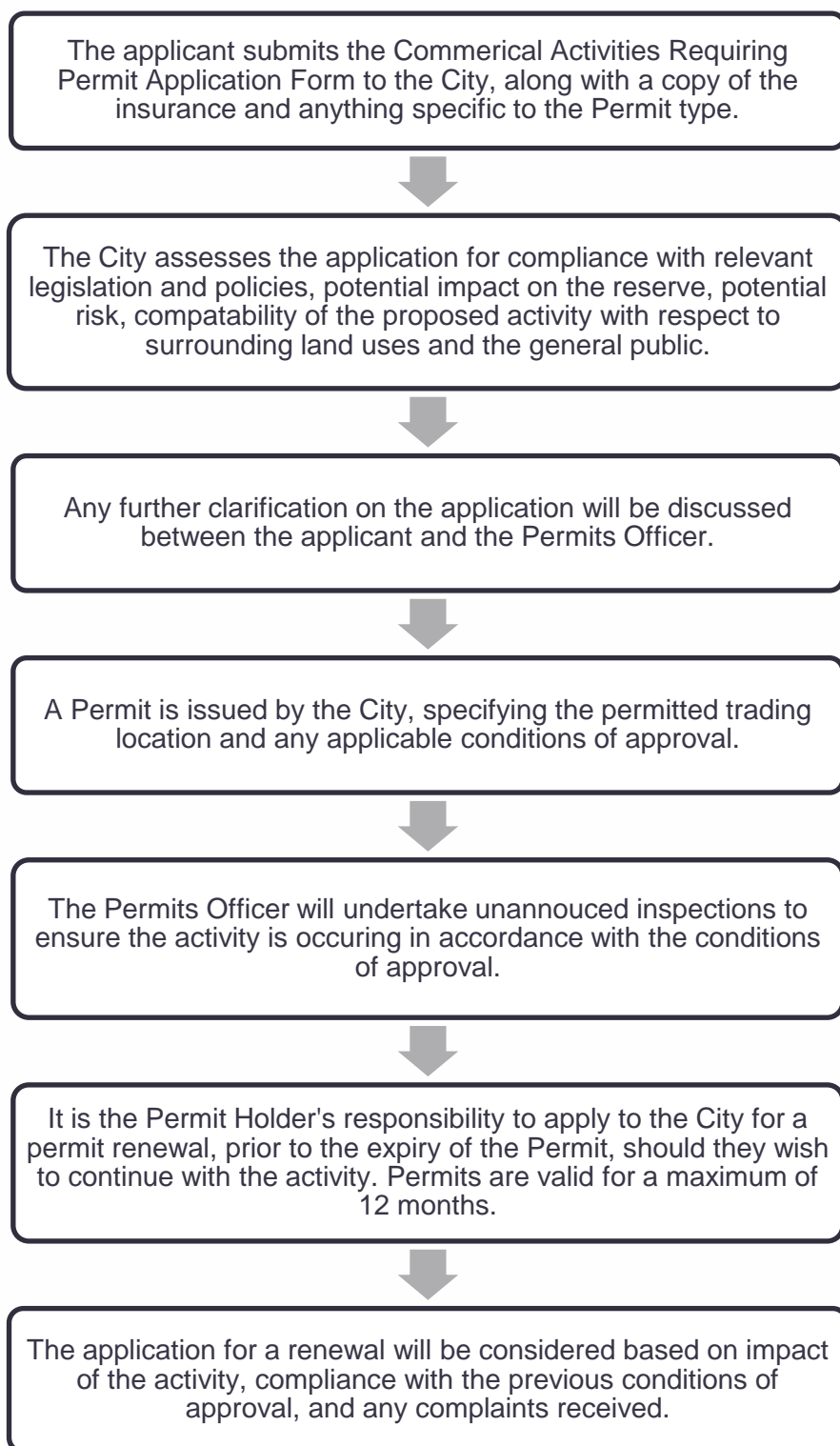
Permit Holders seeking renewal of their Permit, who have not satisfactorily addressed concerns by the City or complaints received, will not have their Permit renewed. It is the Permit Holder's responsibility to renew the application prior to expiration.

If there are serious or ongoing non-compliances with the Permit, the City may issue an infringement or cancel the permit.

5. Traders Permit Application Assistance

The City's Permits Officer is available to assist applicants in completing and submitting their application, and successfully gaining the relevant approvals from the City. The Permits Officer can be contacted directly on 9527 0730.

APPROVAL PROCESS



APPLICATION TYPES

Advertising Permits

Anyone wishing to advertise on a public place requires a Permit prior to commencement. Advertising includes but is not limited to; displaying literature for religious, charitable, benevolent, educational information or other like nature.

Advertising Permit applications must demonstrate that the location will not obstruct pedestrian access or conflict with surrounding uses.

Permit Holders are not permitted to directly approach members of the public, however are able to engage with the public should they be approached.

Applicant to complete the ['Application for Permit Charity Fundraising, Advertising and Advocacy Activities'](#)

Animal Farms/Petting Zoos

Animal Farms/Petting Zoos wishing to conduct their business on a public place will require a Permit prior to commencement. This is regardless whether it is in association with an event or private booking.

Permits must ensure that the Department of Health's Petting Zoo Guidelines are followed at all times. All animals are to be confined to a fenced enclosure, and kept under adequate supervision at all times.

Applicant must complete the [Application for Non-Food Stallholders and Amusement Structure Permits for Events](#)

If the animal farm/petting zoo is in association with a private function, wedding or party you are required to book the location through the City's Bookings Team prior to submitting the Permit application form. The applicant can do so by contacting the City's Bookings Officer on 08 9527 0772.

Amusements

All amusement operators wishing to trade on a regular basis within the City requires a Permit prior to commencement. Amusement include, but is not limited to, inflatable amusements, mechanical amusement rides, amusement games.

Complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

There are a number of Australian Standards applicable to amusements, including AS 3533.1, AS 3533.2 and AS 3533.3. Applicants are required to be familiar with these standards and comply with them at all times.

Additional Documentation Required for Amusements/Inflatables

- Y Names of each amusement
- Y Photographs of each amusement
- Y Annual Inspection Certificate for each amusement
- Y WorkSafe Plant Registration Certificate **OR** Class 1 Certificate for each amusement

- Y Maintenance Log Books for each amusement
- Y Risk Management Plan (if requested)
- Y Copy of Working with Children cards for each operator

Further information or documentation may be required on assessment of the application.

Aquatic Permits

All aquatic (water based)* hire operators or instructors, which include but not limited to stand up paddle boarding, kayak hire, and canoeing wishing to trade on public places require a Permit prior to commencement.

**Not applicable to surfing and kite boarding permits - See surfing or kite boarding permit sections for more information*

Complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

A maximum of twenty (20) physical paddle craft/SUP per business are permitted. The Permit Holder will be limited to a maximum of five permitted locations per business.

The permit holder and patrons must comply with the Department of Transport South Metropolitan Boating Guide at all times.

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation);
- Y Surf Life Saving Bronze Medallion or Certificate II in Public Safety (Aquatic Rescue). (applicable for tours/instructors only)
- Y Coaching/Instructing Qualifications.
For example. Level 1 (Flat Water) Stand up Paddle Boarding coaching accreditation with a recognised Australian based Surf Coach/Stand up Paddle Boarding Coach Educational Accreditation Organisation, Council or Academy.

Bike Hire Operating

Bike hire operators are those intending to hire bikes from public places and not those already hiring from accommodation houses on private property in the City or intending to conduct bike tours throughout the City.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

The Permit Holder must ensure all bicycles comply with AS/NZS 1927-1998 and AS/NZS 1927-2010, and are inspected for compliance and safety prior to each use. Users are to be given sufficient instruction prior to hire.

Charity Fundraising

Anyone wishing to raise funds for a charity on public places requires a Permit prior to commencement. Anyone wishing to conduct charity fundraising on private property requires permission from the property owner, and does not require a Permit from the City.

Applicant to complete the ['Application for Permit Charity Fundraising, Advertising and Advocacy Activities'](#)

The Permit Holder must comply with any request or instruction by the City of Rockingham Officer or WA Police Officer to relocate.

The permitted activity must not interfere with events or functions being held at the permitted location, or obstruct footpaths/pedestrian access.

If the permit holder wishes to enter a business or private property for the purpose of conducting the permitted activity, the permit holder will need to obtain permission from the business proprietors or owners before commencing.

The Permit Holder must comply with the *Charitable Collections Act 1946* at all times.

Additional Documentation Required

- Y Copy of current Charitable Collection License from the Department of Mines, Industry Regulation and Safety, formally known as the Department of Commerce.
- Y Copy of Letter of authority from nominated Charity Organisation
- Y Copy of permit from Department of Local Government, Sport and Cultural Industries to conduct Standard Lottery (Raffle) formally known as Department of Racing Gaming and Liquor (If applicable)

Further information or documentation may be required on assessment of the application.

Dog Obedience Classes

All dog obedience classes and operators wishing to conduct classes on public places are required to obtain a Permit prior to commencement.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

Please note; dog obedience classes will only be approved within the approved dog exercise areas detailed on the City's website. Please see the link for further information: [Off Leash Dog Exercise Parks \(rockingham.wa.gov.au\)](https://rockingham.wa.gov.au)

A maximum of ten (10) dog clients are permitted per qualified instructor. The Permit Holder will be limited to a maximum of five permitted locations per business.

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation);
- Y Dog Training accreditation with a recognised Australian based Dog Training Educational Accreditation Organisation.
For example; Certificate III in Dog Behaviour and Training or Certificate IV in Companion Animal Services

Face Painting

Any person wishing to conduct any type of face painting, airbrushing or temporary tattoos, including henna on public places will require a Permit prior to commencement. A Permit is required regardless whether it is in association with an event or private booking.

Applicant must complete the [Application for Non-Food Stallholders and Amusement Structure Permits for Events](#)

The Permit Holder must comply with the Department of Health's guidelines for these activities.

Filming

Any Commercial Filming occurring on a public place requires a Filming Permit to be obtained prior to commencement.

A Filming Permit is **not** needed for:

- Y Still photography;
- Y Video recording of a wedding ceremony or other private celebration or event principally for the purpose of making a record for the participants in the ceremony, celebration or event; or
- Y Filming for the immediate purposes of a current affairs or daily news television program.

Point Peron and Lake Walyungup (Rockingham Salt Lakes) fall under the jurisdiction of Department of Biodiversity, Conservation and Attractions (DBCA). Approval from DBCA is to be obtained, and notification to the City is to be given prior to commencement.

Applicant to complete the [Filming Permit Application Form](#).

Drones - Unmanned Aerial Vehicles (UAV) – Remotely Operated Piloted Aircraft (RPA)

The City's Public Places and Local Government Property Local Law 2018 states "A person must not without a permit - fly or land a drone, balloon, unmanned aircraft or similar device from or on local government property"

The City will only permit the use of drones on a public place when it is in conjunction with commercial filming and that operator holds a valid filming permit from the City.

Permits **will not** be issued to unlicensed operators even if you are proposing to use a drone which is under 2kg.

For all commercial UAV/RPA use the following documentation must be submitted for all applications:

- Y Remotely Piloted Aircraft Operator's Certificate - ReOC - issued by CASA
- Y Remote Pilots Licence – RePL - issued by CASA
- Y Certificate of Currency of RPA Liability Insurance
- Y Risk Assessment for operation of UAV/RPA

- Y CASA Area Approval *if applicable
- Y Detailed aircraft operations plan outlining:
 - Take-off and landing zones
 - Proposed flight path
 - Proposed exclusion zones
 - Location of spotters

Please check the Drone Web APP to see where you can and cannot operate a UAV/RPA
[Drone safety apps | Civil Aviation Safety Authority \(casa.gov.au\)](#)

All drone operators must follow the Civil Aviation Safety Authority (CASA) rules and regulations at all times.

Fitness Training

All fitness training group operators that includes but is not limited to fitness training, boot camps, fitness boxing and other mental and physical activities that include Yoga, Tai Chi etc. must meet the following minimum requirements:

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

A maximum of thirty (30) clients are permitted per training session. The Permit Holder will be limited to a maximum of five permitted locations per business.

Applications seeking the use of active reserves will only be considered with written consent from the sporting clubs allocated the seasonal use of reserve. The allocated sporting clubs have priority over active reserves.

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation);
- Y Certificate III or IV in Fitness; (from a nationally recognised training organisation);
- Y Registration with either Fitness Australia, FITREC or Physical Activity Australia.

Guided Bike Tours

Guided Bike Tours cover those using public reserves, beaches, cycleways and roads of the City of Rockingham under the care and control of City. Guided Bike Tours include those operating commercial bike tours led by a guide, and require a permit prior to commencement.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

The Permit Holder must ensure all bicycles comply with AS/NZS 1927-2998 and AS/NZS 1927-2010. The Permit Holder must ensure all patrons and staff undertaking a guided bike tour comply with the *Road Traffic Act 1974* and *WA Road Traffic Code 2000* at all times.

Guided bike tours are to share with the general public at all times when using public reserves, cycleways and shared pathways.

Kite Boarding and Windsurfing Permit

All kite boarding and windsurfing hire business wishing to operate on public places require a Permit prior to commencement.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

A maximum of twenty (20) kite boarding and/or windsurfing vessels per business is permitted. One qualified instructor is required per ten (10) clients. The Permit Holder will be limited to a maximum of five permitted locations per business.

The Permit Holder and patrons must comply with the Department of Transport South Metropolitan Boating Guide at all times

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation);
- Y Surf Life Saving Bronze Medallion or Certificate II in Public Safety (Aquatic Rescue). (applicable for tours/instructors only)
- Y Coaching/Instructing Qualifications
- Y Registration with Kiteboarding WA (KWA)

Retail Stalls

Any person wishing to sell non-edible goods (including flowers stalls) on public land requires a Permit prior to commencement.

Applicant to complete the [Application for Non-Food Stallholders and Amusement Structure Permits for Events](#)

Applications to sell illegal or offensive material will not be approved. The determination if products are considered offensive will be made by the Manager Health and Building Services.

Insurance Cover

The City of Rockingham recommends that each Permit Holder obtains Public Liability insurance to conduct the permitted activity, which requires current "Certificate of Currency" for Public Liability - \$10,000,000.

Alternatively, in agreement with an event/market organiser, non-food stalls occasionally can be covered by the event/market organiser's policy. Please contact the appropriate organiser for further information.

Sport Coaching

Any coaching which receives a profit from the activity, such as children's soccer coaching will require a Permit to operate on public places prior to the commencement of the activity.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

A maximum of thirty (30) clients are permitted per class. The Permit Holder will be limited to a maximum of five permitted locations per business.

Applications seeking the use of active reserves will only be considered with written consent from the sporting clubs allocated the seasonal use of the reserve. The allocated sporting clubs have priority over active reserves.

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation); and
- Y Working with Children Check (if applicable)

Further information or documentation may be required on assessment of the application.

Street Entertainers

Any person wishing to perform on a public place requires a Permit. A performance includes but is not limited to performing with an instrument or multiple instruments, Live performance, including but not limited to singing, dancing, mime, clowning, juggling, puppetry, comedy, magic or living statue act and creating visual art.

The [Street Entertainers Permit](#) application form must be completed and submitted in full.

Permit Holders are not permitted to perform within the Rockingham Foreshore Boardwalk or Rockingham Foreshore Beach Plaza locations.

The Permit Holder must not obstruct any footpath, public access way or business frontage.

The Permit Holder may seek voluntary donations by placing a reputable on the ground close to the point of performance but shall not ask members of the public for money nor approach them nor sell goods or services of any description other than what is permitted in permitted activities.

All noise is to be reasonable and must not exceed noise levels specified with the *Environmental Protection (Noise) Regulations 1997*.

Permit Holders must not act in an offensive manner.

Street entertainers permits will not be issued to a person under the age of 14 years:

- (a) during school hours;
- (b) between 7pm and 6am
- (c) unless accompanied by an adult at all times.

Street Entertainers High Risk

A High Risk Street Entertainers Permit is required when the use of dangerous implements or materials as part of any performance. This includes but not limited to sharp objects, knives, saws, swords, the use of fire or other flammable substances, high wire (more than 1.5 metres from the ground) or the use of a uni-cycle or other acts that involve the performers being more than 1.5 metres from the ground in any manner whatsoever as part of any performance.

To obtain a High Risk Street Entertainers Permit all applicants must meet the following minimum requirements:

Applicant to complete the [Street Entertainers Permit](#) application form.

The requirements for the Street Entertainers Permits will apply to High Risk Street Entertainers, as well as the following provisions:

Additional Documentation Required

- Y Public Liability Insurance with a cover of not less than \$10,000,000 (ten million dollars)
- Y A Risk Assessment will be required upon application.
- Y Senior First Aid Certificate (from a recognised registered training organisation); and
- Y Relevant licences/certificates, e.g. chainsaw operators certificate, pyrotechnics certificate

The performance space is to be clearly defined, by establishing a physical boundary of at least 2 metres between the entertainer and the audience utilising one of the following options:

- (a) Ropes or chains, and/or
- (b) Chalk line

(If the surface to be drawn on is not of a porous material such as granite sandstone, and if the line drawn is water-soluble and removed once the busker has completed the act).

In the case of the use of flammable liquids, fuels are limited to kerosene, firewater or scented lamp oils (e.g. citronella) only. No other fuels will be permitted.

An AS 3504 approved Fire Blanket and/or water based extinguisher in their performance kit that is kept visible and accessible throughout the performance.

If using dangerous implements in a performance, as defined under the State Act covering prohibited weapons, all edges of metal implements must be blunted and rendered non-dangerous (the use of any mechanical devices is not permitted). An implement would be determined as blunt if it were rendered incapable of piercing human skin if thrown, or if pressure were directly applied to the edge against human skin.

Surfing

All surf lessons or surf hire business wishing to operate on public places require a Permit prior to commencement.

Applicant to complete the [Commercial Activities Requiring Permits on City and Public Land Application Form](#) and [Risk Assessment Guidelines](#).

One qualified instructor per ten (10) clients is permitted. The Permit Holder will be limited to a maximum of five (5) permitted locations per business.

The Permit Holder and patrons must comply with the Department of Transport's South Metropolitan Boating Guide at all times.

The Permit Holder must ensure the surf lesson must operate at a minimum of 150 metres apart from other Permit Holders, and a minimum of 150 metres from flagged swimming areas.

The Permit Holder must ensure that the permitted activity does not impact on Surf Lifesaving Patrol operations, including flagged and patrol areas. Close liaison is to be maintained with the Lifeguard or Surf Lifesaving Patrol, if on duty at a particular beach, used by a Permit Holder. Surf Lifesaving Clubs have priority over public land.

Qualifications

Documentation demonstrating current qualifications, as listed below, must be lodged with the City at time of application. Once awarded it is the Permit Holder's responsibility to maintain current qualifications and certificates:

- Y Senior First Aid Certificate (from a recognised registered training organisation);
- Y Surf Life Saving Bronze Medallion or Certificate II in Public Safety (Aquatic Rescue). (applicable for instructors only)
- Y Level 1 Surf Coaching accreditation with a recognised Australian based Surf Coach Educational Accreditation Organisation, Council or Academy, (applicable for instructors only)

Definitions

Type 1 Venue - Type 1 Venue include municipal and commercial swimming pools, as well as shallow, calm, confined swimming areas at natural venues such as lakes, dams, and non-surf beaches. A shallow, natural-water venue is defined as a venue where the maximum depth of water is no greater than should height for any of the students involved in the activity. The water in type 1 venues is clear.

Type 2 Venue - Type 2 venues include deep and/or flowing water at non-surf beaches, lakes, channels, rivers and dams. The water in type 2 venues is clear. Water turbidity, temperature and submerged objects should also be assessed.

Type 3 Venue - Type 3 venues include all beaches with direct access to ocean waters, any beach exposed to ocean swell, and any beach or lake that is exposed to currents, strong winds or large waves. Type 3 venues also include type 1 and 2 venues where the water is not clear.

Note: If environmental conditions change, a type 1 venue may change to a type 2 or 3 venue. Likewise, type 2 or 3 venues, may also change with environmental conditions.

Further Information

The following table shows the minimum instructor-to-student ratios that must be used for surfing lessons:

Venue Type	Number of Instructors required	Number of Clients
Type 1 and 2 Venues	2	1-20
	3	21-30
Type 3 Venues	2	1-16
	3	17-24

All instructors are to a minimum of a Level 1 Surf Coaching qualification.

It may be necessary to increase the number of staff allocated based on:

- age, maturity, gender and physical characteristics of students
- ability and experience of students
- needs of individuals
- dynamics of the student group
- experience, qualifications and skills of staff
- location of the activity
- anticipated conditions at the location.

Other Permit Types Not Listed

Business concepts are continually evolving, and new and exciting business ideas are often discussed with the City's Permits Officer. Business ideas that do not fit into any of the above-mentioned categories are still able to be considered for approval.

If there is a business concept that you would like to consider operating on a public place that does not fit into the existing Permit categories, please contact the City's Permits Officer on 08 9527 0730 to discuss the proposal further.

The City is supportive of new business and the Permits Officer will endeavour to assist in gaining an approval to operate.

APPLICATION CONSIDERATIONS

Fees

Commercial Traders Permit (Regular Amusements, Aquatic, Dog Obedience etc.)

Application Fee	\$66.00*
Operating Fees <i>(including GST)</i>	
Daily Fee	\$11.50
Monthly Fee	\$115.00
Annual Fee	\$1150.00

* GST is not applicable to the application fee.

Street Entertainers Permit Fees

Application Fee for Standard Permit.....	\$10.00 for 3 months
Application Fee for High Risk Permit.....	\$10.00 for 1 day

Private Reserve Booking Fees

Reserve Booking Application Fee	\$48.00
Operating Fees <i>(including GST)</i>	
Daily Fee	\$11.50

Filming Permit Fees

Operating Fee - First Day.....	\$200.00
Operating Fee - Each Subsequent Day	\$100.00

Advertising Permit Fees

Application Fee	\$10.00* for 3 months
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**fees are not applicable for charitable / not for profit organisations, upon evidence of not for profit status.*

Casual Event Permit Fees

Application Fee	\$66.00
Operating Fees <i>(including GST)</i>	
Daily Fee	\$11.50

Insurance

Public Liability Insurance provides the Permit Holder with insurance cover for their legal liability to third parties for injury and/or property damage arising from conducting their permitted activity. Permit Holders must hold a current public liability policy with an APRA (Australian Prudential Regulation Authority) approved insurer.

A copy of the applicant's Public Liability Insurance (Certificate of Currency) with a cover of not less than \$10,000,000 (ten million dollars) must be provided upon application. The insurance must be maintained for the duration of the permit.

Risk Assessment

All applications for Permits are required to include a Risk Assessment. A Risk Assessment must cover the whole operations of your activity and take into account:

- (a) The identification of all potential hazards posed by your activity;
- (b) The likelihood of consequences/outcomes of these hazards; and
- (c) What is the potential risk of the hazard and appropriate control of identified hazards, i.e. what needs to be done to eliminate or control the risk e.g. first aid, emergency response and evacuation plan.

Keys

If you require access to a reserve, a key will need to be organised through the City's Bookings Officer on 08 9527 0772. It is important that you contact the City's Permits Officer one week prior to commencement to arrange for the collection of the key/s to ensure that they are available.

A key bond will be payable for each key upon collection.

Lighting

The City suggests nominating a location that has adequate lighting, especially during early mornings or into the evenings. The lighting around the reserve is set via a timer dependant on the season and will turn on as required. The lighting times will not be changed to suit the Permit Holder.

Floodlighting can be considered upon assessment of the application, however the Permit Holder will be charged accordingly.

Noise

Noise must be kept to a reasonable level to not cause a noise nuisance to surrounding residents during the permitted activity.

The Permit Holder must not use any loud hailer, microphone, amplifier or other apparatus for making or transmitting sound on or from the permitted location.

Protection of Reserves

Each application will assess the potential impact on that reserve. Some reserves may not be able to take activities that are likely to cause damage, where there is heavy equipment proposed to be taken onto the reserve. If the City determines that the proposed location is not suitable for the activity, the City's Permits Officer will endeavour to work with the applicant to find a suitable alternative location.

Upon approval, prior to the commencement of the activity each day, the Permit Holder must:

- (a) carry out a site safety inspection of the permitted location;
- (b) report in writing to the City any unsafe condition with respect to the permitted location or any concern of the Permit Holder; and
- (c) ensure that the Permit Holder's clients are given notice of the unsafe conditions.

If the City determines that substantial damage has been caused by the permitted activity, it is the responsibility of the Permit Holder to rectify the damage. Alternatively, if the City is to repair any damage caused by the Permit Holder or clients, then the cost of repair will be responsibility of the Permit Holder.

Vehicles on Reserves

No vehicle shall drive or park upon or over any portion of a reserve. If vehicle access is required due to heavy equipment, during set up and pack up, the request needs to be noted on the initial Permit application for assessment.

Signage

As part of the approved Permit the City allows for not more than one advertising sign having maximum dimensions of one metre by one metre can only be displayed within the permitted location while the permitted activity is being conducted.

The City is committed to investigating traders operating without a current Permit. In order to identify and monitor these traders, the City provides all Permit Holders with one free a-frame corflute sign that shows you are an approved by the City of Rockingham to conduct your activity. If signs are lost/stolen/damaged and a new sign is required, a \$75 replacement fee will be charged.

Signs remain property of the City and must be returned within 10 working days of cancellation or non-renewal of a Permit. If signs are not returned to the City within the time frame, a \$75 trader's sign fee will be charged to the Permit Holder.

Structures (Stages, Tents, Marquees and the like)

All temporary structures (stages, marquees, tents, spectator stands, outdoor movie screens, fencing etc) which are larger than 3m x 3m require City approval. The information required for temporary structures to be approved includes:

- Y The purpose for which it will be used.
- Y The design integrity and ground conditions.
- Y Erector's competence.
- Y Manufacture Details:
 - Code/Standards it complies with
 - Structural adequacy
 - Design Parameters.

Once the structure is erected, the installer shall complete a Certification of Structures Form to confirm that the structure has been erected in accordance with all design criteria, engineering details or manufactures instructions and that all structures have been constructed to be structurally sound. This form must be completed for all structures, and submitted to the City within 5 days after the initial operation has occurred.

PERMIT HOLDERS IMPACT CLASSIFICATIONS

The impact classification is to be determined by the City upon each Permit application.

The impact classification is determined by taking into account, and not limited to the following:

- (a) Nature of the activity;
- (b) Scale of its operation;
- (c) Use of and the impact on the land;
- (d) Impact on the community, both beneficial and detrimental.

The following table provides a guide of the level of impact assigned to each approved activity that holds a Permit. This will determine the number of routine inspections each activity will have undertaken throughout a maximum 12 month approval. The number of routine inspections to be carried out can change if the length of the Permit is less.

Impact Category	Activity
Very Low Impact	Charity Fundraising
	Advertising
	Filming
Low Impact	Street Entertaining
	Personal Training/Fitness Classes
	Non-Edible Stalls
	Dog Obedience Classes
	Amusements at Private Parties
Medium Impact	Amusements on regular basis
	Hand Gliding and Paragliding
	Bike Hire
	Beach Horse Riding
	Surfing Hire/Lessons
	Stand Up Paddle Boarding Hire/Lessons
	Kite Surfing Hire/Lessons
	Kayak and Canoe Hire
	Wind Surfing
High Impact	Sky Diving
Other Activities	To be decided on the merit of each application and with reference to other commercial activities already in operation.

Impact classifications are subject to change upon assessment of the application and throughout the course of the permitted activity. The Permit Holder will be notified in writing by the City of changes of impact classification or Permit conditions.

Impact Category	Inspections Per Year
Very Low	1 - one per 12 months or upon renewal one per 18 months
Low	1 - one per 12 months
Medium	2 - one every 6 months
High	3 - one every 4 months

Upon assessment of the Permit application, the impact classification will be determined for the commercial activity. Each impact classification has an associated number of routine inspections that the commercial activity may receive based on a 12 month Permit. The table above gives an indication on how many routine inspections may be undertaken by the City's Permits Officer.

Separately from the routine inspections, if the City receives a substantial complaint regarding the activity then extra inspections will be undertaken for non-compliance.

If the an application isn't a renewal and has to go through the initial City's assessment process, upon issue of the Permit, the Permits Officer will usually undertake a first routine inspection 30 days from the date of issue of the Permit.

If non-compliance is found, a reinspection of the activity will be undertaken within an additional 30 days to ensure all non-compliance has been corrected.

Alternatively, if there is no non-compliance, the next routine inspection will be scheduled based on the table above.

Further Information

The City's Permits Officer is your contact for the City, and will liaise with any other departments within the City to assist you in successfully obtaining your Permit.

The Permits Officer is also able to arrange for a pre-lodgement meeting to assist you in completing your Permit Application.

The Permits Officer can be contacted directly on 08 9527 0730.



Traders Guidelines (Food)

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Introduction

The purpose of these guidelines is to provide prospective applicants information as to the requirements of obtaining a Permit for conducting commercial food sale activities on a public place, and to provide a procedure for the management of these Permits.

The Local Law

A Permit is required to operate a commercial business on a public place. The Permit is issued under the City of Rockingham's *Public Places and Local Government Property Local Law 2018*. A copy of this local law can be found on the City of Rockingham website at <http://rockingham.wa.gov.au/Our-city/Local-laws>.

A public place is defined City's *Public Places and Local Government Property Local Law 2018* as being:

- (a) A street;
- (b) Any local government property; or
- (c) A place to which the public have access.

Who Needs A Permit?

Food vehicles and food stalls add vibrancy to an area, provide alternative food options for consumers, and play an important role in overall community activation. The City needs to ensure that there is a balance between mobile food traders and established food businesses, and careful consideration is taken in assessing applications for mobile food trade.

Anyone conducting a commercial business on a public place must have a Permit to do so. It is important that the City is aware of who is operating a business from public places in order to:

- manage competing uses of public open space;
- provide protection to established food businesses on private land;
- manage the impact on the asset (e.g. wear and tear of the reserve);
- ensure there is adequate public liability insurance and risk management processes in place; and
- ensure that the activation of the space is in the best interests of the City and the community.

You do not need a Permit under these local laws if you are conducting your business on private land, or have a current lease over Council land and the activity is in line with the core function of your lease. Please note that other approvals for activities in these locations may be required.

Application Process

The Permit application will be assessed in accordance with the City's Local Law. Please allow a minimum of 21 days for the application to be assessed once all the required paper work has been received. Please read the following information carefully to ensure you complete your application and submit with all the requirements.

1. Assessment of Permit Applications for activities on public places

In determining an application the following considerations are deemed to be essential:

- (a) the preservation of the amenity of the locality;
- (b) the protection of established food businesses;



- (c) the preservation of public safety;
- (d) where the public place is Crown land:
 - (i) the purpose, if any, for which the land is reserved under the Land Administration Act 1997; and
 - (ii) the purpose for which the land is designed, developed and used;
- (e) the protection, management and control of the local government property and assets on the local government property;
- (f) the conservation, protection and proper management of flora and fauna on the local government property;
- (g) the impact of the proposed activity on the use of the local government property by existing users (Permit Holders and bookings), and by the public; and
- (h) the experience and qualifications of the applicant in relation to the activity and the applicant's past performance in undertaking or managing the proposed activity or similar activities.

Once the application has been received with all the required information, the application will be assessed by City Officers to determine an outcome.

Any controversial or significant applications may be deferred to Council and a report will be developed and submitted for elected members to determine the outcome of the application.

2. Application Requirements - what must be included in the application?

All applications must provide the following information to the City before the assessment process can take place:

- Y Submission of the completed Permit application form;
- Y Certificate of Registration of a Food Business from the Local Government where the food vehicle is registered/housed overnight (see page 16 for further information on this)
- Y List of foods being sold from the food vehicle/food stall;
- Y Site map of the required locations; and
- Y Copy of Public Liability Insurance cover for no less than 10 million.

In addition to this information, specific activities are required to provide additional information to the City before the assessment process. If this is applicable to your application, you will be notified by the City's Permits Officer for further information or documentation. Please see relevant 'Permit Types' sections within these guidelines for assistance.

3. Conditions of Approval

In approving an application for a Permit, the City may impose any conditions as it sees relevant to the application.

Approval to operate will be for a maximum period of twelve months from the date of issue, or less dependent on the applicant's request.

The Permit Holder is required to provide proof of public liability insurance for all Permit applications (minimum \$10,000,000), and maintain this insurance for the duration of the Permit period.

The Permit Holder is required to respond to any substantiated complaints received in relation to the activity (to the satisfaction of the City).

In addition to the conditions attached to a Permit, Permit Holders are to ensure compliance with other laws in the City of Rockingham. These include such laws relating to the *Food Act 2008* and subsidiary food legislation, signage approval, parking limitations, noise complaints and litter removal.

4. Policing Conditions Applied to the Permit Holder

Onsite routine inspections will be undertaken to determine if the permit holder is complying with the conditions of their traders permit.

If non-compliances with the Permit are observed, Permit Holders will be advised formally of their obligations to comply with the conditions of approval. An infringement may be issued, approval to operate may be withdrawn or Permit conditions may be varied.

Additionally, inspections of the permitted locations will be completed to determine if the operation has had a detrimental environmental impact on the land. Should degradation of the site be evident due to the permitted activity, the Permit Holder will be required to undertake necessary repairs, and consideration will be given to altering the location of the site or withdrawing permission for the continued use of the reserve by the operator.

Any substantiated complaints received will be forwarded to the Permit Holder for their attention. Should the Permit Holder be unable or unwilling to satisfactorily address such complaints, then the City will give consideration to either varying the conditions of use, altering the location of the site or withdrawing permission for the continued use of the site.

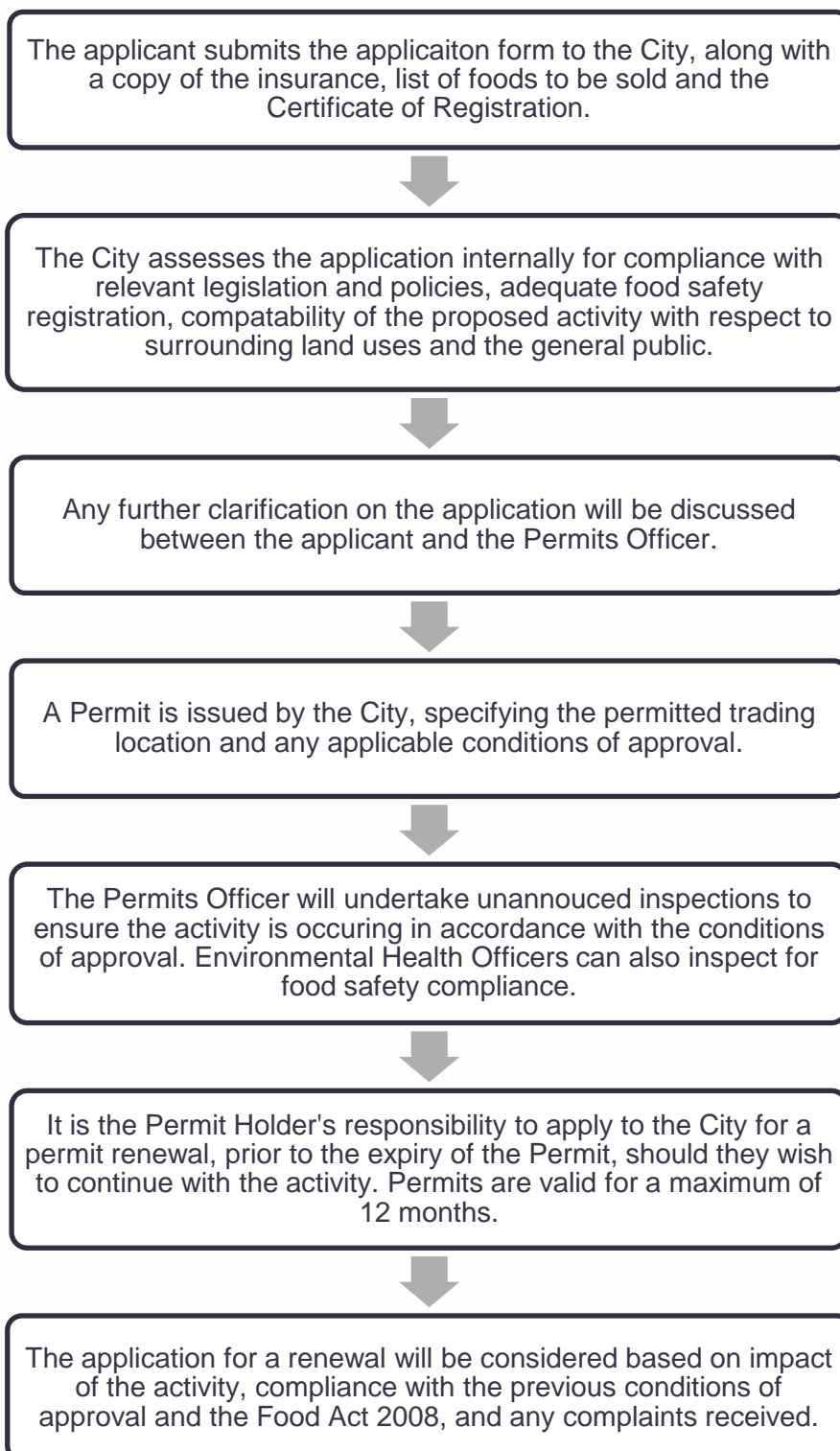
In addition to inspections for compliance with the Permit conditions, food vehicles and food stalls will be periodically inspected by the City's Environmental Health Officers for compliance with the *Food Act 2008*. Food safety is highly important in the City of Rockingham, and non-compliances with the food legislation can result in infringements being issued, the traders permit being revoked, or further applications to trade not being granted. The City's Environmental Health Officers are able to assist with advice on complying with the *Food Act 2008*, and there is free online food safety training on the City's website to also assist food retailers.

Permit Holders seeking renewal of their Permit who have not satisfactorily addressed concerns by the City or complaints received, will not have their Permit renewed. It is the Permit Holder's responsibility to renew the application at least 30 days prior to expiration.

Permit Application Assistance

The City's Permits Officer is available to assist applicants in completing and submitting an application, and successfully gaining the relevant approvals from the City. The Permits Officer can be contacted directly on 9527 0730.

APPROVAL PROCESS



APPLICATION TYPES

Event Permits

Food vehicles/food stalls wanting to trade at approved events within the City of Rockingham are able to apply for an Event Permit. The Event Permit is an annual Permit, which grants approval for the Permit Holder to attend any approved event within the City, with the Event Organiser's consent.

This means that the Permit Holder only makes one application to the City of Rockingham each year.

Applicants must complete the Application for Food Stallholder Permit, provide a list of foods to be sold, a copy of their Certificate of Registration of a Food Business, Public Liability Insurance Certificate and a layout of their food vehicle/food stall.

Applicants can also elect to have their details included on the City's Food Vehicle Register, which is provided to Event Organisers on request. The Register assists Event Organisers with knowing which vehicles have already gained an Event Permit from the City.

Market Permits

Food vehicles/food stalls wanting to trade at approved markets within the City of Rockingham are able to apply for a Market Permit. The Market Permit is an annual Permit, which grants approval for the Permit Holder to attend any approved market within the City, with the Market Organiser's consent.

This means that the Permit Holder only makes one application to the City of Rockingham each year.

Applicants must complete the Application for Food Stallholder Permit, provide a list of foods to be sold, a copy of their Certificate of Registration of a Food Business, Public Liability Insurance Certificate and a layout of their food vehicle/food stall.

Applicants are able to apply for both an Event Permit and a Market Permit at the same time, which will grant approval to attend any approved event or market within the City for the year. The one application can be used for both Permit types, however, the fee for both the Event Permit and Market Permit will be required. Two Permits will be issued to the applicant after the assessment is undertaken.

One-off Food Stall Applications

One-off food stall applications can be considered for fundraising or advocacy purposes. These may include sausage sizzles, cake stalls and the like.

The City has information sheets to assist with the safe running of fundraising stalls, which are attached as Appendices to this Guideline. Food safety at these one-off stalls is paramount, with particular consideration needed to ensure the food is at a safe temperature at all times, food is protected from contamination (dust, dirt, pests etc.), food handlers wash their hands prior to handling food or after taking money, and that any packaged food (cakes, biscuits, preserves etc.) is clearly labelled with ingredients (especially those that may lead to an allergic reaction, such as nuts, egg, soy, dairy etc.).

Applicants must complete the Application for Food Stallholder Permit, provide a list of foods to be sold and layout of their food stall. Depending on the foods proposed to be sold, the City's Environmental Health Officers may contact the applicant to discuss their application further.

The City recognises the importance of food stalls for fundraising purposes, and will assist applicants to gain their approval. The Permits Officer will determine the suitability of a food stall location, given surrounding uses, pedestrian access and safety.

Generally one-off food stalls can operate up to four times each year, however, each application will be assessed on a case by case basis.

Ice Cream Vehicles

Ice cream vehicles are granted a specialised permit (Traders Permit - Ice Cream Van) which allows them to trade on roads, for as long as it reasonably takes to serve the customers.

Ice cream vehicle traders need to ensure:

- Y They do not trade within 300m of an established food business that sells the same product;
- Y They only operate between 7am and 7pm each day;
- Y The music is maintained at a level that does not create a nuisance; and
- Y They do not park the vehicle longer than the time needed to serve their customers.

Ice cream vehicles must sell ice cream, and are permitted to also sell snow cones, slushies and confectionary.

Applicants must complete the Mobile Food Vans and Traders Permits Application Form, provide a list of foods to be sold, a copy of their Certificate of Registration of a Food Business, Public Liability Insurance Certificate and a layout of their food vehicle.

Food Vehicles Servicing Construction Sites/Commercial Sites

Food vehicles such as coffee trucks, sandwich trucks etc. are permitted to attend construction sites and commercial sites to serve staff on-site without a Traders Permit from the City, as it is trading on private land.

Even though a Traders Permit is not required, food vehicles servicing construction sites and commercial sites still need to ensure:

- Y They do not attend sites within 300m of an established food business that sells a similar product -
- Y They only attend sites by prior arrangement with the consent of the site supervisor/manager.
- Y They only sell pre-packaged food, however, coffee and other drinks can be prepared to order. Food preparation and cooking cannot be undertaken on-site.
- Y They do not park the vehicle longer than the time needed to serve their customers
- Y They have a Certificate of Registration from the local government where the vehicle is housed overnight.

Trading on private land outside of these requirements needs to be discussed further with both the City's Planning Services and Health Services. Applicants wishing to undertake extended trading on private land should arrange for a joint meeting with the City's Planning and Health teams to discuss their proposal at their earliest convenience and prior to making a vehicle purchase.

Fixed Food Vehicles Trading Permits

Certain locations have been identified as being conducive to longer mobile food vehicle trading. These locations have been selected taking into account the distance to established food premises, pedestrian access and safety, vehicle access and traffic safety, public parking requirements, lighting, toilets and current food industry servicing.

As such, Fixed Food Vehicles Trading Permits will be issued on a nominated daily basis for a mobile food vehicle to trade at each of the following locations (indicated in red):

Secret Harbour Foreshore



Special considerations:

- Ÿ Should the cafe tenancy at the Secret Harbour Surf Lifesaving Club open for trade, this location will no longer be available for a mobile food vehicle during café operating times.
- Ÿ Cannot trade in this location during approved food truck events

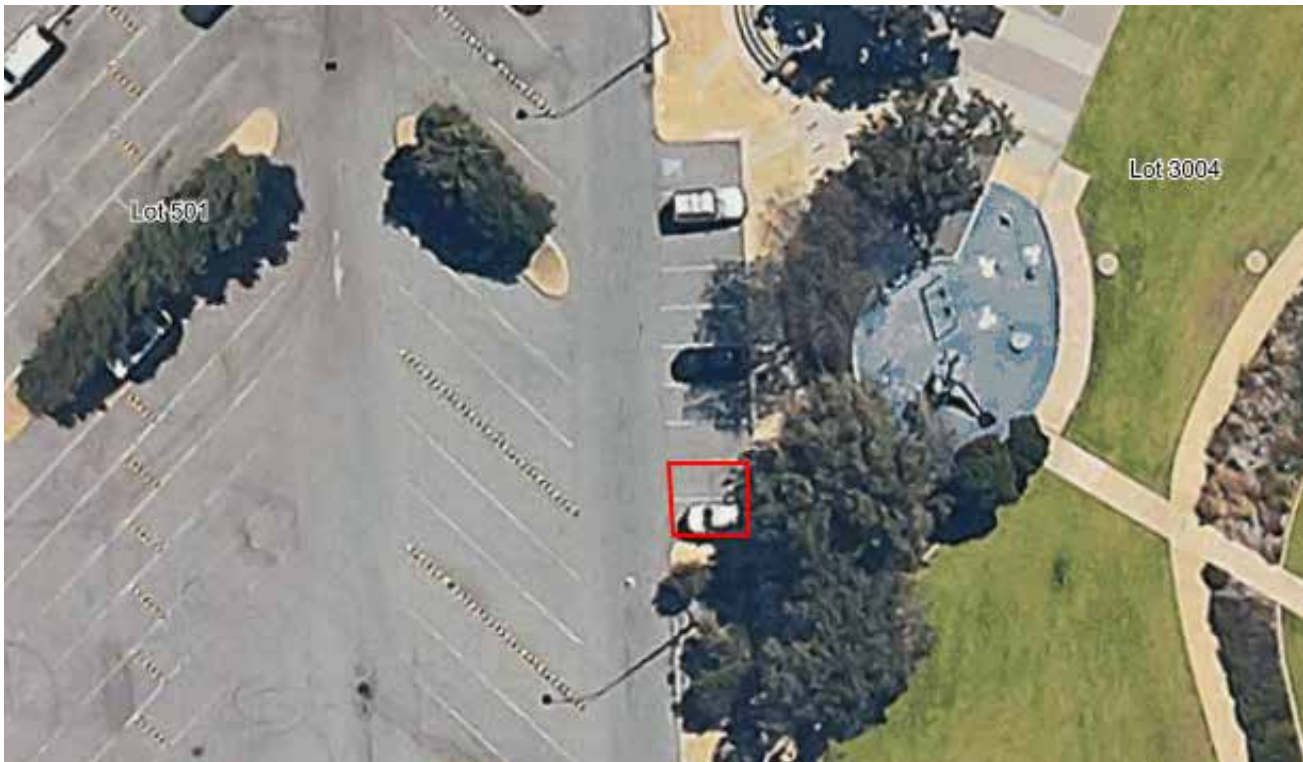
Governor Road Reserve



Shoalwater Reserve - Activity Node



Long Point (Port Kennedy Boat Ramp) Port Kennedy



Singleton Foreshore



Special Considerations:

Y Cannot trade in this location during approved food truck events

Waikiki Foreshore - Francis Street



Safety Bay Foreshore - Malibu Road



Special Considerations:

Y Cannot trade in this location during approved food truck events

Fantasy Park Waikiki



Special Considerations:

Y Cannot trade in this location during approved food truck events

City Park, Rockingham



Application Process

A call for applications will be sought annually for all Fixed Food Vehicles Trading Permit locations. Applicants can nominate their preferred trading location/s and requested trading dates.

Applications will be assessed and prioritised based on a number of factors, including:

- Y number of allocations already given to the applicant
- Y preference being given to food vehicles housed within the City of Rockingham
- Y history of compliance with the *Food Act 2008* and the City of Rockingham *Public Places and Local Government Property Local Law 2018*
- Y proposed menu is compatible with the location, surrounding uses, food businesses and key location user groups

The application fee will only be charged to those applicants successful in gaining a trading location. Successful applicants will be invoiced for the Fixed Food Vehicle Trading Permit fees at the time that the Permit is issued.

Successful applicants will be granted a Fixed Food Vehicle Trading Permit for the approved dates.

If there are multiple applicants for the same date, the final decision on the successful Permit application will be made by the Manager Health and Building Services.

Application Requirements

Food vehicles are required to be fully self-contained and removed from the location on completion of trade each day. All rubbish from the food vehicle is to be removed and disposed of at an approved location to the satisfaction of the Manager Health and Building Services. An adequate supply of water is to be provided for the duration of trade, and all waste water is to be contained within the vehicle and disposed of at an approved location to the satisfaction of the Manager Health and Building Services.

Food is to be take away service only.

Applicants must complete the Fixed Food Vehicle Trading Permit Application Form, provide a list of foods to be sold, a copy of their Certificate of Registration of a Food Business, Public Liability Insurance Certificate and a layout of their food vehicle.

Ongoing Trade

Trading can occur on the permitted day between 7am - 9pm. Suitable lighting must be available in the immediate trading area for food vehicles to safely trade after sunset.

The permitted locations will have a sign installed to allocate the area exclusively to the Permit Holder. Only the approved vehicle specified on the Permit is allowed to trade at the permitted location.

Approved vehicles are not permitted to remain on-site overnight.

Permit Holders are required to trade on their approved days. The City may revoke a Permit if Permit Holders do not attend more than three trading days. If a Permit Holder is unable to trade, they should notify the City's Health Services with as much notice as possible so that the location can be reallocated.



The City of Rockingham may, with a minimum of 4 weeks' notice, prevent trading on certain days. This may be due to maintenance requirements or other reasons. The City will endeavour to allow trade to continue if it is safe to do so. Emergency works take priority, and trading must be suspended if instructed by the City in an emergency situation.

Locations will be reviewed annually prior to calling for expressions of interest. If a location is no longer considered suitable, it will be removed.

APPLICATION CONSIDERATIONS

Fees

Event Permit Fee

Application and Annual Permit Fee \$50.00

Market Permit Fee

Application and Annual Permit Fee \$50.00

Event and Market Permit Fee

Application and Annual Permit Fee \$100.00

One-Off Food Stall Fee

Application Fee \$66.00*

Permit Operating Fee (per day)..... \$11.50

* *GST is not applicable to the application fee.*

Traders Permit - Ice Cream Van

Application Fee \$50.00*

Operating Fees *(including GST)*

Daily Fee \$10.00

Weekly Fee \$50.00

Monthly Fee \$100.00

Annual Fee..... \$1000.00

* *GST is not applicable to the application fee.*

Fixed Food Vehicles Trading Permit

Application Fee..... \$66.00*

Permit Operating Fee (per day) \$11.50

* *GST is not applicable to the application fee.*

Food Act Registration

All food premises where food is prepared for sale, stored or sold require a Certificate of Registration under the *Food Act 2008*. This also extends to food vehicles and food stalls, as well as any other location that food is prepared or stored for sale (such as a home business).

The Certificate of Registration is issued by the local government where the food vehicle/food stall is housed overnight. In considering an application for a Certificate of Registration, the local government Environmental Health Officer will assess the suitability of the location for the food preparation being undertaken.

Please note that high risk food preparation cannot be approved at home. Please also note that if food is being prepared within a commercial kitchen then approval needs to be sought from that local government to then sell off-site.

The Certificate of Registration must be included in the Permit application. Only approved foods can be sold. Any additional products not already approved will need approval from the local government that issued the Certificate of Registration before a Permit application is made.

The City's Permits Officer checks with the local government that issued the Certificate of Registration to confirm validity and the approved foods, prior to approving a traders permit.

Food Act Compliance

The City's Environmental Health Officers undertake unscheduled inspections of food premises, food vehicles and food stalls. It is important to inspect food retailers to ensure food is being prepared safely and in accordance with the food legislation.

Food retailers, their staff and volunteers must be familiar with the requirements under the *Food Act 2008* and the subsidiary legislation to ensure they are complying at all times. Particular attention should be paid to ensure food is maintained at the correct temperature at all times, that the food vehicle/food stall is clean and protected from dust, dirt, pests and accumulations of grease and grime, and that food handlers are washing their hands before handling food and after handling money.

The City has free online food handler training available on the City's website at [Food businesses - City of Rockingham](#). The free food handler training is detailed under 'I'm Alert Food Safety'. All food handlers are highly encouraged to undertake this quick training course to ensure they have a basic understanding of food safety.

Breaches of the *Food Act 2008* can result in an infringement being issued, a direction being issued to dispose of dangerous food or to cease trading, or future applications to trade within the City of Rockingham being denied. If a non-compliant food vehicle/food stall is registered outside of the City of Rockingham, the City's Environmental Health Officers will contact that local government for further follow up.

The City's Environmental Health Officers want to see successful and safe food retailers operating within the City, and are happy to be contacted for advice or any food safety questions on 9528 0315.

Insurance

Public Liability Insurance provides the Permit Holder with insurance cover for their legal liability to third parties for injury and/or property damage arising from conducting their permitted activity. Permit Holders must hold a current public liability policy with an APRA (Australian Prudential Regulation Authority) approved insurer.

A copy of the applicant's Public Liability Insurance (Certificate of Currency) with a cover of not less than \$10,000,000 (ten million dollars) must be provided upon application. The insurance must be maintained for the duration of the Permit.

Rubbish

All rubbish associated with the food vehicle/food stall is required to be contained and disposed of at an approved location, to the satisfaction of the Manager Health and Building Services.

Permit Holders should also check the immediate areas surrounding their vehicle/stall on completion of trade for any additional rubbish associated with their business and dispose of that as well.

Water and Waste Water

All food vehicles are required to be self-contained, with an adequate supply of potable water for the duration of trade. Waste water is to be self-contained and disposed of at an approved location, to the satisfaction of the Manager Health and Building Services.

Food stalls also require hand washing facilities, and washing up facilities if there is food preparation or cooking occurring within the stall. An adequate supply of water is required for the duration of trade. Waste water is to be disposed of at an approved location, to the satisfaction of the Manager Health and Building Services.

Protection of Reserves

Each application will assess the potential impact on a reserve. Some reserves may not be able to take activities that are likely to cause damage, where there is heavy equipment proposed to be taken onto the reserve. If the City determines that the proposed location is not suitable for the activity, the City's Permits Officer will endeavour to work with the applicant to find a suitable alternative location.

Upon approval, prior to the commencement of the activity each day, the Permit Holder must:

- (a) carry out a site safety inspection of the permitted location; and
- (b) report in writing to the City any unsafe condition with respect to the permitted location or any concern of the Permit Holder.

If the City determines that substantial damage has been caused by the permitted activity, it is the responsibility of the Permit Holder to rectify the damage. Alternatively, if the City is to repair any damage caused by the Permit Holder then the cost of repair will be responsibility of the Permit Holder.

Noise

Noise, including generators, must be kept to a reasonable level to not cause a noise nuisance to surrounding residents or businesses during the permitted activity.

Signage

As part of the approved Permit the City allows one advertising sign, with maximum dimensions of one metre by one metre, can only be displayed within the permitted location while the permitted activity is being conducted.

Structures (Tents, Marquees and the like)

All temporary structures (tents, marquees etc.) which are larger than 3m x 3m require City approval. The information required for temporary structures to be approved includes:

- Y The purpose for which it will be used.
- Y The design integrity and ground conditions.
- Y Erector's competence.
- Y Manufacture details:
 - Code/Standards it complies with
 - Structural adequacy
 - Design parameters.

Once the structure is erected, the installer shall complete a Certification of Structures Form to confirm that the structure has been erected in accordance with all design criteria, engineering details or manufactures instructions and that all structures have been constructed to be structurally sound. This form must be completed for all structures, and submitted to the City within five days after the initial operation has occurred.

Permit Holders intending to erect a structure or dining equipment in addition to their food vehicle need to include this detail on their application.

Further Information

The City is committed to assisting applicants successfully gain their approvals.

The City's Permits Officer is your contact for the City, and will liaise with any other departments within the City to assist you in successfully obtaining your Permit.

The Permits Officer is also able to arrange for a pre-lodgement meeting to assist you in completing your Permit Application.

The Permits Officer can be contacted directly on 9527 0730.

Appendixes

Guidelines for Food Stallholders

Guidelines for Food Stallholders

This Guideline has been developed to assist you in your application for a Stallholder's Permit. For more detailed information and the legal provisions, reference should be made to the City of Rockingham Public Places and Local Government Property Local Law 2018, the Food Act 2008 and subsidiary legislation.

When is an Application Required?

Food Stalls –

A stallholder who proposes to operate a food stall, which will offer food or drinks for sale to the public, must make an application to the City's Health Services.

Event and Market Permits –

An Event and/or Market Permit can be issued to stall holders who operate a food stall at ongoing approved markets or events held within the City. These Permits allows the stallholder to sell food at any of the approved markets or events within the City, given that they have obtained consent from the organiser.

FOOD STALLS	
Food & Methods Permitted	Food & Methods NOT permitted
Low risk foods (associated with a registered food business) Raw fruit and vegetables, bread, muffins, cakes (no cream), nuts, biscuits, jams, honey, pickled products, canned foods, pasteurised juices, powdered drink products.	On site food preparation Where potentially hazardous foods are handled (raw meats), and where a pathogen control measure such as cooking is not utilised - including but not limited to sushi, rice paper rolls, sandwiches / rolls or any other food where direct contact with hands is required.
Correctly Labelled Packaged Food Nuts, biscuits, jams, honeys, cupcakes	Boiling More than 5L of water, stock, soup at a time. Less than 5L at a time is accepted.
Barbeques & Sausage Sizzles Sausages, meat patties, and vegetables etc.	Deep frying
Reheating Ready to eat meals kept under temperature control – food must be prepared at an approved Food Business within 24 hours of sale.	

Guidelines for Food Stallholders

Temporary Food Stall Requirements

General
<ul style="list-style-type: none"> • The stall and equipment should be easily cleanable and weather-proof. • The stall must have a roof, three sides enclosed and a floor covering. • Where a food stall is erected on unsealed ground, a suitable impervious material shall be laid over the ground area of the stall. • The food stall must be kept in clean and sanitary condition and all fixtures, fittings and equipment should be in good condition. • Animals must not be allowed in the food preparation area or service area at any time.
Transportation & Storage
<ul style="list-style-type: none"> • All food must be stored in sealed and labelled containers and be transported to the site in refrigerated vehicles, approved / insulated vehicles or, for small quantities (of approved food products only) in large eskies packed with ice, and be maintained at a temperature of less than 5°C. • Previously prepared hot foods must be stored in sealed containers and be transported in heated containers capable of maintaining the food at a temperature greater than 60°C. • Food not requiring refrigeration, such as fruit, bread and the like, must be stored in dust-proof containers.
Protection of Food
<ul style="list-style-type: none"> • Raw and cooked foods must be stored and handled separately to prevent cross-contamination. • Disposable eating and drinking utensils only shall be used. • All food stored inside the stall shall be stored 750 mm clear of the ground and covered or in closed containers. • Food shall not be displayed so as to be openly accessible to the public. A physical barrier shall be provided by means of sandwich display type counters, Perspex glass sneeze guards or clear plastic siding to the stall. • All condiments such as sauce or mustard shall be contained in squeeze type dispensers or in individual sealed packs. • All disposable eating utensils shall be pre-wrapped in paper napkins, cellophane bags or similar material prior to distribution to the public. Drinking straws, paper cups, spoons etc. shall be enclosed in suitable dispensers or otherwise protected from contamination.
Food Temperature Control
<ul style="list-style-type: none"> • All takeaway food prepared in the stall shall be for immediate sale and consumption unless a suitable food warmer or food display, maintaining the food at a temperature of at least 60°C (hot foods) or below 5°C (cold foods), is provided. • All raw food and perishable foods such as steaks, hamburger patties, Frankfurts, shall be stored in a portable cooler together with an adequate supply of ice or a cooling medium. • The sale of pre-cooked chicken or pre-cooked chicken pieces or pre-cooked rice from a one day food stall is not permitted. • All food stalls must have a thermometer which is accurate +/- 1°C. The thermometer shall be cleaned and sanitised before use and in between uses on different foods, so as to prevent cross contamination.

Guidelines for Food Stallholders

Washing Facilities

- Separate hand washing facilities and utensil washing facilities shall be provided within the stall.
- Hand washing facilities must comprise of warm running water (plastic water storage container with a tap), disposable hand towels and liquid soap and a waste water collection bucket.
- Permanent or regular stalls must be provided with a fixed hand wash basin with a constant supply of warm running water.
- Food grade detergents and sanitisers should be used on all food contact surfaces.

Cooking

- All heating and cooking equipment including open flames, barbeques and cooking plates shall be located within the stall or otherwise suitably protected from contamination.
- Raw foods waiting cooking and foods which have been cooked shall not be displayed outside the stall. Raw foods waiting cooking shall not be stored or held outside the stall.
- The cooking area shall be kept free from dust-borne contamination and droplet infection (coughing, sneezing etc. by the public).
- Cooking and heating equipment shall not be within reach of the public.
- A fire extinguisher of adequate size shall be provided convenient to every stall where open flame cooking is carried out.
- Where cooking is carried out, provision shall be made to protect the stall walls from heat, flame and splashing.

Labelling

- All packaged food sold in Australia must be labelled in accordance with the Australia New Zealand Food Standards Code. The label should include:
 - A description of the food, for example, 'strawberry jam' or 'chocolate cake';
 - The name and address of the person or company who made the food, so that the maker can be traced if there is any problem with the food. A street address is needed, as a post office box cannot be traced;
 - A list of ingredients;
 - A 'best before' date to indicate how long the food will keep;
 - Any special storage conditions, for example, 'keep refrigerated'.
- A simple handwritten label is fine.
- Relevant information must be available to the public if any of the ingredients may cause allergic reactions. These ingredients include:
 - Gluten, a substance found in wheat, rye, barley, oats and spelt, and therefore present in foods made from these grains, such as flour
 - Fish, fish products, crustacean (shellfish) and products
 - Eggs and egg products, milk and milk products
 - Soya beans and products
 - Peanuts and products
 - Sesame seeds and products, and other nuts and products
 - Sulphites (a preservative)
 - Royal jelly (secretion from the salivary gland of bees)
 - Bee pollen (pollen collected from the legs of bees)
 - Propolis (a substance collected by bees)
- If any foods contain Royal Jelly, a warning statement must be included on the label.

Guidelines for Food Stallholders

Rubbish

- Suitable garbage disposal receptacles shall be provided near the stall for the public to dispose of used takeaway food containers and the like.
- Adequate arrangement shall be made for the storage and frequent removal of garbage generated inside and outside the food stall.

Hygiene of Food Handlers

- Hands must be washed on a regular basis and food handlers must practice excellent personal hygiene at all times.
- Use clean utensils (tongs) to handle food wherever possible. Where utensils can't be used, disposable gloves shall be worn and changed on a regular basis.
- Cover wounds with a bright coloured waterproof band-aid and disposable gloves.
- All food handlers shall wear a clean head covering (hat or hairnet) and apron.
- Money and food handling activities should be performed by separate people to minimise the risk of food being contaminated.
- All food handlers should have access to sanitary facilities and should be free from symptoms of food borne illness (vomiting and diarrhoea).

Pre-prepared Food

- Food preparation prior to the event must be undertaken in an approved food premises or approved residential premises. Further information can be obtained from the City on request.

Mobile Food Vehicles

- Foods and methods limited to the Certificate of Registration issued by the approving Local Government Authority

REMEMBER! FOOD SAFETY IS IN YOUR HANDS

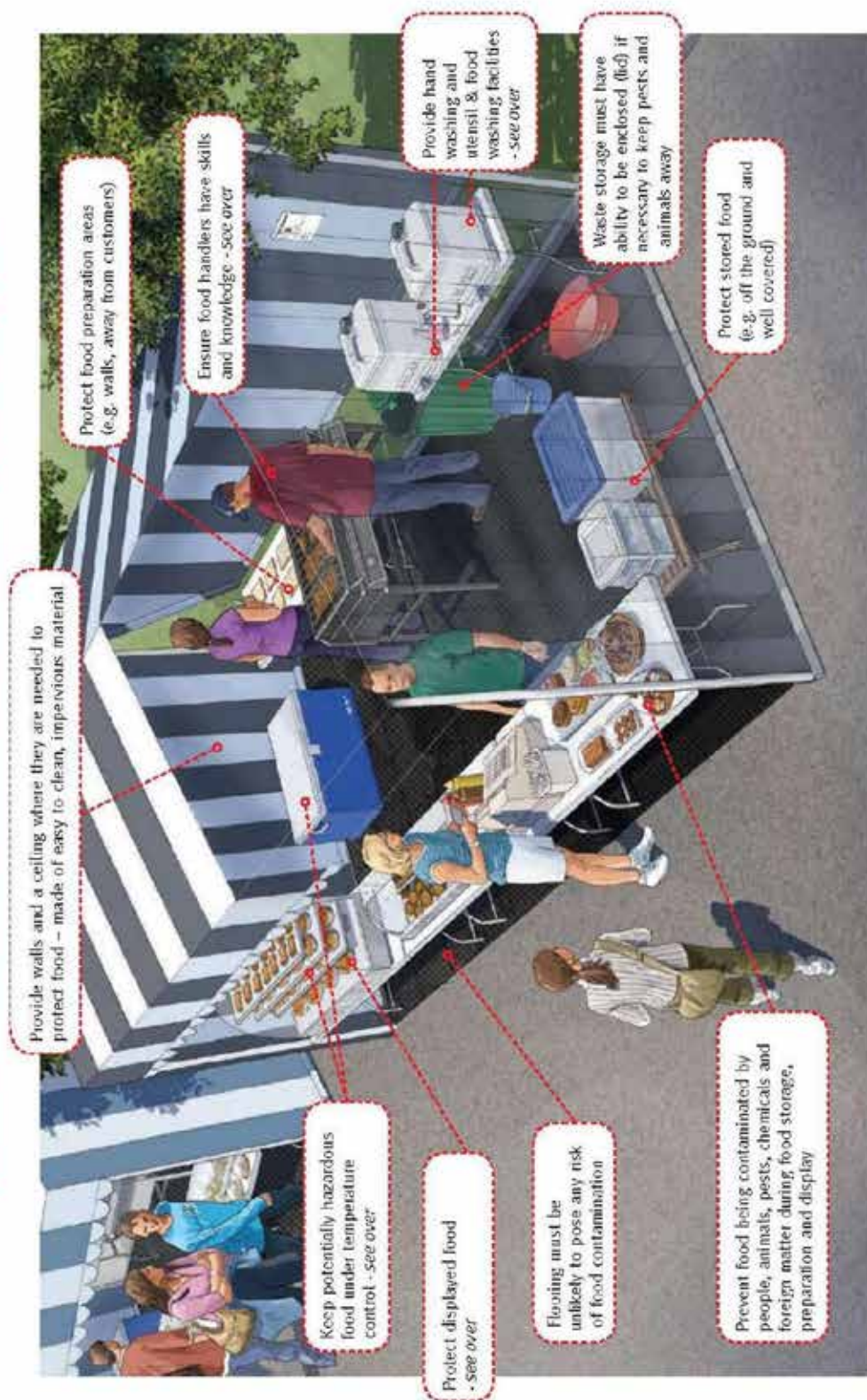
Please Note: A Stallholders Permit is NOT transferable and will not be issued to allow trading from road reserves within the City.

Applicants will be held responsible for compliance with the Food Act 2008. Offences identified under the Act may result in approval being withdrawn, food products being seized and destroyed, infringement notices being issued or prosecution.

The City's Health Services can be contacted on 9528 0333 for further assistance.

Guidelines for Food Stallholders

GUIDE FOR THE DESIGN AND OPERATION OF A TEMPORARY FOOD PREMISES (STALL)



This document is for guidance only and is not legally binding. Each premises will be assessed on its own individual food safety risks by the relevant local enforcement agency. Other requirements may also apply (e.g. LPG use, fire control, waste disposal) – seek advice from your local enforcement agency.

Guidelines for Food Stallholders





Government of Western Australia
Department of Commerce

Gas safety checklist for caterers, food outlets and others at public venues

Complete this checklist before the start of the event. All questions should be answered as accurately as possible.

If it appears that you have an unsafe gas installation, seek assistance from a licensed gas fitter. EnergySafety can provide advice to event organisers about gas safety.

EnergySafety may carry out on site gas safety inspections of gas appliances before and during use in public venues to ensure compliance with the Act, Regulations and Australian Standards. EnergySafety can require immediate correction of any unsafe condition. If you fail to comply with the Act or Regulations EnergySafety may issue an Infringement Notice, Notice of Defect or Inspectors Order with significant penalties.

How to complete the check list

Start at the gas meter for natural gas and at the LP Gas cylinders for a LP Gas supply and proceed towards the gas appliances.

Answer each question if the situation is appropriate. The preferred answer is indicated by a shaded box.

If the answer to a question is not the preferred one, the remedy may be quite simple. For example, a cylinder obstructing an exit should be moved.

If you are unsure about a question or an answer, contact EnergySafety on 6251 1900.

When the check list is completed

Please give the original checklist to the site administrator and keep a copy for the duration of the event. You may be requested to produce it as part of a site safety audit. Make sure any remedial work is carried out **before** the event commences.

Guide to gas installations

Fixed gas appliances and pipe work must only be installed by a licensed gas fitter, who must:

- provide a Notice of Completion;
- produce their licence on request; and
- attach a compliance badge to the installation.

If a gas leak is suspected:

- turn off appliances;
- turn off gas supply;
- do not use any ignition sources; and
- seek assistance.

Note

To obtain copies of the checklist, you can:

- photocopy this document;
- download it from the website: www.energysafety.wa.gov.au; or
- telephone 6251 1900 for additional copies.

2

Checklist – please print clearly	
Event:	
Venue or site administrator	
Contact person's name:	Ph:
Event organiser	
Contact person's name:	Ph:
Responsible person nominated for venue or site at event	
Contact person's name:	Ph:
Vendors and any other gas consumers at event	
Business name:	
Location of business at the event:	
Type of business structure (caravan, marquee etc):	
Responsible business person's name:	Ph:
Business name:	
Location of business at the event:	
Type of business structure (caravan, marquee etc):	
Responsible business person's name:	Ph:
Business name:	
Location of business at the event:	
Type of business structure (caravan, marquee etc):	
Responsible business person's name:	Ph:
Person completing checklist	
Venue or site administrator/event organiser/vendor/other (Circle which applies)	
Name:	Ph:

For gas technical advice:

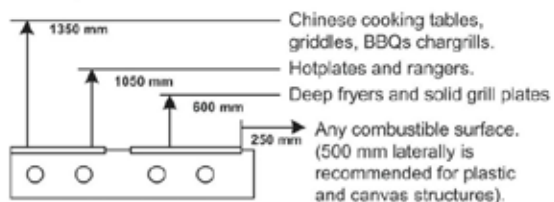
Phone: 6251 1900 Fax: 6251 1901

www.energysafety.wa.gov.au

Gas appliances

Checklist	Yes	No
Are gas appliances designed to be used outdoors (barbecues and the like) installed outdoors?		
Are indoor gas appliances to be used and is there adequate ventilation and fluing?		
If commercial gas appliances are to be used, then are they fitted with exhaust hoods or canopies installed to local building requirements?		
Have appliances been checked within the last 12 months by a qualified person?		
Have additions or alterations been made to the installation since the last check?		
Are appliances labelled with an AGA, SAI Global, IAPMO R&T Oceana or EnergySafety approval badge?		
Have safety devices been tampered with? (If unsure contact a gas fitter)		
Do thermostats work?		
Do ignition devices work?		
Are supply pipes or hoses in good condition?		
Have joints been tested for gas leakage with soapy water?		
Are combustible materials and customers clear of appliance?		
Are combustible surfaces within the distances shown in the illustration below?		

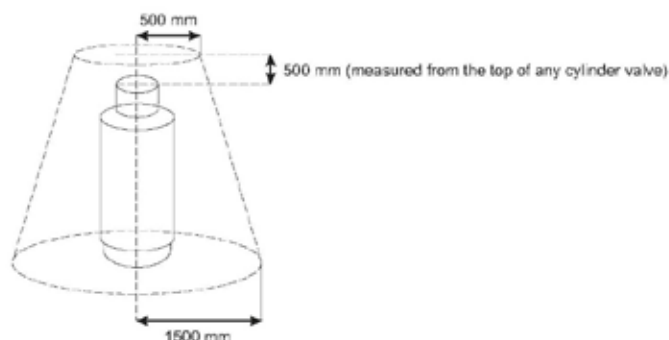
See required clearances below.



4

Gas cylinders (LP Gas installations only)

Checklist	Yes	No
Are gas cylinders damaged, rusty or over 10 years old?		
Are cylinders in use situated outside the caravan or structure?		
Are spare cylinders, full or empty, stored externally?		
Are cylinders blocking an exit?		
Are cylinders on a level, non-combustible surface?		
Are cylinders secured in an upright position?		
Are cylinders in a well ventilated position?		
Is cylinder safety outlet facing away from the structure?		
Are cylinders protected from tampering?		
Is the area shown below clear of ignition sources?		



Safety procedures




Checklist	Yes	No
Do staff know what to do in an emergency?		
Is there a suitable fire extinguisher handy?		
Has someone been trained to exchange gas cylinders? (LP Gas installations only).		

CAKE STALL FUNDRAISER INFORMATION



This information applies to the fundraising activity of low risk cake stalls conducted to raise money solely for purposes that are of a charitable or community nature by Schools and Church groups at their premises for fetes, open days and the like.





The types of cakes permitted to be prepared from residential premises include:

-  Cakes (**No** fresh cream, cream cheese, custard or ganache)
-  Biscuits
-  Muffins

Labelling and Packaging Requirements

All items must be wrapped in glad wrap or placed in suitable food grade containers.

Each item must be labelled with:

-  Ingredients
-  Date Made and, if frozen, Date Frozen
-  Made by or Suppliers details including contact details.
-  **ALLERGENS** such as Eggs, Milk, Peanuts, Gluten, Soyabeans, Sesame Seeds, Tree nuts must be highlighted on the label.

Sample Label 1 could be used in a school setting where the cakes are being sold within the school community. Sample Label 2 could be used at a School Fete or Church Fundraiser where the cakes are sold to the public, this label type would require the organiser to keep a list of all the cakes baked and the volunteers who baked them, assigning each volunteer with a supplier number. This is to ensure the products can be traced back should there be any issues.

Sample Label 1

Vanilla Cupcakes

Ingredients: Cake - flour, butter, sugar, milk, egg, baking powder, vanilla extract. Icing – icing sugar, butter, sprinkles and water.

Baked on 26 September 2016

Made by Mrs Jessica Jones (Room 2)

ALLERGENS: EGGS, MILK, FLOUR

Sample Label 2

Vanilla Cupcakes

Ingredients: Cake - flour, butter, sugar, milk, egg, baking powder, vanilla extract. Icing – icing sugar, butter, sprinkles and water.

Baked on 26 September 2016

Made by Rockingham Primary School Supplier No. 5




Cupcake Street, Rockingham Ph: 9123 4567

ALLERGENS: EGGS, MILK, FLOUR

Notification Requirement:

The Food Act 2008 exempts charitable and not for profit organisations from food registration for residential premises for the purpose of preparing low risk cakes. However, there is still a requirement to notify the City of Rockingham of these food preparation activities. Notification and submission of the 'Application for a Stallholder Permit' form by email to customer@rockingham.wa.gov.au is required at least two weeks prior to the cake stall.

Providing the following details:

-  Date and location of the stall.
-  A copy of the information provided to the volunteer bakers, if different from this information sheet.
-  A copy of the Public Liability Insurance.

The City will permit each organisation to run four (4) low risk cake stalls per year using the notification system. Should your organisations wish to hold more than four (4) low risk cakes stalls per year or sell other products such as jams, pickles or chutneys, approval is required from the City of Rockingham's Health Services. Refer to 'Preparing food for Sale in Residential Premises' information guide for further information and requirements, or contact the City of Rockingham Health Services.

Phone: 9528 0315
 Email: customer@rockingham.wa.gov.au
 Webpage: www.rockingham.wa.gov.au

CITY OF ROCKINGHAM

Draft Local Planning Policy No.3.1.2

Local Commercial and Activity Centres Strategy (LCACS)



REVISION SCHEDULE

No.	Date	Details	Author
1	8 Oct 2021	Planning Background Report	CF/RS
2	1 July 2022	Draft – LCACS (Sections 1-4)	CF/RS
3	19 August 2022	Final Draft - LCACS	CF/RS

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ACRONYMS/GLOSSARY

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Executive Summary

This Strategy is a high-level strategic planning document intended to guide and inform planning for activity centres and commercial development within the City of Rockingham for City officers, Council, other decision-makers, proponents, and the general community.

This Rockingham Local Commercial and Activity Centres Strategy (referred throughout as LCACS or “the Strategy”) sets out the City’s strategic planning priorities for activity centres and commercial areas for the next 15-20 years

Activity centres are considered essential drivers of development and investment for the City and the Sub-region and their important role is recognised in SPP 4.2 (draft) and the Perth and Peel@3.5million suite of planning documents. *“Activity Centres are multi-functional community focal points that vary in size and function. They are generally well-serviced by transport networks with a focus on integrated pedestrian access and walkability, and may include land uses such as commercial, retail, food and hospitality, higher-density housing, entertainment, tourism, civic/community, higher education, and medical services.”*¹

The Rockingham City Centre (RSC) is identified by the State Government as a Strategic Centre under SPP 4.2 and the *Perth and Peel@3.5million* suite of planning documents. What are activity centres? The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments. The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments.

This Strategy sets out a comprehensive review, evaluation and analysis of the State and the local planning frameworks which support the current planning and future development of activity centres within the City. The *City of Rockingham Needs Assessment* (Pracsys, 2022), hereafter referred to as the *Needs Assessment*, forms a key source of data and analysis upon which this Strategy (the LCACS) is based

This Strategy together with the *Needs Assessment* provides the analysis and evidence to assist in the preparation of the LPS and guide the use and development of activity centres across the City. The following objectives identify the retail hierarchy, land use approach and built form principles that will form the foundation of the LCACS:

CENTRES HIERARCHY: Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.

ACTIVITY: Support activity centres in transitioning from places of commerce to include a range of experiences and community benefit.

MOVEMENT: Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high- frequency public transport and active travel modes.

URBAN FORM: Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.

¹ Draft SPP 4.2 definition, May 2020 (draft)

GOVERNANCE: Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.

The purpose of this LCACS is to:

- understand the context relating to the City's existing Local Commercial Strategy, Employment Strategy and Rockingham Strategic Metropolitan Centre Framework.
- prepare a new Local Commercial Strategy to replace the City's current Local Planning Policy as an interim measure which is to inform City's preparation of the LPS.
- outline best planning principles to guide the future development of the City's activity centre hierarchy that are responsive to the aspirations of the community.
- provide a planning and land use response to address improve the City's employment sufficiency, within the City's Activity Centres
- address the policy outcomes specified within the draft State Planning Policy 4.2 – Activity Centres.
- identify and define boundaries of Activity Centres suitable for consideration in the preparation of future Precinct Structure Plans; and
- to outline required changes to the City's local planning scheme as part of the scheme review process, to outline contemporary best practice planning principles and guide development of the existing and future activity centres.

The City is undertaking a comprehensive review of its local planning framework with a commitment to prepare a Local Planning Strategy (LPS) and a new Local Planning Scheme No. 4 (LPS No.4) and the preparation of a PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a coherent and robust hierarchy of activity centres (both existing and proposed) within the City. The findings of this LCACS are intended to inform these key planning initiatives currently being undertaken by the City,

1. Preliminary

1.1 Introduction

Activity Centres are defined in the draft *State Planning Policy 4.2 'Activity Centres for Perth and Peel'* (SPP 4.2 as:

"multi-functional community focal points that vary in size and function. They are generally well-serviced by transport networks with a focus on integrated pedestrian access and walkability, and may include land uses such as commercial, retail, food and hospitality, higher-density housing, entertainment, tourism, civic/community, higher education and medical services."

Activity centres are considered essential drivers of development and investment and their important role is recognised in SPP 4.2 and the Perth and Peel@3.5million suite of planning documents. Activity centres extend beyond a traditional retail function providing a broad range of goods and services, diversifying their offerings, focusing on mixed-use development including retail, commercial and residential, and ensuring they are well connected and serviced by public transport.

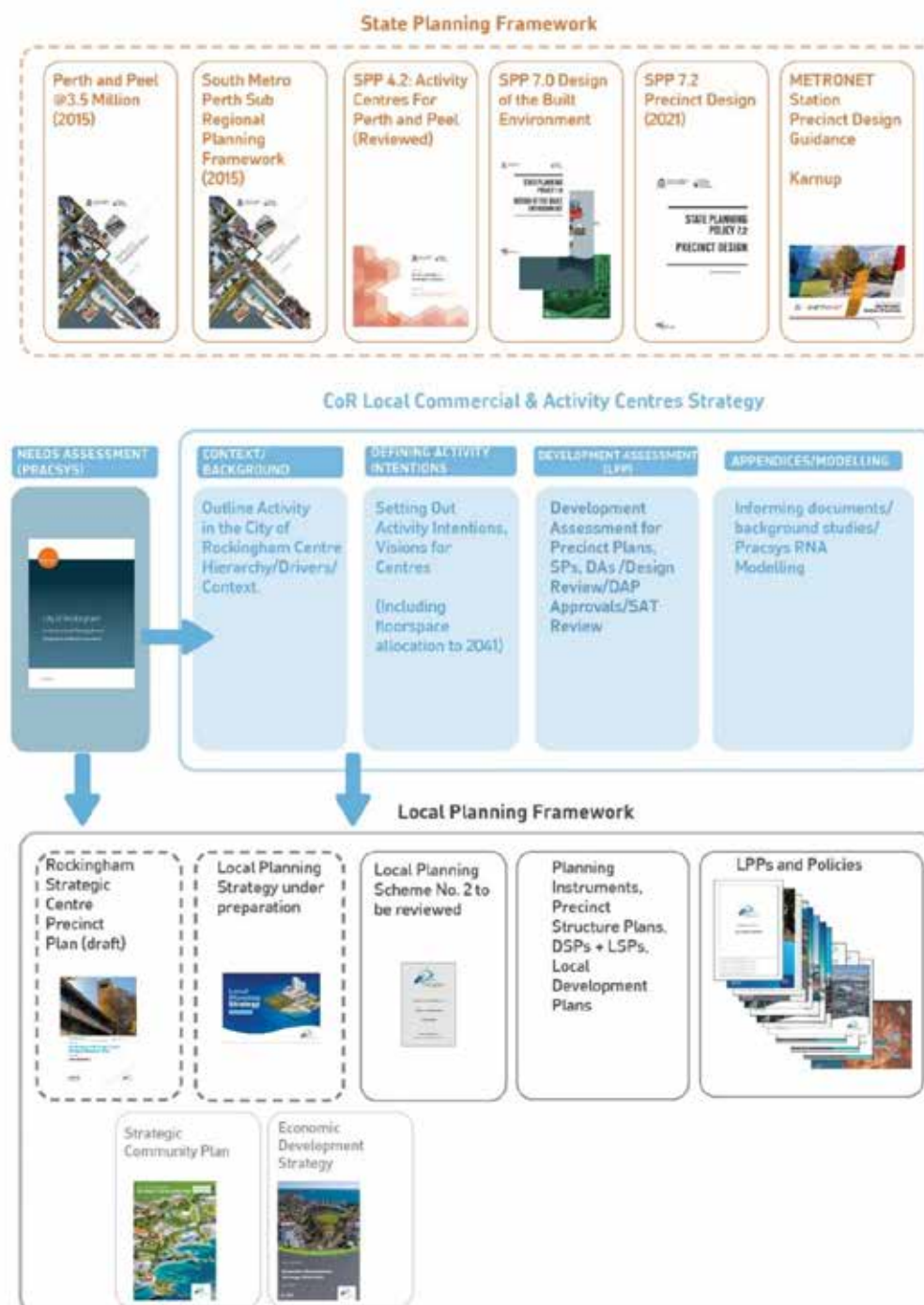
The role of activity centres is changing as a result of new technologies and consumer trends. Activity centres must work harder to attract and retain people and their spending, with growing importance of food, entertainment and recreation offerings. Increasingly, successful centres must not only be convenient and functional but integrate high standard of urban design to create attractive and entertaining places.

This Rockingham Local Commercial and Activity Centres Strategy (referred throughout as LCACS or "the Strategy") sets out the City's strategic planning priorities for activity centres and commercial areas for the next 15-20 years. It has also been prepared to:

- Address the requirements of the State Planning Framework.
- Outline best planning principles to guide the future development of the City's Activity Centre hierarchy that are responsive to the aspirations of the community.
- Identify and define boundaries of activity centres suitable for the preparation Precinct Structure Plans.
- Outline the Strategic vision, role and intent for all centres within the activity centre hierarchy.
- Address the function of composition of centres in the short and longer term.
- Establish a strategic planning framework to facilitate outcomes that work to achieve the City's employment targets; and
- inform the concurrent review of the City's local planning framework including the preparation of the Local Planning Strategy (LPS) and accompanying new local planning scheme (LPS No.4).

A diagram illustrating the relationship between the LCACS and the State and local planning frameworks is provided in Figure 1. Most of these documents are reviewed and referenced highlighting relevance to preparation of the LCACS in the following sections.

Figure 1: Rockingham LCACS Relationship to State & Local Frameworks



Source: Franklin Planning & Hames Sharley (2022)

The activity centre hierarchy provides strategic guidance for the location, scale and nature of investment and land uses intended for activity centres. SPP 4.2 sets out the hierarchy of activity centres for the Perth and Peel Metropolitan Region delineating different roles and functions for centre typologies within the hierarchy and creates a coherent network of activity centres which meets the various needs of the community at the locations where these needs can and should be met.

The Rockingham City Centre is identified by the State Government as a Strategic Centre under SPP 4.2 and the *Perth and Peel@3.5million* suite of planning documents. As one of ten Strategic Centres within Perth and Peel Metropolitan area, Rockingham Strategic Centre (RSC) is considered 'a multi-purpose centre' providing the full range of economic and community services necessary for the communities within its sub regional catchment. Rockingham has been the highest-order centre in the south-west region of Metropolitan Perth since the WAPC's Corridor Plan was released in 1970.

The centre's important role and primary function within the sub region has remained unchanged. Staged development of RSC has occurred on a designated 600ha site, about 38 kms south-west of Perth CBD and 2 kms south-east of Rockingham Beach foreshore.

The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments. These catchments broadly correlate with the three established district centres located in Baldivis, Secret Harbour and Warnbro together with the historical settlements of the Rockingham foreshore and Safety Bay. These four catchments are discussed in greater detail in section 4 of the LCACS.

This Strategy also provides guidance for a future identified district centre, specialised node; and railway station precinct that have been identified within the Karnup locality in draft SPP 4.2 and the South Metropolitan Peel Sub-Regional Planning Framework, respectively.

The *City of Rockingham Needs Assessment* (Pracsys, 2022), hereafter referred to as the *Needs Assessment*, forms a key source of data and analysis upon which this Strategy (the LCACS) is based.

1.2 Policy Purpose & Context

This Strategy sets out a comprehensive review, evaluation and analysis of the State and the local planning frameworks which support the current planning and future development of activity centres within the City.

This Strategy has been made in the context of:

- Rockingham's existing State and Local Planning Frameworks (refer Section 2),
- Outcomes of the Needs Assessment which forecast floorspace demand until 2041.

- Population forecasts prepared by Informed Decisions on behalf of the City and WA Tomorrow forecasts.

The purpose of this LCACS is to:

- understand the context relating to the City's existing Local Commercial Strategy, Employment Strategy and Rockingham Strategic Metropolitan Centre Framework.
- prepare a new Local Commercial Strategy to replace the City's current Local Planning Policy as an interim measure which is to inform City's preparation of the LPS.
- outline best planning principles to guide the future development of the City's activity centre hierarchy that are responsive to the aspirations of the community.
- provide a planning and land use response to address improving the City's employment sufficiency, within the City's Activity Centres
- address the policy outcomes specified within the draft State Planning Policy 4.2 – Activity Centres.
- identify and define boundaries of Activity Centres suitable for consideration in the preparation of future Precinct Structure Plans; and
- to outline required changes required to the City's local planning scheme as part of the scheme review process, to outline contemporary best practice planning principles and guide development of the existing and future activity centres.

The findings of this LCACS are intended to inform and relate to several key planning initiatives currently being undertaken by the City, including:

- Review of the Local Planning Scheme No. 2 and preparation of a new local planning scheme (LPS No.4).
- Preparation of a Local Planning Strategy.
- Preparation of a new Precinct plan for Rockingham Strategic Centre (RSC).
- Preparation of new District level structure plans (i.e., Karnup).
- Other City strategic and statutory planning initiatives; and
- Informing documents to the State's review of South Metropolitan Peel Sub-regional Framework.

Context

The City of Rockingham is part of the South Metropolitan Peel Sub-region in Perth's outer urban area, about 40 kilometres south-west of the Perth CBD. The City of Rockingham is a rapidly developing local government, with substantial well established industrial and commercial areas, and an Australian Naval facility based on Garden Island.

The City of Rockingham's estimated resident population in 2020 was 138,581. Between 2016 and 2046, the population for the City is forecast to increase rapidly by

110,155 persons (85.40% growth), representing an average annual change of 2.08%. The number of dwellings in the City is forecast to grow from 51,177 in 2016 to 96,405 in 2046, with the average household size falling from 2.68 to 2.62 by 2046.

It is anticipated that most of the population growth will be driven by development in new urban areas within the localities of Baldivis and Karnup. In addition to these greenfield growth areas, infill development within the RSC and other established activity centres is expected to support residential growth into the future, seeking to provide greater diversity in housing options within the City.

Population projections prepared for the City by forecast.id show that in conjunction with substantial population growth over the next 20 years, the City's age structure is expected to change, with the 60 years and over age segment growing from 16.8% to in excess of 20%. The increase in the over 60s age groups, combined with the high percentage of one and two person households is likely to exacerbate the existing disconnect between housing needs and housing provision, unless greater diversity in new housing is encouraged.

The City Rockingham has a much lower total Employment Self Sufficiency (ESS) than other Local Government areas in the South Metropolitan Peel Sub-region, with a current overall ESS of 0.57.

In contrast, adjoining Kwinana and Cockburn Local Government Authorities (LGA's) have ESS of 0.78 and 0.88 respectively. The City (and the State through its Sub Regional Framework) considers this imbalance needs to be addressed as a matter of priority. An average of 978 new jobs are required to be created every year for the next 17 years (a total of 16,626 new jobs) for Rockingham to simply maintain its current Employment Self Sufficiency (ESS) level of 0.573.

Macro Trends & Key Drivers for City's Activity Centres

The City prepared its *Economic Development Strategy* (2020) which identified several key findings that provides insight and direction for the future planning of commercial and retail uses throughout the City:

- The heavy reliance on the Retail sector, which provides 18% of all available jobs in the City of Rockingham (over twice the WA State average) is too high and the City needs to look at ways to diversify jobs and industries in the region. ("Economic Development Strategy 2020-2025 - City of Rockingham")
- Importance of the Federal Defence sector, given the current size and substantial projected growth and development on Garden Island / HMAS Stirling, including staff numbers and infrastructure, over the next five to ten years.
- Continued high population growth in Rockingham negatively affects our ability to sustain our current low employment self-sufficiency, which adds to high unemployment levels, especially for youths, given our population is getting younger.

- Inequitable infrastructure funding from Federal and State Government compared with other similar communities and local governments in the South West Region and Greater Perth.
- A lack of employment generating zoned land, which in turn restricts our ability to diversify the types of jobs and industries which we can attract to the area.
- Lack of high-quality office and business accommodation.
- Lack of hotel (short stay) accommodation in the Waterfront Tourism Precinct.
- Underutilised tourism assets with particular emphasis on Point Peron, which offers a wide variety of opportunities for development of formal infrastructure and amenity to support visitors to the area (City of Rockingham, 2020).

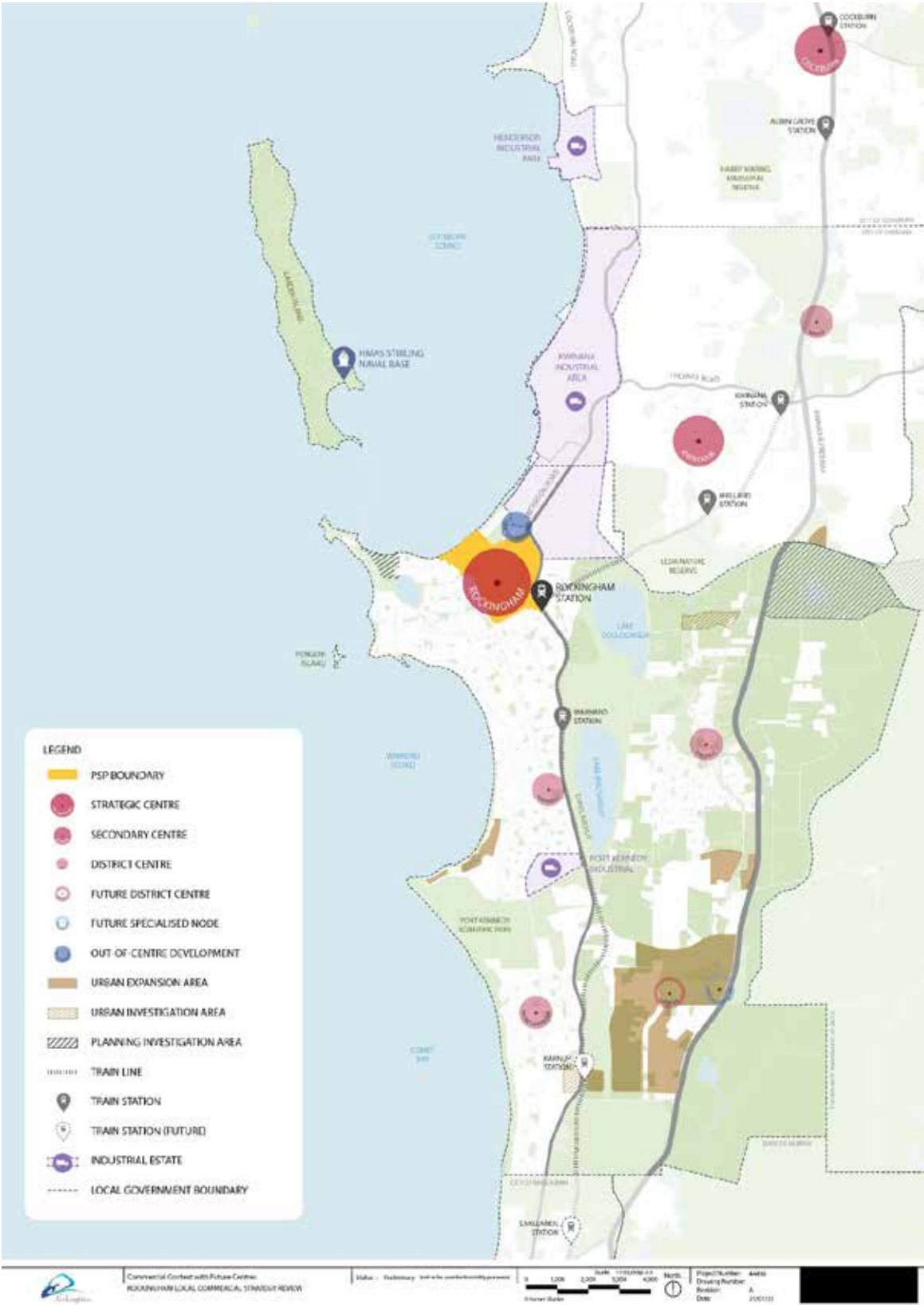
This LCACS and the upcoming LPS will build upon *Economic Development Strategy* (2020) together with the *Pracsys Needs Assessment* (2022) examine these macro trends and drivers in greater detail as it relates to activity centres and employment.

1.3 Policy Application & Study Area

This Strategy applies to the City of Rockingham local government area and takes into consideration the broader policy context of Rockingham within its sub region (and catchment) within the Perth – Peel Metropolitan Area, as shown in Figure 2.

This Strategy is a high-level strategic planning document intended to guide and inform planning for activity centres and commercial development within the City of Rockingham for City officers, Council, other decision-makers, proponents, and the general community.

Figure 2. LCACS Study Area, RSC PSP & District Centres



Source: Hames Sharley, 2022

Centres Context

Rockingham Strategic Centre

The Rockingham City Centre is identified by the State Government as a Strategic Centre in *State Planning Policy 4.2 'Activity Centres for Perth and Peel'* (SPP 4.2) and the *Perth and Peel@3.5million* suite of planning documents.

District Centres

The City contains three established district centres in Baldivis, Secret Harbour and Warnbro. A future District Centre and Specialised Centre have been nominated within the Karnup locality under the Sub-regional Framework and SPP 4.2.

Neighbourhood Centres

The City has 15 Neighbourhood Centres, four of which are planned for but not yet constructed.

Local Centres

The City has 27 Local Centres identified within its local planning framework, eight (8) of which are planned for but not yet constructed.

Out of Centre Development

Outside the City Centre, there are further sources of employment which include:

- the Rockingham Industrial zone.
- Challenger Service Commercial Business Park (referred to as 'Enterprise' centre within the *Needs Assessment*).
- Port Kennedy Business Enterprise zone; and
- Employment (associated with Rural pursuits) over Rural zoned land within the eastern precincts of the City.

1.4 Overall Objectives for LCACS

This Strategy together with the *Needs Assessment* provides the analysis and evidence to assist in the preparation of the LPS and guide the use and development of activity centres across the City. The following objectives identify the retail hierarchy, land use approach and built form principles that will form the foundation of the LCACS for activity centres across the City, refer Figure 3.

Figure 3. LCACS Objectives

OBJECTIVE:	PRINCIPLES:
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region. ("State Planning Policy 4.2 Activity Centres")</i>	<ul style="list-style-type: none"> • Distribute activity centres to meet differing levels of community need and enable employment, goods, and services to be accessed efficiently and equitably by the community. • Apply the activity centre hierarchy as part of a long-term and integrated approach by government and private stakeholders to the development of economic and social infrastructure. • Plan activity centres to enable them to support a variety of retail and commercial businesses and promote a sustainable retail and commercial market.
ACTIVITY <i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> • Increase the range and quantum of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets. • Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and to support centre facilities. • Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport infrastructure.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> • Maximise access to activity centres by walking, cycling and public transport to help reduce private car trips and parking demand. • Advocate for high frequency buses to service activity centres linking them with residential catchments. • Concentrate activities, particularly those that generate high numbers of trips, within activity centres contributing to footfall intensity and floorspace productivity.
URBAN FORM <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	<ul style="list-style-type: none"> • Plan activity centre development around a legible, permeable street network and quality public spaces with a preference for a main street-based format. • Provide for a compact urban form that prioritises pedestrian movement and safety. • Identify appropriate to local character and context fine grain development within centres. • Maximise residential density within walking distance to centres. • Buildings should address primary streets and provide for active street frontages.
GOVERNANCE <i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i>	<ul style="list-style-type: none"> • Support the vision set by the City of Rockingham in its Local Planning Strategy (currently under development). • Align with the planning principles within the State Planning Policy 4.2 - Activity centres for Perth and Peel and State Planning Policy 7.2 – Precinct Design Guidelines.

Source: Franklin Planning & Hames Sharley (2022)

1.5 Consultation/Stakeholder engagement

This Strategy has been prepared in draft form so that a period of public advertising can be utilised to canvass community and stakeholder comments and views on its content and approach. Following this advertising, the submissions received will be considered by the City's project team, and where appropriate addressed in the final amended version of the LCACS.

In the meantime, the City has completed several studies that will complement the implementation of LPS and strategic policies. Substantial community and elected member involvement has already occurred, and further community engagement is planned as part the preparation of the LPS for consent to advertise. Feedback from these engagement sessions will be conveyed to the consultant team to ensure activity centres planning issues are captured and reflected, where appropriate in the final form of this LCACS.

1.6 Navigating this Document

This LCACS provides:

- A strategic commercial framework focusing on the function, floorspace and employment associated with centres of local significance. The framework includes the identification of primary areas or centres within the City of Rockingham and allows for the influence of catchment and centres from surrounding Local Governments.
- Identification of a centre hierarchy and indicative floorspace levels.
- Guidance for the preparation of the commercial floorspace consideration for structure plans, local planning scheme amendments and Local Planning Policies.
- Policy measures to guide commercial developments generally.

2. Policy Context & Background

2.1 Policy Context

This section provides an overview of the content, intent, and implications of the planning framework at a State Government and local level for the preparation of this Strategy. The planning framework comprises both policy documents (such as State Planning Policies and Local Planning Policies) and statutory instruments (such as planning schemes). For the purposes of this Strategy, this section focuses on planning framework documents and instruments relevant to the planning and development of activity centres.

2.2 State Planning Framework/Context

The Commission's State Planning Policy No.1 (SPP 1) State Planning Framework brings together existing State and regional policies, strategies, plans and guidelines within a central State Planning Framework. It sets the context for decision-making on land use and development in Western Australia.

The Framework (refer Figure 4) informs the Commission, local government and others involved in the planning process on State level planning policy which is to be considered, and given effect to, ensuring integrated decision-making across all spheres of planning. Planning instruments (provisions) which comprise the State Planning Framework include:

- State Planning Strategy.
- State Planning Policies.
- Regional/Sub-regional strategies.
- Operational policies.
- Position statements; and
- Guidelines.



Figure 4: Western Australian Planning Framework

Perth and Peel @3.5 Million (2018)

Perth and Peel@3.5million is a suite of strategic land use planning documents which provide a framework for future growth of the Perth and Peel Region to 2050. The Framework recognises the benefits of a consolidated and connected city utilising the region's previous historic patterns of urban growth. It is divided into four sub-regional frameworks, which provide more detailed guidance on future land use and development for a city of 3.5 million people.

The City of Rockingham is situated within the South Metropolitan Peel Sub-regional Planning Framework area, which supports a coordinated approach to urban consolidation.

The Sub-regional Framework identifies Rockingham Strategic Centre as the principal centre of the Perth South Metropolitan Sub-region (which contains the Cities of Cockburn, Kwinana and Rockingham) and population-driven growth will support increased retail activity. The Strategic Centre will be the focus of office and commercial development for much of the sub-region.

Perth and Peel@3.5 Million and the *South Metropolitan Peel Sub-Regional Planning Framework* outline the following matters that the City will need to address within this Strategy and review of its local planning framework:

Consolidated Urban Form

- Ensure Local Planning Strategy/ Scheme Amendments stipulate provisions and actions that achieve the requirements of the Framework.
- Prepare District (Standard) Structure Plans (where appropriate), generally prior to region scheme zoning.
- Complete planning investigations for land identified as 'Urban Investigation'.
- Prepare Precinct Structure Plans over strategically identified activity centres to address infill and employment targets set by the framework.
- Establish minimum urban infill dwelling targets and identify sites consistent with the principles of urban consolidation.
- Encourage the review of endorsed Structure Plans to achieve a minimum average density of 15 dwellings per gross urban hectare.
- Meet the infill dwelling target of 14,680 dwellings and cater for 32,300 residents within the established urban footprint.

Economy and Employment

- The Rockingham Strategic Centre provides 5,500 additional jobs from 6,790 in 2011 to 12,290 by 2050.
- Provide for employment land and land use setting to accommodate a proportion of the 116,200 jobs required to be delivered outside the Rockingham Strategic Centre between the Cities of Cockburn, Kwinana and Rockingham by 2050.

- Promote employment nodes including activity centres, specialised centres, Industrial areas, Industrial Expansion areas and Industrial Investigation areas.
- Protect employment land from uses inconsistent with the employment objective by planning for ultimate development with limited interim uses.
- Protect strategic industries and land classified for this purpose, together with their buffers, from the encroachment of non-strategic and/or incompatible land uses.
- Improve employment self-sufficiency to reach target.

Movement and Access

- Undertake ongoing monitoring of the movement network, refine plans as appropriate and implement transportation upgrades/construction to road, rail, public transport and active transport infrastructure.
- Investigate the opportunity to upgrade the Read Street-Warnbro Sound Avenue-Dampier Drive, from a high-frequency to high-priority transit corridor, in conjunction with potential additional urban infill opportunities along this key transport corridor.
- Make provision for transit corridors.

Community and Social Infrastructure

- Provide land within the Sub-region for sport and recreation, regional level health facilities, education and cemeteries.
- Complete an infrastructure capacity report to accompany urban infill strategies.
- Optimise use of existing infrastructure, with urban infill and employment opportunities utilising the principles of urban consolidation.
- Facilitate shared infrastructure Corridors.
- Identify and/or protect sites for regional service infrastructure provision.

Environment and Landscape/ Natural Resources

- Identify and protect ecological linkages, where appropriate.
- Design district and local open space to utilise green network principles.
- Undertake various environmental studies including landscape assessment and coastal planning/sea level rise to support proposals.
- Identify and protect priority agricultural land.
- Prepare and implement water management strategies in accordance with the South Metropolitan Peel Regional Water Management Strategy and Better Urban Water Management framework.
- Retain, consolidate and rehabilitate vegetation and habitat as required.

South Metropolitan Sub-regional Planning Framework (SMSPF) (2018)

The South Metropolitan Peel Sub-regional Planning Framework aims to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the sub-region.

The Sub Regional Framework identifies the activity centre hierarchy for the sub-region and provide high-level guidance for employment, population and dwellings. The Framework's Economy and Employment objective is to:

"To promote employment opportunities and increase the number of people who live and work within the sub-region, with a focus on attracting strategic economic and employment land uses within the strategic metropolitan centres and key industrial centres, while maximising use of existing and proposed infrastructure."

Population-driven business and employment are considered as significant contributors to total employment within the Sub-region. Greater employment self-sufficiency is sought with employment growth needing to better match the sub-region's labour force and demographic profile. The Framework also includes a hierarchy of existing and new activity centres and several existing and proposed industrial centres that will serve as key locations for employment. Existing and proposed employment centres within the sub-region are shown in Figure 5.

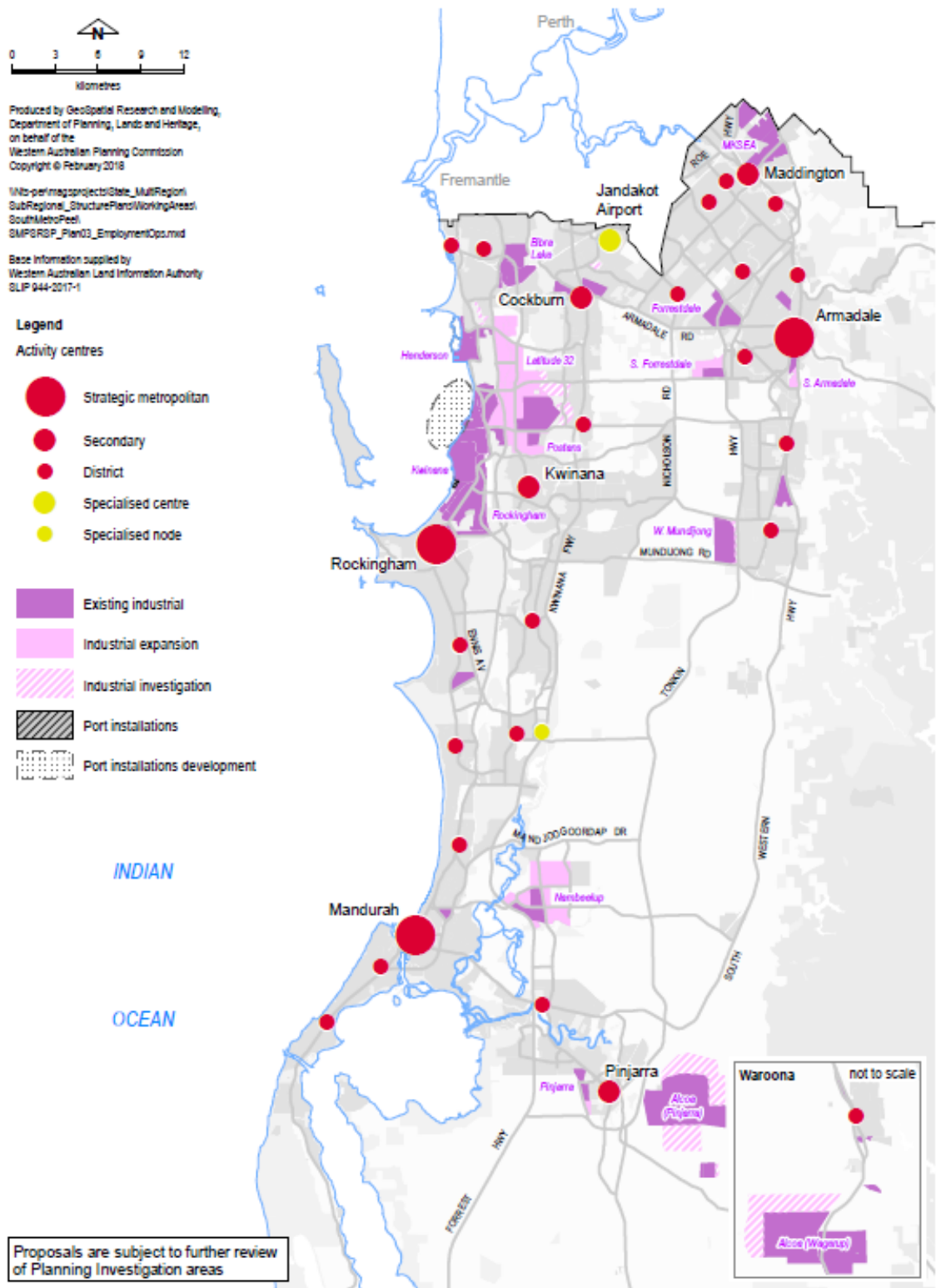
The Rockingham City Centre is identified as a Strategic Centre in State Planning Policy 4.2 'Activity Centres for Perth and Peel' (SPP 4.2) and the Perth and Peel@3.5million suite of planning documents. The Rockingham Strategic Centre (RSC) is one of ten strategic centres within Perth and Peel Metropolitan area. Its role is not only to provide services and amenities to the City's diverse and rapidly growing population, but also to provide a full range of economic and community services to support the South Metropolitan Peel Sub-region.

RSC is supported by the Baldivis, Secret Harbour and Warnbro district centres. A future district centre and specialised node are planned for Karnup. The Perth and Peel@3.5million Planning Frameworks outlined a number of areas for urban expansion or investigation within the City including Karnup.

The Karnup urban expansion area has an urban footprint of approximately 1,500ha in area. A District Structure Plan has yet to be prepared to guide development of this area. This Strategy outlines broad planning principles to inform the preparation of activity centre and employment planning within Karnup.

The State Government is also currently preparing a Precinct Structure Plan for the planned railway station at Karnup, located north of Paganoni Road and east of Mandurah Road. The LCACS includes through its objectives and vision and intent statements planning principles to guide development of a neighbourhood activity centre within the station precinct.

Figure 5: Activity Centre & Employment Opportunities, Sub-Regional Framework



Source: SMSPF (2018)

In addition, a specialised node is identified at Karnup (East) providing a strategic opportunity to identify a site for longer-term public uses that is centrally located in the urban system between Rockingham–Kwinana and Mandurah–Pinjarra. It is considered that Karnup specialised activity node could provide for a range of regional public facilities which may include education, health, and other future ancillary uses.

Planning and Urban Investigation Areas

Other Planning Investigation areas of North-East Baldivis and Urban Expansion Area – South Baldivis and Golden Bay are too premature in planning to be included in this strategy (or in the case of Golden Bay are not supported by the City) and have not been included in the accompanying *Pracsys Needs Assessment* (2022).

Public Transit

The Framework considers that population-driven growth will support increased retail activity for the RSC with a continued focus on office and commercial development. A constraint to development and investment has been attributed to the need for better public transport connectivity of the City centre with its catchment. The integration of key centres with high-quality public transport networks is a key principle of the Sub-regional Framework.

Planning and Urban Investigation Areas

Additional employment centres may also be identified as part of the review of Planning Investigation areas. An Urban Investigation Area is identified for land north of Kerosene Lane in northern Baldivis. The Framework states this land should be investigated for the provision of employment generating land uses (e.g., Bulky Goods/light industry in nature)

The Sub-regional Framework provides guidance for:

- the preparation of amendments to the Perth metropolitan region schemes, local planning
- strategies/schemes, district and local structure plans, and activity centre plans; and
- the staging and sequencing of urban development to inform public investment in regional community, social and service infrastructure.

A key objective of the Sub-Regional Framework is to promote employment opportunities and increase the number of people who live and work within the sub-region, with a focus on attracting strategic economic and employment land uses within the strategic centres such as Rockingham.

Statements of Planning Policy (SPPs)

This Strategy has been prepared to have due regard to the State Planning Framework. The following key SPP have been examined to outline implications that shall apply to this Strategy:

State Planning Policy No. 4.2 (SPP 4.2) – Activity Centres (draft)

This State Planning Policy was made under Part 3 of the *Planning and Development Act 2005* in 2010 and is currently under review. SPP 4.2 governs decision-making for the planning and development of activity centres and in the context of this Strategy applies to the City's Local Planning Strategy and Local Planning Scheme review.

SPP 4.2 is intended to be read in conjunction with (but not limited to):

- The Implementation Guidelines for SPP 4.2.
- SPP 7.0 Design of the Built Environment.
- SPP 7.1 Neighbourhood Design; and
- SPP 7.2 Precinct Design.

This Strategy addresses the following matters specified by the SPP4.2 – Implementation Guidelines to:

- Apply SPP 4.2 within the local planning framework.
- Prepare and determine proposals for new activity centres, or that seek to change the classification of an activity centre.
- Strategic considerations for the assessment of development proposals for major developments within activity centres.
- Considerations for undertaking a Needs Assessment
- Applying the Impact Test.
- Outline planning parameters for the development of bulky goods and large format retail uses and precincts.
- Define activity centre boundaries; and
- Address the Methodology Checklist.

Rockingham City Centre's designation within the centres hierarchy remains unchanged and is classified as Rockingham Strategic Centre in both the current and draft versions of the policy. The draft SPP 4.2 states that:

"Strategic centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments. These centres are expected to service substantial populations, providing health, community and social services, be integrated with public transport and provide opportunities for business agglomeration. Access is a priority for these centres."

SPP 4.2 requires the City to prepare and maintain an endorsed Precinct Structure Plan in accordance with SPP7.2 (formerly referred to as an activity centre structure plan) to guide development within the RSC. Activity centre plans will also be replaced by precinct structure plans for several of Rockingham's centres in line with SPP 7.2 Precinct Design Guidelines.

Section 2 and Appendix 2 of the draft SPP 4.2 Guidelines sets out the Impact Test methodology. The purpose of the test is to ensure that major development proposals align with the objectives of SPP 4.2. The Impact Test only applies to *major development* or *out of centre development* as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.

The Impact Test methodology requires the measurement of 'proportionality' and 'community benefit' supporting the objectives of SPP4.2. The detail provided (i.e., proportionality) in the Impact Test should be appropriate to the scale and context of the proposal, drawing on existing information where possible. Community benefit is the public good that a proposal delivers as indicated by (but not limited to) the following factors:

- | | |
|----------------------|----------------------------------|
| (i) Productivity, | (iii) Equity and inclusion; and |
| (ii) Quality of Life | (iv) Infrastructure development. |

In accordance with the draft 4.2 Guidelines, development applications lodged with the City should be considered and determined in accordance with:

- an endorsed precinct structure plan (where relevant).
- an endorsed local development plan or precinct local development plan.
- the Local Planning Scheme.
- Local Planning Policies; and
- the assessment requirements outlined in Section 7.3 (the Impact Test) of draft SPP 4.2.

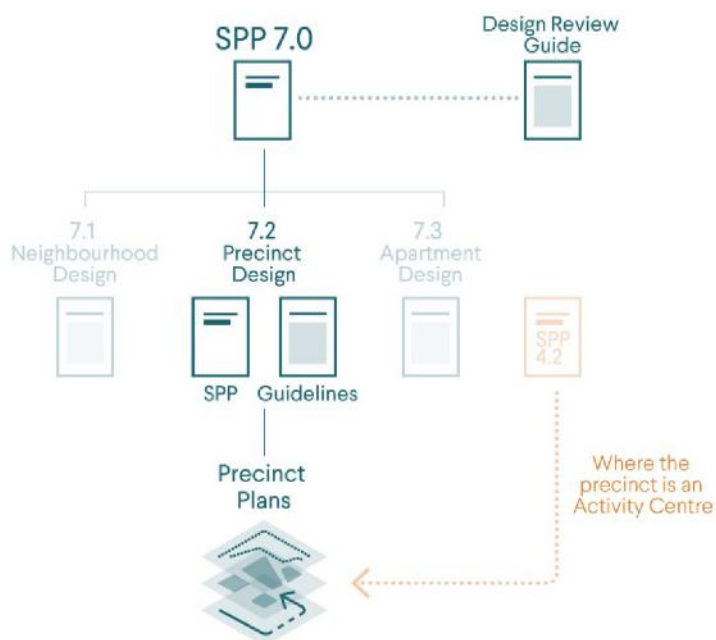
The Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

State Planning Policy 7.0 – Design of the Built Environment (SPP 7.0)

SPP 7.0 is the foundation of the Design WA policy suite and was gazetted on 24 May 2019. It is the lead policy that elevates the importance of design quality across the whole built environment in Western Australia. It seeks to deliver the broad economic, environmental, social, and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes (including a Design Review Guide).

SPP 7.0 establishes the overarching framework for good design practice in planning. It has directly informed preparation of SPP 7.2 – Precinct Design (SPP 7.2) as shown in Figure 6 below.

Figure 6: SPP 7.2 Policy Context Overview



Development and redevelopment of the City's activity centres will have to be given due regard to the design principles contained within SPP 7.0.

State Planning Policy 7.2 – Precinct Design

The policy's intent is to enable the ten principles of good design (identified in SPP 7.0) to be applied to precinct (activity centre) planning, ensuring that good design quality and built form outcomes can be achieved.

SPP 7.2 includes two key parts:

- *SPP 7.2: Precinct Design*: the lead policy to guide the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity. It identifies how the policy can be applied, including guidance on desired objectives and outcomes.
- *SPP 7.2: Precinct Design Guidelines*: is built upon the 10 Design Principles contained in SPP 7.0. It defines the different precinct types and identifies six design elements to guide precinct design. Activity centre plans (as they exist today) will be replaced by precinct structure plans.

Precinct structure plans outline land use, density and built form outcomes, movement and access arrangements, infrastructure, environmental assets, and community facilities to facilitate future subdivision and development. Guidance will come

primarily from the design elements identified in the SPP 7.2 Precinct Design Guidelines, which will replace the Model Centre Framework (currently provided in Appendix 2 of SPP 4.2). The preferred content and structure of Precinct Structure Plans is provided in the SPP 7.2 'Manner and Form' document. This is an interim measure whilst the Local Planning Manual is still being updated by DPLH.

Liveable Neighbourhoods (Under review as SPP 7.1 Neighbourhood design)

Liveable Neighbourhoods is the WAPC's principal policy for the design and assessment of structure plans and subdivision for new urban areas in metropolitan and regional centres, on greenfield and large urban infill sites. It promotes an urban structure of walkable neighbourhoods. Community facilities and services are accessed by walking, cycling and public transport through an efficient, interconnected movement network.

Employment opportunities and economic sustainability are facilitated through a coherent hierarchy of activity centres. *Liveable Neighbourhoods* is an integral component of the state planning framework, delivering the objectives of Directions 2031, Perth and Peel@3.5million sub-regional frameworks and future sub-regional structure plans. It plays a key role within the state planning framework and in relation to the local planning framework including local planning strategies, local planning schemes and policies.

The operational *Liveable Neighbourhoods* (2009) and the Draft *Liveable Neighbourhoods* (2015) are currently under review, comprising the next stage of Design WA as "Neighbourhood Design". It is expected that Neighbourhood Design will apply the 10 Principles of Good Design outlined in SPP7.0 Design of the Built Environment.

This policy is relevant to activity centres planning because they are part of the fabric of many neighbourhoods and the manner with which they are designed and integrated should ensure home, work, education and day to day retail needs can be undertaken conveniently by households with a high degree of amenity.

2.3 Local Planning Framework/Context

The City of Rockingham carries out the majority of day-to-day planning controls relating to development by the Planning and Development (PD) Act. The local planning framework comprises all strategic, statutory and policy planning documents which collectively outline the planning for the City's local government area.

Relevant Local policies, strategies, plans and guidelines to this Strategy (but not exhaustive) are:

- Local Planning Strategy - under preparation.
- Town Planning Scheme No. 2 (TPS No. 2) (as well as deemed provisions set out in the Regulations), under review (proposed LPS No. 4).

- Rockingham Strategic Centre Planning Framework - under review.
- District Structure (and Centre) Plans i.e., Baldivis and (proposed for Karnup).
- Local and Activity Centre (Precinct) Structure Plans and Local Development (Centre) Plans; and
- Various Local Planning Policies (including LPP No. 3.1.2).
- Other informing policy documents.

The City is undertaking a comprehensive review of its local planning framework with a commitment to prepare a local planning strategy (LPS) and a new local planning scheme No. 4 (LPS No.4) and the preparation of a PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a coherent and robust hierarchy of activity centres (both existing and proposed) within the City.

Local Planning Strategy (LPS) - under preparation

A LPS is a fundamental component of the local planning framework. The purpose of a LPS is to set out the long-term planning direction of a local government area, having regard to the State Planning Framework, to provide a rationale for the zoning and other standards and requirements included in a planning scheme. The City does not have currently have a Local Planning Strategy (LPS), as one was not required at the time of the current TPS2's preparation.

It is intended that the new LPS will apply the State Planning Framework (including sub-regional frameworks) by ensuring that appropriate planning directions and actions are consistent with the State Planning Framework (as outlined). The LPS will be required to be endorsed by the WAPC upon finalization.

The LPS will provide the long-term planning directions and actions to manage any land use change and development as it relates to existing (and proposed) activity centres and existing (and potential) employment generating land use in the City.

The implementation framework (as set out in Section 5 of this Strategy) and the transition to the use of precinct structure plans will need to be reflected in the LPS including resultant modifications to the local planning framework. It is intended that the LPS will consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines. The LPS informed by this LCACS (and Needs Assessment) will examine potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP4.2 Guidelines.

The LPS, informed by this LCACS and Needs Assessment will examine the estimated range of housing, economic and employment lands needed and the

indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy. The City has undertaken research studies on a suite of issues which has assisted the preparation of the draft LPS, including Housing, Environment, Transport and Employment. Key findings from these studies have also been considered in the preparation of this strategy.

As part of the Local Planning Strategy process, Local Governments are required to produce an assessment of the “projected retail needs of communities in a local government area and its surrounds.” The Pracsys (2022) *Needs Assessment* is a guiding document to assess the projected demands of the local government area and its surrounds and shows the estimated retail need and indicative distribution of floorspace across the activity centres in the local government area. Changes to the activity centre hierarchy can only occur if identified within an endorsed LPS.

The LPS also provides the strategic objectives and guidance for key planning actions that will be started to be implemented by the next Local Planning Scheme (LPS No.4).

Town Planning Scheme No. 2 (TPS2) – under review.

The City's Town Planning Scheme No. 2 (TPS2) was gazetted on 19 November 2004.

In accordance with statutory requirements, the City has commenced a review of TPS No. 2 and has prepared a Report of Review. Key priorities identified in this report, relevant to activity centres include:

- The provision of strategic objectives and guidance for development within the Rockingham Strategic Centre.
- Establishing objectives and guidance for the preparation of District Structure Plans and detailed planning investigations for the North Baldivis and Karnup localities.
- Identify activity centre boundaries that should be subject to the preparation of a Precinct Structure Plan; and
- Inclusion of enabling provisions for precinct planning and design review
- Identify parts of the Scheme area that will be subject to new Developer Contribution Scheme Arrangements to guide delivery of essential and community infrastructure within new urban growth areas.

Land use permissibility set out in the new scheme (any subsequent amendment(s)) must be carefully considered to ensure that the local schemes reinforce the objectives and requirements of draft SPP 4. 2. Careful consideration should be given to land use permissible in the Centre zones to provide for sufficient development intensity and appropriate land use mix that supports the role and function of activity centres.

A comprehensive local planning scheme review will allow the City to implement key planning outcomes identified through this Strategy and RSC Plan Review, which is

being developed in parallel.

The new LPS No. 4 will need in accordance with SPP 4.2 (Checklist) which includes:

- the standardised zones and land use definitions from *the LPS Regulations 2015* as it applies to activity centres.
- land use permissibility in the new local planning scheme will need to be carefully considered to ensure that the scheme reinforces the objectives and requirements of SPP 4.2
- offices and commercial uses within industrial zones should be restricted to incidental uses only.
- apply R-Codes within walkable catchments to meet the density requirements set out in the LPS.
- identify bulky goods/large format retail precincts as 'Service Commercial' and provide clauses requiring Local development plans (where appropriate).
- Scheme provisions relating to the preparation and assessment of Structure Plans require review due to recent changes to the *LPS Regulations*. This includes a review of the Scheme's supplemental provisions, Development Area provisions and a requirement for the Local Scheme to clearly nominate areas that require the preparation of Standard and Precinct Structure Plans.

Rockingham Strategic Centre Planning Framework - under review

Concurrent to the preparation of LCACS, the City is reviewing the composition and content of the RSC local planning framework, which currently includes the Centre Plan, contemporary local planning scheme provisions, and the local planning policies for specific precincts.

Under SPP 7.2, activity centres such as the RSC are identified as a type of precinct. Activity Centre Plans (as they exist today) are to be replaced by precinct structure plans. Just like Activity Centre Plans, a Precinct Structure Plan sets out land use, density and built form outcomes, movement and access arrangements, infrastructure, environmental assets and community facilities to facilitate future subdivision and development. This guidance will come primarily from the design elements identified in the SPP 7.2 Precinct Design Guidelines, which will replace the Model Centre Framework (currently provided in Appendix 2 of SPP 4.2).

The City and the Hames Sharley consultant team have prepared a draft Rockingham Strategic Centre Precinct Structure Plan (RSCPSP) (draft 2022) to replace the current Centre Plan under the guidance provided by SPP 7.2. The draft RSCPSP is a contemporary planning instrument, and along with other elements of the State and local planning framework, will coordinate future subdivision, zoning and development of the RSC. The accompanying local scheme amendment (No. 191) to TPS2, facilitates the implementation of the RSCPSP and updates the RSC Scheme provisions, by consolidating the existing 'Primary Centre' zones, into a single 'Strategic Centre' zone, consistent with the revised Rockingham PSP area (and

boundary), and introduces key development control scheme provisions. Consequently, the new RSCPSP will supersede the existing Rockingham Strategic Regional Centre - Centre Plan (Centre Plan) and associated Development Policy Plans (DPPs) or Local Planning Policies. The RSC (and this LCACS) is underpinned by a *Needs Assessment* prepared by Pracsys in 2022. Further information on the RSCPSP is set out in section 4 of this Strategy.

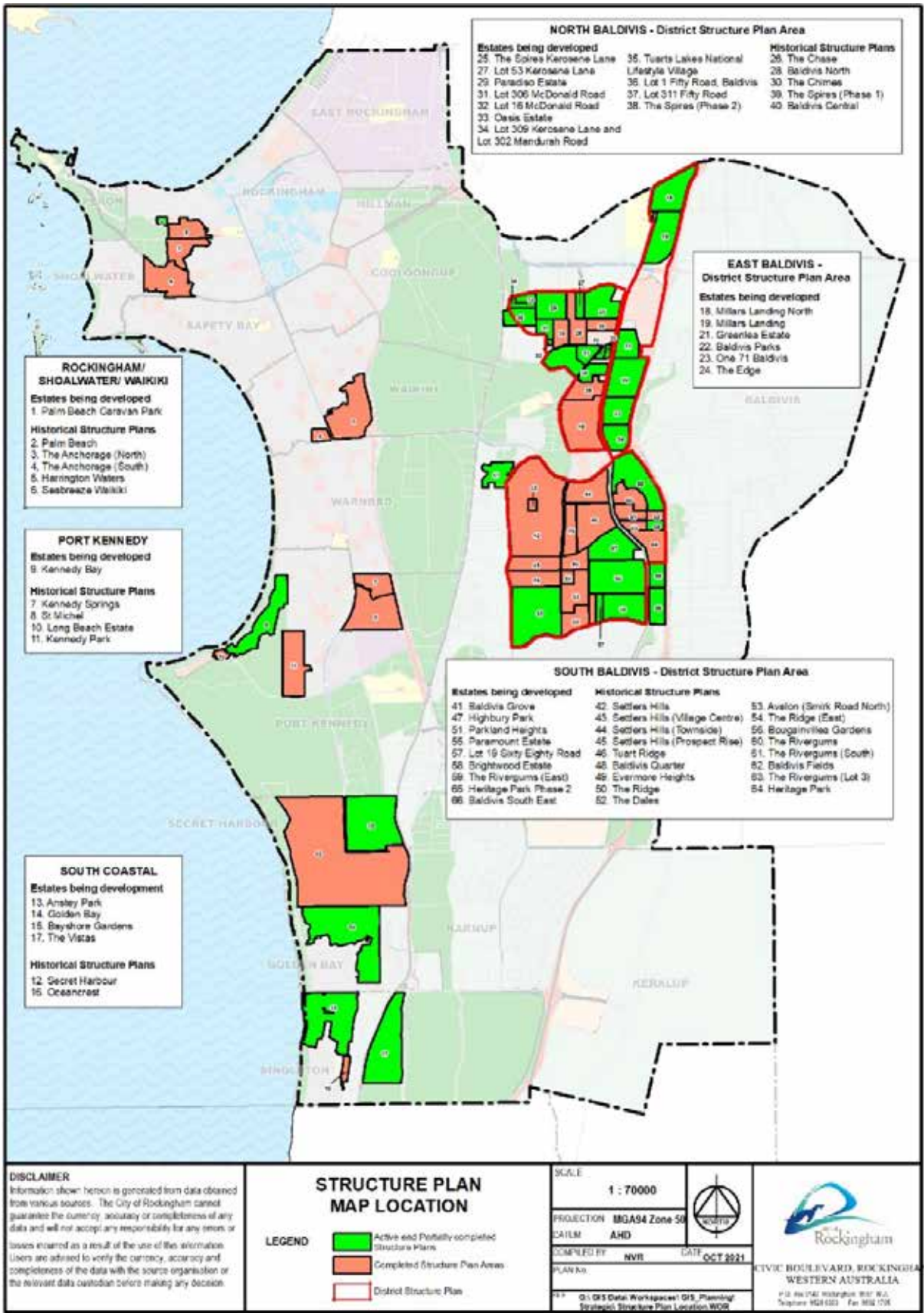
Structure Plans (District and Local)

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Schedule 2 of the LPS Regulations to provide the basis for zoning and subdivision of land. The City has over 60 operational structure plans shown in Figure 7.

The City has adopted a series of District Structure Plans over the Baldivis locality which is identified for future urban development and held in multiple ownership. The purpose of a District Structure Plan is to ensure that coordinated development at a district level including the provision of activity centres. The City will shortly be preparing a District Structure Plan for the Karnup locality consistent with the South Metropolitan Peel Sub-regional Planning Framework (SMPSPF) which will be precursor to rezoning and more detail local structure planning and development.

A local structure plan is a statutory spatial plan, prepared by local government, a landowner, or a landowner representative, and approved under the provisions of a local planning scheme. Local structure plans provide more specific detail on the proposed pattern of land use for a certain area, such as a residential neighbourhood. They provide a framework for the assessment of detailed scheme amendments, subdivision and development proposals. These plans include details of location and density of housing, road layout, pedestrian and cycle network, public open space, school sites, servicing infrastructure, community purpose sites and activity centre locations. The plans must be advertised by local government for public comment, and are required to be assessed and endorsed, subject to any necessary modifications, by the WAPC.

Figure 7: Summary Map of Structure Plans (2021)



Source: City of Rockingham (2021)

Precinct Structure Plans for Activity Centres

Given the recency of SPP 7.2 and relevant changes to the LPS Regulations, the City does not currently have any operational Precinct Structure Plans. The PSP for the RSC is the City's first structure plan to be prepared under this new State framework. Precinct structure plans (PSPs) outline land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development. In the short to medium term, it is expected that precinct structure plans will be prepared/reviewed for the City's strategic, district and specialised activity centres.

In accordance with draft SPP 4.2 PSPs are to be endorsed by the WAPC prior to a major development being approved (some exceptions apply) to ensure the development of the activity centre is integrated, cohesive and accessible. Major development may be considered in the absence of an endorsed precinct structure plan where exceptional circumstances are fully evidenced and justified. ("State Planning Policy 4.2 Activity Centres") Furthermore, any major development must satisfy relevant requirements of SPP 7.2 Precinct Design and Precinct Design Guidelines.

Local development plans

Local development plans (LDPs) have been adopted by the City (and/or proponents) in accordance with Schedule 2 of LPS Regulations to coordinate and assist in achieving better built form outcomes by linking lot design to future development. The City has 220 Local Development Plans (LDPs) inclusive of residential and activity centres detailing site-specific design control measures and urban design considerations. Local and Neighbourhood development plans have been assessed and endorsed by the City according to local scheme provisions and are used to assess applications for planning or building approval. With the preparation of the LPS and the review of TPS No.2 there is an opportunity to review the ongoing relevancy of these LDPs ensuring a co-ordinated and streamlined approach.

Various Local Planning Policies

A local planning policy (LPP) can be prepared in accordance with Schedule 2, the deemed provisions of the *LPS Regulations* which allows the City to prepare local planning policies relating to planning and development within the Scheme area. The City currently has 39 operational LPP's which outline the development standards and provisions used by the City in assessing and making decisions on planning applications including for development within activity centres.

The City's current LCS was adopted as LPP No. 3.1.2 in 2004. In August 2012, the City reviewed the LPP as it applies to the Baldivis locality, to guide the long-term distribution of retail and commercial floor space via a network of Centres consistent with the newly released SPP 4.2 – Activity Centres for Perth and Peel (2010). Several

minor reviews have been undertaken of LPP No. 3.1.2 since that time, with the most recent version of the LPP adopted by the Council in July 2018. It is the intention that LPP No. 3.1.2 will remain in force, to guide decision making until this LCACS is endorsed. Upon the completion of the LPS, this Strategy will inform the preparation of a new LPP outlining the planning and urban form considerations, application information and supporting documentation and provisions used by the City in assessing and making decisions on planning applications related to activity centres.

The City's Report of Review of TPS No.2 has also determined that there are opportunities to reduce duplication and provide a simplified and coherent Local Scheme and Local Planning Policy suite. A comprehensive review of these policies will occur as part of the LPS process.

2.4 Other City Informing Documents

The City has prepared and continues to keep under review, other relevant informing documents and strategies that directly relate to planning for activity centres and general economic and community development within the City and include:

- Strategic Community Plan (as updated 2020).
- Economic Development Strategy 2020-2025 (2020).
- Tourism Destination Strategy (2019).
- Community Infrastructure Plan (2021); and
- Public Open Space Strategy (2020)

2.5 Implications for the LCACS

State and Local Planning Framework: Key findings and considerations for the Strategy

State Planning Framework

- Support the role and function of activity centres including the Rockingham Strategic Centre in the hierarchy in accordance with draft SPP 4.2.
- The City to continue to liaise with WAPC (DPLH) in its review of the Sub-regional Framework (late 2023).
- METRONET sets out proposals with specific relevance to the City and the strategy. Future activity centre planning within the City will need to consider the METRONET proposals, particularly in regard to the RSC with optimisation with public transport servicing and the future station identified at Karnup as well as its surrounding precinct.
- Any required City inputs regarding activity centres including the future district structure planning of Karnup Specialised Node to be informed by the LCACS and Pracsys Needs Assessment (2022)

Local Planning Framework

Local Planning Strategy - under preparation

- Y The LPS will provide the long-term planning directions and actions to manage the land use change and development as it relates to activity centres and existing (and potential) employment generating land use in the City.
- Y The implementation framework and the transition to the use of precinct structure plans will need to be reflected in the LPS including resultant modifications to the local planning framework.
- Y The LPS is to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines.
- Y The LPS informed by the LCACS (and Needs Assessment) to review potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP4.2 Guidelines.
- Y The LPS to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines.
- Y The LPS, informed by this LCACS and *Needs Assessment* (2022) to show the estimated range of housing, economic and employment lands needed and the indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy.

Town Planning Scheme No. 2 (TPS2) – under review. New LPS No. 4

- Y A comprehensive local planning scheme review will allow the City to implement key planning outcomes identified through this Strategy and RSC Review, which is being developed in parallel (draft 2022).
- Y New LPS No. 4 will need in accordance with SPP 4.2 (Checklist) which includes:
 - the standardised zones and land use definitions from *the LPS Regulations 2015* as it applies to activity centres.
 - land use permissibility in the new local planning scheme will need to be carefully considered to ensure that the scheme reinforces the objectives and requirements of SPP 4.2
 - offices and commercial uses within industrial zones should be restricted to incidental uses only.
 - apply R-Codes within walkable catchments to meet the density requirements set out in the LPS.
 - identify bulky goods/large format retail precincts as 'Service Commercial' and provide clauses requiring Local development plans (where appropriate).
 - Scheme provisions relating to the preparation and assessment of Structure Plans require review due to recent changes to the *LPS Regulations*. This includes a review of the Scheme's supplemental provisions, Development Area provisions and a requirement for the Local Scheme to clearly nominate areas that require the

preparation of Standard and Precinct Structure Plans.

Structure /Activity Centre Plans

- In the short to medium term, it is expected that precinct structure plans will be prepared/reviewed for the City's RCS, district and specialised activity centres.

Local Planning Policies/ Local Development Plans

- A comprehensive review of these policies/plans will occur as part of the LPS process.

3. Demand Profile: Drivers & Trends

3.1 Introduction

Sections 3 and 4 of this Strategy provide a synopsis of key findings from the *City of Rockingham Needs Assessment Needs Assessment* (Needs Assessment) and the implications for land use planning, however for further detail on the modelling and results outlined in this LCACS.

The City's commercial floorspace demand profile, employment quantum and type are influenced by several key drivers:

- socio-economic characteristics (demographics).
- residential property market.
- retail patterns and consumer behaviours.
- business and employment profile.

The combination of these factors has shaped the centres hierarchy that exists today and will affect the direction of future commercial provision in the City. An overview of the findings for each factor, as presented in the *Needs Assessment* and other sources such as the *City's Rockingham Employment Planning Study* (Syme Marmion & Co, 2020), is provided below.

Benchmarking of characteristics is based on comparisons with catchments for the Mandurah, Armadale, Cannington, and Joondalup Strategic Centres, as well as the Greater Perth region. A 25km radius (broadly aligned to the *Needs Assessment* Analysis Catchment) was set as the study area for all benchmark centres to enable comparability.

3.2 Demographics & Residential Property Trends

The following summary of demographic and residential property trends for the City has been sourced from several related background documents including: the *Needs Assessment*, *Rockingham Employment planning study* and preparatory studies undertaken for (the City's draft Local Planning Strategy. To avoid duplication, the findings relating to activity centre planning are highlighted below. Please refer to the source reports noted if seeking further information or a more detailed interrogation of the data.

Age

Analysis of the City's age profile reveals the importance of responding to the retail needs of young families when designing and planning activity centres. With the predominance of young children (aged 0-9 years) and their parents (aged 20-40 years) integration with and connection to nearby public open space, schools, childcare centres is recommended. The provision of cycling/pedestrian pathways to and through activity centres that encourage active travel and mobility for the

young and seniors, rather than solely a car dominated environment is also recommended.

Dwelling Forecast

The forecast increase in dwellings for the City of Rockingham will continue to attract young families. Therefore, activity centres servicing new dwellings in emerging neighbourhoods should specifically target a family friendly demographic. Centres providing a range of facilities with safe, hassle free access for children and parents will likely enjoy greater patronage and activation, throughout the life stages of these consumers.

Education

There is a relatively high proportion of persons with Certificate III & IV as their highest level of educational attainment indicating that a large portion of residents work in trades and related roles. It is likely the residential construction industry and high rates of growth in the City and sub-region are linked with this employment profile. However, there are opportunities for wholesale and retail uses that support tradespersons and skilled professionals. These findings relate less to the consumer spending patterns and more to potential activity centre tenants and range of goods and services provided, especially in service commercial.

Ethnicity

The City's Analysis Catchment includes a slightly higher than benchmark concentration of Indigenous persons and a low proportion of residents that speak a language other than English at home. Whilst these findings represent a relatively low level of diversity or could be unlikely immediate drivers of a specific retail offer within the Analysis Catchment, it is possible that with the forecast high growth in dwellings this may change over time. Planning guidance is not required because activity centre developers through tenant strategies and products offered are adept at responding. They do this through understanding the nuances and demands of their local catchment populations and create activity centres that have points of difference ultimately generating success for centres.

Income

The City demonstrates a lower proportion of households earning in the highest income quintile than Greater Perth and most benchmark Strategic Centres (only Mandurah has a lower percentage with Joondalup, Cannington and Armadale having higher percentages in this top earning bracket). This indicates that residents are required to spend a greater proportion of their income on convenience retail and accordingly, will spend less on comparison shopping (e.g., fashion, furniture, gifts, toys, books).

The City will need to monitor the potential shift in income levels as Westport develops and attracts more strategic and knowledge-intensive employment to the sub-region (as workers in these roles generally earn higher incomes).

Should this eventuate, the businesses will likely adapt to changing purchasing behaviours by these households and the outcome could be changes in floorspace requirements, for instance towards a greater retail focus on comparison goods. Future monitoring and review of this LCACS and Westport is required to inform the floorspace mix and demand within the City.

The City is forecasting significant dwellings growth over time and may attract construction businesses to support this development. Employment land (i.e., light industrial land and service commercial) should develop to offer services and products that directly support the significant number of construction businesses, particularly with continued residential dwelling development.

Property Index

The relatively consistent house prices and the increase in rental prices have increased the rental yield of residential properties in the City (yields increased from 4.8% in 2017 to 5.5% in 2021). Increased rental yield reflects the increased demand for properties in the City and provides encouragement for investors. Housing affordability impacts of these trends mean that greater breadth in housing choice and availability to house future population projected for the City.

3.3 Business & Employment Trends

Business Entries & Exits data (ABS) registered a slight decline in the total number of businesses in the City down from 5,564 in 2018 to 5,497 in 2020. The construction industry has experienced a significant decline, down from 1,505 in 2018 to 1,318 in 2020. With the exception of construction, business growth in other sectors in the City has been relatively strong between 2018-2020.

Evaluation of the sectors of employment and businesses within the City indicates that there are opportunities for wholesale and retail uses that support tradespersons and skilled professionals. These are relevant to Other Retail (bulky goods) centres and tenants that can respond to the growth in construction businesses linked with the housing development growth trajectory in the City. Highlights of the sectors and their implications for the LCACS are outlined below:

- Y High growth has been experienced in the business sectors of Arts and Recreation, Health and Education related businesses. This aligns with the high levels of population growth and would be expected to continue, although not at the same rate.
- Y Declines in Retail, Accommodation and Food Services are seen as temporary, and it is anticipated there will be business growth to support continued population growth. Restaurants/cafes/takeaway food businesses are likely to locate within activity centres, generating beneficial day and evening footfall.

- Transport, Postal and Warehousing, and Professional, Scientific and Technical Services related to Westport are anticipated to grow as the transition of this project occurs.

These businesses should develop in strategic industrial areas and within the RSC which is suitable for administration and office-based uses.

3.6% of Analysis Catchment Employees use public transport to travel to work in contrast to the 10.6% WA benchmark. The high level of car dependence in the City has developed due to the combination of:

- Insufficient transport links to key employment centres within the Analysis Catchment are underpinning the high private car usage rates. Public transport routes being perceived to be not convenient and/or too infrequent; and
- The transport network and system that has been designed to encourage travel by car and provides fragmented infrastructure for travel by public transport, cycling and walking.

A limited number of dwellings are located within walking distance of jobs, activity centres and other services due limited mixed use and low-density residential development. The top employing industries include Primary Education, Defence, Supermarket and Grocery Stores, and eight of the top ten industries are population-driven (so expected to grow in line with the population over time). The demand for employment in Secondary Education is expected to grow proportionately faster than the population as children age throughout the analysis catchment. As the population ages the demand for Aged Care services are also expected to rise. Drivers for strategic industries such as Defence and Road Freight Transport include increased federal government spending and the development of Westport at the Western Trade Coast industrial area. The growth and development of these sectors are dependent on factors other than changes in population in the Analysis Catchment.

The City of Rockingham has a relatively high level of unemployment in contrast to the Greater Perth region and has high youth unemployment. Should current trends continue, the issue is likely to be exacerbated as employment opportunities in the City of Rockingham could further lag behind the population driven demand.

In understanding and forecasting the future trajectory of employment and targets for Employment Self-Sufficiency (ESS), the *Needs Assessment* utilised the findings of the City's *Employment Planning Strategy*. They assessed the current state of employment in the City of Rockingham and evaluated potential employment scenarios going forward until 2050. Several major employment centres that are likely to be the sites for employment growth over the next 30 years were highlighted in the study, these include:

- Rockingham City (Strategic) Centre
- East Rockingham Industrial Area
- Port Kennedy Industrial Area
- HMAS Stirling (Defence)

- Y North East Baldivis Industrial Area
- Y Karnup Industrial Area
- Y Baldivis – Kerosene Lane

Figure 8 below illustrates how the ESS will vary according to the scenarios for employment and population growth.

Figure 8. Employment Self-Sufficiency Scenarios in the City of Rockingham

Scenario	1	2	3	4	5	6
Population Growth	Low	Low	Medium	Medium	High	High
Employment Growth	Low	Medium	Low	Medium	Medium	High
Town Centre Population*	26,030	26,030	32,321	32,321	48,580	48,580
Jobs: Town Centre	11,193	13,693	13,898	19,307	25,262	34,422
Jobs: Rest of City	30,721	33,221	34,426	39,926	38,980	43,480
Total Jobs - Base	41,914	46,914	48,324	59,233	64,241	77,901
Additions						
North East Baldivis	8,300	8,300	8,300	8,300	8,300	8,300
Karnup (Core)	12,500	12,500	12,500	12,500	12,500	12,500
Karnup (South)	12,400	12,400	12,400	12,400	12,400	12,400
Employment Self-Sufficiency	(Jobs/Workers Ratio)					
Base	0.45	0.50	0.44	0.53	0.49	0.59
With North East Baldivis	0.53	0.59	0.52	0.61	0.55	0.66
Plus Karnup (Core)	0.67	0.72	0.63	0.72	0.65	0.75
Plus Karnup (South)	0.80	0.85	0.75	0.84	0.74	0.85

* Rockingham Strategic Centre

Source: Syme, Marmion & Co 2020

The City of Rockingham's employment growth advantages/strengths include:

- A major defence establishment at Garden Island.
- An internationally competitive heavy industry zone at the Rockingham / Kwinana Industrial complex.
- An internationally competitive naval and maritime industries construction, maintenance and services complex at Henderson in the Western Trade Coast; and
- A City Centre designated as the primary activity centre for a very large region, connected to regional transport systems and with an attractive ocean-front location for part of it.

There are several weaknesses including:

- Employment opportunities in the City of Rockingham are specialised in construction and defence, reflective of the expansion in greenfield residential development and employment based at HMS Stirling on Garden Island. Additional strategic employment opportunities need to be generated over time to increase the current level of ESS in the City of Rockingham.
- Current employment-generating land is under threat from competing non-industrial uses.
- The City's current planning framework for the Rockingham Strategic Centre identifies the need to allocate more land for employment generating purposes.

The *Needs Assessment* identified the City of Rockingham will have a relatively low level of ESS unless additional employment opportunities in industrial areas are capitalised on going forward.

The City's *Employment Planning Strategy* (Syme Marmion & Co, 2020) report has also highlighted that it is critical every opportunity to increase the amount of diversity of economic activity in the Rockingham City Centre is taken.

Later in this Strategy, the analysis and results of the estimation of the appropriate provision of floorspace by type in activity centres required to help meet certain levels of ESS is provided in response to these employment trends.

3.4 Retail & Consumer Trends

The identified trends outlined in the *Needs Assessment* and captured in Figure 9 underscore the rapidly changing nature of the retail environment that businesses and in turn the City need to respond and adapt to in Activity Centres.

Figure 9. Trends in Retail influencing Activity Centres

Trend	Description	Drivers
Conscious Retail	Conscious retail is increasingly keeping customers loyal to a brand /distributor.	Many consumers have made a lifestyle choice to have a smaller global footprint, support brands that provide better conditions for factory workers in developing countries or support local products. Consumers are often willing to pay a premium for these products.
Data Retail	'Big Data' is being used to continually monitor and respond to changing consumer desires, shortening the product cycle.	Collecting and analysing data on retail sales is being used to inform all parts of the retail sale process, from supply chain to understanding customer satisfaction with their purchase. Retailers who don't use data to inform their decisions are much less likely to understand their customer's preferences or forecast demand and may find it difficult to remain competitive with those who do.

Trend	Description	Drivers
International Retail	The last few years have seen an influx of international brands penetrating the Australian market.	An untapped Australian market and Australian's demanding goods they can see online but cannot purchase locally. Additionally, the ability to geoblock products and charge higher prices in the Australian market has driven demand.
Omnichannel Retail	Digital marketing has been used to keep customers loyal to a brand/distributor.	The emergence of digital marketing across a range of devices, platforms and applications have provided multiple channels for retailers to market their products. Physical stores need an online presence to be competitive, as a consumer may shop using both means at different times.
Mobile Devices	Accessing retail via mobile devices and integrating mobile devices.	Mobile devices are providing unprecedented 24/7 access to retail offerings.
Subscription retail	Subscription retail allows retailers to encourage increased loyalty and connection to their brand.	Retailers need a business model that 'locks in' customers to increase the threshold of switching brand
Fast Retail	Business models comprised of virtual stores accessible from anywhere with fast distribution networks.	Technology has enabled customers to decide when, how and where to go. Consumers are no longer beholden to opening times or physical geography, consumer desires rather than retailers are driving consumption.
Retailtainment	Entertainment as an integral part of the retail experience.	The popularity of online retail channels has resulted in physical retailers needing to provide a retail experience or social experience as a point of difference. Millennials integrate retail and entertainment as a single social experience.
Small Retail	Speciality shops and smaller floorplates are becoming more popular.	Smaller stores with more curated selections, and specialty shops with niche products and more knowledgeable staff are predicted to be more competitive than larger stores where products can be harder to find.
Personal Retail	Consumers are increasingly desiring products that can be personalised.	Consumers are going shopping with a strong idea of what they want, rather than shopping to see what is available and fits their needs. They want to find a product that reflects their personal brand and is tailored to their needs rather than generic and mass-produced.
Ethical Consumerism	Consumers are considering the ethical and environmental impact of their purchases; where the product was produced and if it reflects their values.	This has been driven by a range of factors such as COVID-19, social media raising awareness around working conditions and environmental impact, news, Oxfam and other organisations that rate brands.
Ecommerce	The rise of online shopping coincides with a rise in e-commerce. Online shopping provides the ability of consumers to stay home and e-commerce has revolutionised who can be a retailer.	This has been driven by fast-paced lives, the rise of social media, more people starting online businesses. Online shopping is what customers are doing and ecommerce is what businesses are doing. This also means in-store shopping must be enticing or convenient enough to attract consumers.
Buying Local	Supporting local businesses and individuals	Consumers are becoming increasingly willing to purchase from small businesses and locally. This has been exacerbated by COVID-19, with small businesses struggling and a lack of imported goods.

Trend	Description	Drivers
Open Air Shopping Experiences	People are starting to prefer outdoor malls rather than enclosed malls.	People wanting to be in nature, prefer to walk between shops outside rather than in a shopping centre, however, the trade area pull is larger for indoors than outdoors
Circular Fashion	More consumers are turning to be a part of a circular economy model in which they consume and give away items in a more sustainable manner.	This has been driven by second-hand ecommerce like Etsy, people both buying and selling as individuals or small 'brands' and the growth of the sharing economy.
Authenticity	Customers are increasingly wanting to feel a personal connection with brands and are becoming more aware of manipulative advertisements.	Increased availability of information is making consumers more aware of marketing tactics. This is making consumers more inclined to purchase from brands/retailers they feel are authentic.

Source: Pracsys, 2022

Understanding the activation and development opportunities arising within the City's activity centre network that the retail and consumer behaviour trends present is valuable. For instance, considerations include recognising that in activity centres (both new and redeveloped) should provide:

- emphasis on locally authentic and relevant tenants.
- highly walkable/cyclable and outdoor retail experiences (main street and smaller specialty store formats); and
- ethical consumerism and sustainable/circular retail (for instance spaces for second hand/pop-up stores or markets for buy/swap/sell, in addition to permanent retailers) because these are increasingly important priorities for communities. These sentiments mean that the importance of each activity centre reflecting and embracing their community and sense of place and role they play in the hierarchy, is critical.

This LCACS responds to these retail and consumer behaviour trends in the first instance by the City creating a planning framework that encourages development within activity centres with cognisance of current trends and consumer sentiments. This provides the best opportunity for responsive delivery of goods and services to occur, maximising demand and expenditure ultimately leading to successful and vibrant centres that meet community needs. The *Needs Assessment* highlights that activity centres in the City will be trading in a high population growth environment which provides significant opportunities for businesses to increase their sales and profitability over time. Therefore, activity centres planning should allow for flexibility in uses and floorspace areas which will generate locally specific outcomes for consumers and successful businesses within centres.

3.5 Implications for the LCACS

Demographic Trends

Addressing the needs of young families and seniors to enable equity of access to centres without heavy reliance on private car transport is the focus of the urban form and movement principles within this Strategy. Strong linkages between surrounding uses that complement vitality and activation of centres significantly such as schools, childcare centres and local parks will assist in daily and weekly cross-utilisation of facilities. The movement and urban form initiatives detailed in section 4.3.7 respond to these trends and issues.

Retail and Consumer Trends

Retail and consumer trends reflect the changes that have occurred since the existing LCS was prepared in terms of changes in technology, demographics and patterns of consumer behaviour. The impact of these changes on new and redeveloping activity centres is responded to by business innovations in part and can also be addressed in policy and strategy by the City through a framework that:

- Complies with the strategic land use policy context which applies to the South-West Sub-Region of Perth and City of Rockingham.
- Reflects the latest trends and challenges for activity centre planning and development.
- Is based on up-to-date economic analysis (provided within the *Needs Assessment*); and
- Provides a robust framework for the application of activity centres policy in the City of Rockingham that reflects the goals and aspirations of the *Strategic Community Plan 2019-29* and LPS, once completed.

Housing

The planning framework does not appropriately facilitate for a wider choice of dwelling types, especially in key locations such as the RSC. Increasing the proportion of people with walkable access to centres and housing suited to their needs are important considerations for the LPS.

Employment

Diversification and growth of employment into strategic industry sectors will be underpinned by factors other than the City's population growth. The implication for the LCACS is that the majority of these jobs and business growth is expected to occur in the RSC.

4. Centres Review & Needs Assessment Findings

This section of the LCACS details the current situation and future projections for floorspace and employment, based in the *Needs Assessment* findings and analysis undertaken. The analysis models the demand over time generated by the population living within the City's centre catchments and the supply of activity centre floorspace existing and projected to meet these needs. The LCACS includes commentary and assessments of:

- the hierarchy of activity centres.
- centres review including vision, intent and boundaries.
- floorspace and allocation to the City's precincts and individual centres.
- employment locations and job targets, consistent with the Sub-regional framework; and
- walkable catchments for the activity centres and dwelling target ranges.

4.1 Activity Centres Function & Hierarchy

The Role and Function of Activity Centres

The purpose of this component of the LCACS is to ensure the City maintains a hierarchy of centres that as a network evolve and grow to meet the needs of their precinct catchments for various types of goods and services and activities. It is critical in the consideration of future additions to the hierarchy that the economic benefits and anticipated trading impacts to other centres deliver a net community benefit. In sections 2 and 5, the use of Impact Tests is discussed.

The value of an activity centre hierarchy is that it:

- Provides high-level guidance in terms of the location, scale, land uses intended, and nature of investment expected in activity centres.
- Ensures policy reflects the differing roles and functions of the range of centre typologies.
- Creates a coherent network of activity centres which meet the various needs of the community at the locations where these needs can, and should, be met; and
- Guides the planning and provision of transport infrastructure and other aspects of urban development influenced by activity centres.

Although 'floorspace' may be used as an indication of the role of a particular centre this Strategy emphasises that the variety and type of facilities and services that is offered provides a better indication of the role played within the hierarchy.

For this reason, when using the City's activity centre hierarchy as a planning tool for assessing development/planning applications, greater weight should be placed on whether the application changes the functional 'role' of the centre (redevelopment or newly proposed) rather than simply the quantum of floorspace proposed. The Needs Assessment provides appropriate future floorspace guides relative to the anticipated

growth in catchment need as a complement to the movement and urban form objectives of this Strategy for consideration.

The key roles and attributes typically associated with each tier of the hierarchy as per the policy and as expected within the City's network are outlined in Figure 10. Currently, there are no Secondary or Specialised centres within the City (though may be in future), and Karnup is denoted as an emerging Specialised Node in the Sub-Regional Framework (to be further explored in DSP preparation).

Larger comparison goods and services anchored in larger centres are visited less frequently but usually for longer durations and often via car or public transport, due to the type and volume of goods purchased.

Differentiating features of **Strategic Centres** are floorspace dedicated to health, community, education, and business services and in the case of the Rockingham Strategic Centre these are key attractors. There is also a tourism, entertainment and hospitality offer both at the foreshore and within the city centre in the form of restaurants, caf  s, bars and cinemas.

District Centres are preferred places for many households to undertake a larger weekly or twice weekly food and grocery shopping, with a car often an essential component of this activity. The City of Rockingham has three established District Centres: Baldivis, Secret Harbour and Warnbro and one planned for Karnup (as identified in Draft SPP 4.2).

Smaller Local and Neighbourhood Centres provide for daily and weekly needs and rituals, such as basic food shopping, a coffee or buying the newspaper. These smaller centres are more often accessed by walking or cycling as part of a daily routine and offer children and seniors in the community the opportunity to visit centres independently and gain the social benefits of this visit alongside transactional activities.

Refer Figure 2 for an overview of the City of Rockingham's commercial and activity centres within the context of the South Metropolitan Sub-region.

Current Floorspace Supply

The City of Rockingham has five catchment precincts as outlined in the existing LCS (2004) and these have been continued to be utilised in the *Needs Assessment* 2021 as valid policy parameters. This is because they remain a geospatial indication of the distinct catchments for respective Strategic and District Centres located in each (except for Precinct 5: Karnup) (refer Figure 11). Retail floorspace provision associated with each precinct and the centres within it is based on the City of Rockingham population projections and the modelling detailed in the *Needs Assessment*). Precinct 5 – Karnup is excluded from the Needs Assessment due to the precinct's early stage of planning. It should be noted that in the overall City projections, the population forecasts for Karnup precinct are based on the existing population and planning framework.

Figure 10. Centre Functions and Land Use Guidance

Classification	Main Role & Typical Attributes	Potential Mix of Uses & Tenants
STRATEGIC CENTRES	Strategic centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments. These centres are expected to service substantial populations, providing health, community and social services, be integrated with public transport and provide opportunities for business agglomeration. Access is a priority for these centres.	Residential integrated within centre Department store/s, Discount department store/s, Supermarkets Specialty shops Major offices Professional and service businesses Medium and higher density residential
SECONDARY CENTRES	Secondary centres share similar characteristics with strategic centres but serve smaller catchments and offer a more limited range of services, facilities, and employment opportunities. They perform an important role in the regional economy and provide essential services to their catchments.	Department store/s, Discount department store/s, Supermarkets Specialty shops Major offices including professional and service businesses Medium and higher density residential
DISTRICT CENTRES	District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the needs of their catchments.	Discount department store/s, Supermarkets, Specialty shops District level office and medical services, local professional services Entertainment, Food and beverage Bulky goods (at the periphery of centres) Medium and higher density residential
SPECIALISED CENTRES	Specialised centres focus on regionally significant economic and institutional activities. Planning for these centres should aim to protect the primary land use while improving the growth and clustering of business activity of State and regional significance, particularly in knowledge-based or logistics-based industries. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing.	Examples include logistics-based businesses for airports, ports or knowledge-based industries for health and tertiary education precincts.
NEIGHBOURHOOD CENTRES	Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local communities.	Supermarket (variety of sizes including full range and mid-size formats), range of specialty stores and personal services. Local services and commercial facilities, including banks, post office, real estate agents. Medium density and shop-top residential.
LOCAL CENTRES	Local centres provide for the day to day needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.	Convenience shops, limited specialty stores, personal services. Supermarkets are generally not appropriate for local activity centres.

Source: Draft SPP 4.2, DPLH, City of Rockingham

The population levels used to guide the analysis and resulting estimates for the level of supportable floorspace at each major activity (RSC/District) centre going forward until 2041 are shown in Figure 12. The level of supportable floorspace is dependent on population thresholds and at the time that these are met then it would be appropriate, with consideration of other factors, that the City could consider an increase in floorspace at the relevant activity centre.

The *Needs Assessment* outlines that in circumstances where one centre in a fully developed area has not expanded to the level identified in forecasts at a given timepoint, another centre within the catchment should not be allowed to justify an expansion on this basis alone. Though this approach may be reconsidered in developing areas based on robust supporting evidence where another centre is constrained and there has been population growth within the catchment.

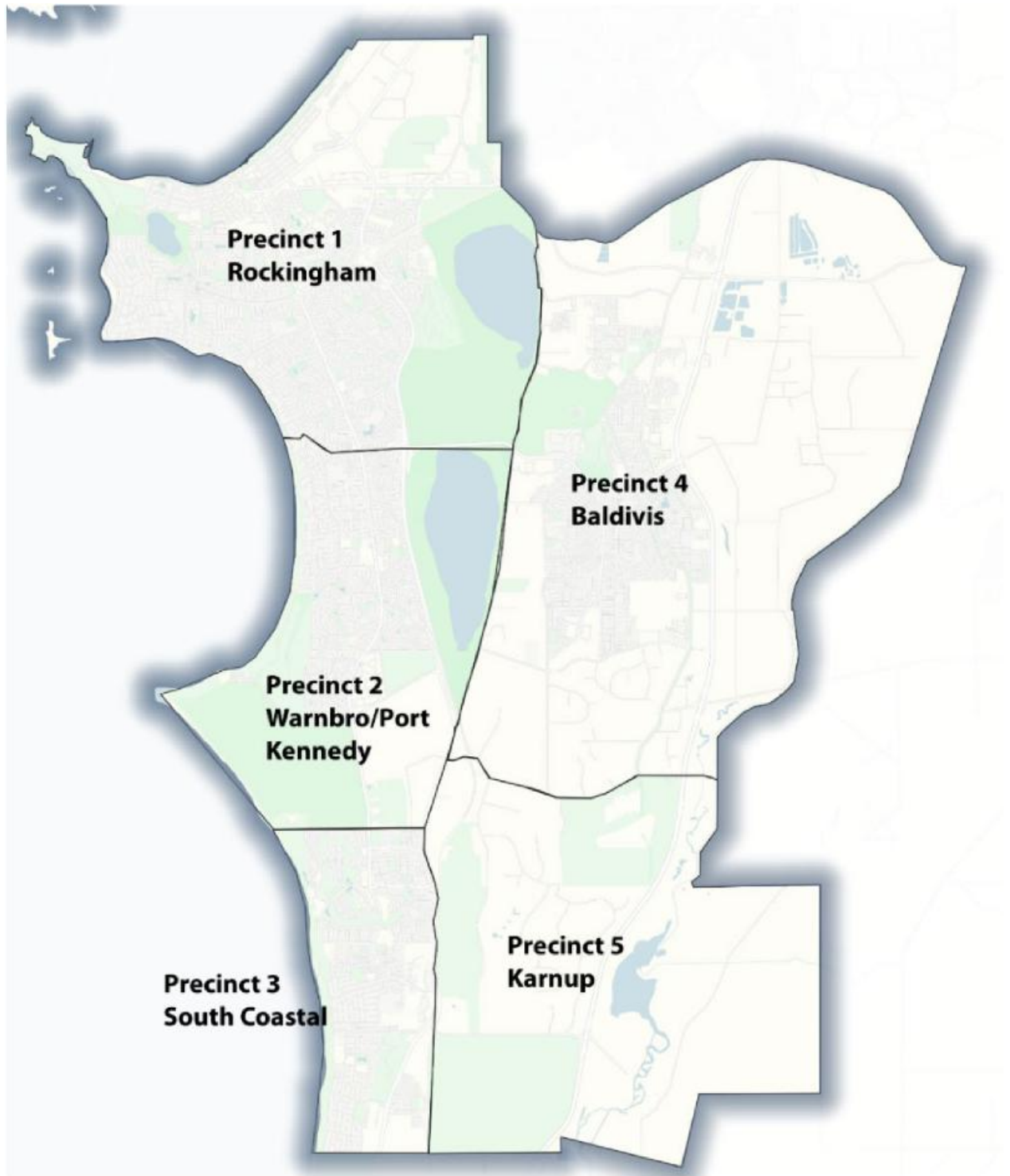
When assessing the potential for a large expansion of a current centre (see Draft SPP4.2, Table 2). Major activity centre use floorspace thresholds) or for a proposed new centre the City should consider the several factors and be satisfied that strong evidence has been provided to demonstrate that:

- There is a need (i.e., high population growth within the centre's catchment).
- There is demonstrated alignment with Draft SPP4.2 objectives (i.e., walkable catchment, public transport access, etc.).
- The development would not affect the viability of the activity centre hierarchy.
- The proposed uses are viable (i.e., if a supermarket is proposed the applicant's evidence must demonstrate there is sufficient demand for that offering).

Where the demand for uses can be demonstrated, there should be flexibility to allow for a variety of uses across all centre types to enable operators to meet specific and potentially changing needs of consumers; and

- There are wider community benefits such as improved service, increased employment, reduced travel times, etc.

Figure 11. Precincts within the City of Rockingham



Source: Pracsys, 2022

Figure 12. Population by Precinct Over Time

Precinct – Major Centre	2021	2026	2031	2036	2041
Precinct 1 – Rockingham SC	46,491	54,021	61,387	71,139	84,042
Precinct 2 – Warnbro DC	23,996	24,039	24,202	24,377	24,562
Precinct 3 – Secret Harbour DC	23,186	28,600	34,717	42,143	51,159
Precinct 4 – Baldivis DC	46,324	54,063	62,194	71,548	82,308

Source: City of Rockingham 2021, Pracsys 2021

The information above relates to the whole precinct population projections. As the Strategic Centre is a key focus and for the purposes of the PSP preparation Figure 13 below details the growth anticipated for the Strategic Centre boundary area only.

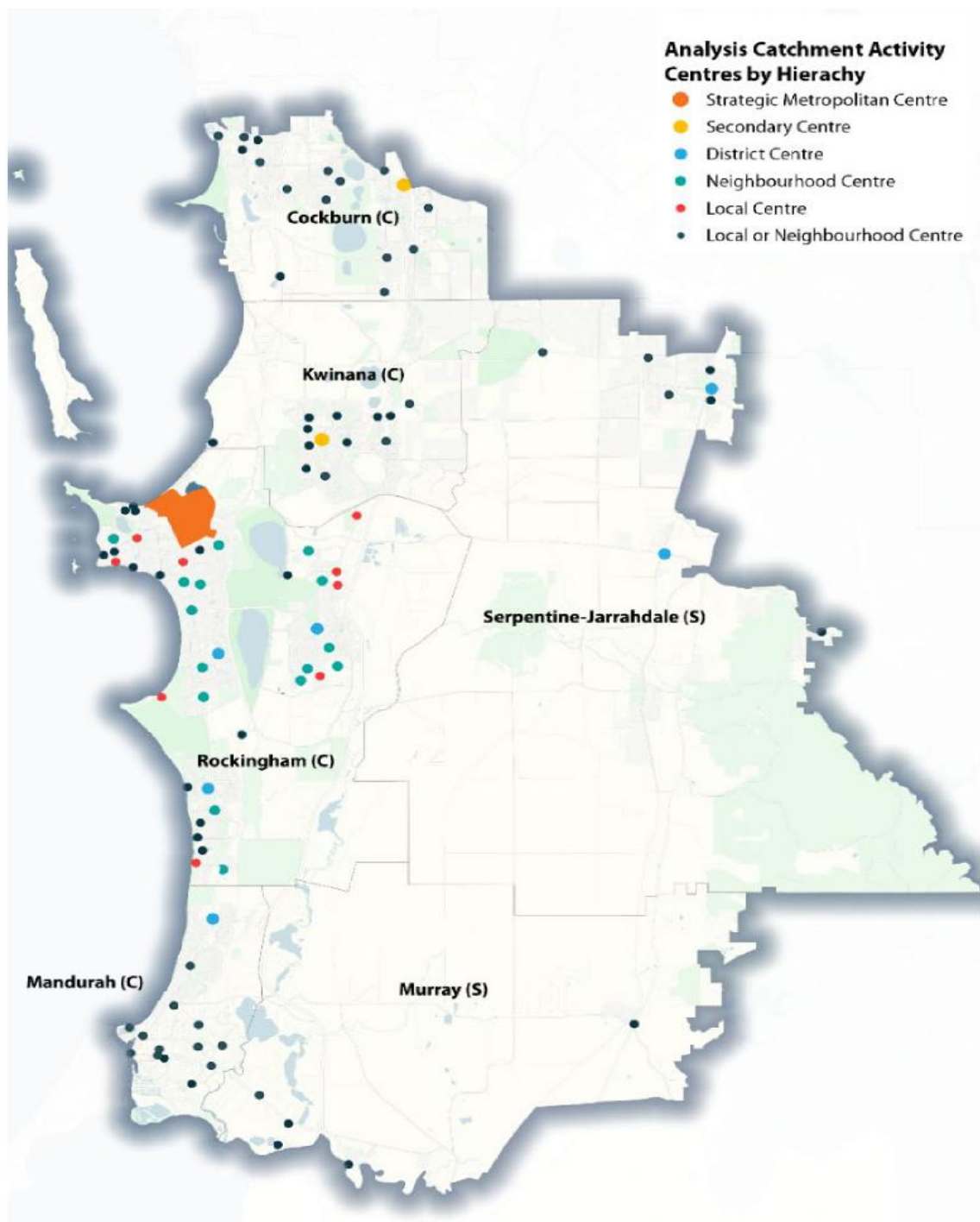
Figure 13. Rockingham Strategic Centre Population Over Time

	Population			
Rockingham Strategic Centre	2026	2031	2036	2041
Scenario 1 (WA Tomorrow)	6,212	6,462	6,722	6,992
Scenario 2 (CoR)	13,903	18,370	24,272	32,070

Source: City of Rockingham 2021, Pracsys 2021

Figure 14 shows the existing Activity Centres Hierarchy within the City and the surrounding Analysis Catchment. The *Needs Assessment* analysed the current floorspace gap in the City through consideration of both access to centres and the quantum of floorspace provided. This included the modelling and mapping of where new centres may be required and the degree of additional floorspace that could be supported, based on the City's population forecasts.

Figure 14. Analysis Catchment Activity Centres by Hierarchy



Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

Note: Centres were listed as 'Local or Neighbourhood Centre' if they were outside the City of Rockingham or their established position in the activity centre hierarchy was unclear.

The existing floorspace supply within the City of Rockingham totals approximately 240,000m² and the activity centres and their place within the hierarchy by each of the precincts is outlined within Figure 15.

Figure 15. Existing Activity Centres by Precinct & Hierarchy

Precinct 1 Rockingham				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Rockingham	63,978	7,526	128,912	Strategic Metropolitan Centre
Rockingham Beach	13,848	306	35,661	Strategic Metropolitan Centre
Charthouse	1,166	-	-	Neighbourhood Centre
Elanora Drive	1,359	-	-	Neighbourhood Centre
Grange Drive	1,702	-	1,394	Neighbourhood Centre
Shoalwater	3,260	219	1,254	Neighbourhood Centre
Waikiki Village	11,206	330	1,310	Neighbourhood Centre
Arcadia Drive	382	218	274	Local Centre
Belgravia Terrace	2,000	-	913	Local Centre
Bell Street	98,611	-	489	Local Centre
Bent Street	570	-	-	Local Centre
Fisher street	200	-	-	Local Centre
Malibu	1,090	-	912	Local Centre
McLarty Street	482	-	-	Local Centre
Parkin Street	246	-	130	Local Centre
Safety Bay	2,033	-	961	Local Centre
Safety Bay Road	548	-	192	Local Centre
Soyara Place	70	-	150	Local Centre
Waikiki Hotel	-	138	40	Local Centre
East Rockingham	-	22,049	-	Other Retail Centre
Enterprise	7,298	17,368	2,787	Service Commercial
Total	112,049	48,154	175,378	

Precinct 2 Warnbro				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Warnbro	21,029	685	2,079	District Centre
Palm Meadows	3,555	-	6,280	Neighbourhood Centre
St Clair	4,625	-	560	Neighbourhood Centre
Hokin Street	1,489	460	2,762	Local Centre
Kennedy Bay	1,500	-	684	Local Centre
Port Kennedy Enterprise Park	-	17,139	-	Other Retail Centre
Total	32,198	18,284	12,365	

Precinct 3 Secret Harbour				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Secret Harbour	15,000	-	3,531	District Centre
Bayshore Gardens	527	-	559	Neighbourhood Centre
Golden Bay Neighbourhood	3,240	-	1,478	Neighbourhood Centre
Singleton Village	5,351	-	-	Neighbourhood Centre
Foreshore Village Secret Harbour	330	-	400	Local Centre
Golden Bay Local	737	-	707	Local Centre
Golden Bay South	307	-	-	Local Centre
Mandurah Road	150	-	3,160	Local Centre
Total	25,642	-	9,836	

Precinct 4 – Baldivis				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre type
Baldivis	29,435	16,795	13,411	District Centre
Settlers Hills	2,061	1,179	7,384	Neighbourhood Centre
Spud Shed	5,500	-	2,510	Neighbourhood Centre
Tuart Ridge	3,015	-	1,376	Neighbourhood Centre
Lakeside Caravan Park	360	-	-	Local Centre
The Ridge	583	333	418	Local Centre
Total	40,954	18,307	25,099	

Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

These activity centres are used in the Retail Gravity Modelling to estimate current demand for retail in the City of Rockingham from the wider Analysis Catchment.

Future Floorspace Supply

The City has planned as part of its structure planning for the development of several activity centres to support its growing population in new broadacre areas. Figure 16 outlines that there is a total of approximately 31,000m² of additional retail floorspace planned for the City of Rockingham in new or emerging activity centres on the horizon. It should be noted that Figure 16 sets out the initial planned floorspace for these centres, although it is envisaged that all these centres will expand beyond these initial stages of development within the lifetime of LCACS. Detail on the projected growth of these centres is provided within the *Needs Assessment*.

Figure 16. Planned Future Activity Centres within the City of Rockingham by Hierarchy

Activity Centre Name	Initial Planned Retail Floorspace (m ²)	Activity Centre Hierarchy
Baldivis North	5,200	Neighbourhood Centre
Golden Bay Neighbourhood	3,240	Neighbourhood Centre
Paramount Estate	4,500	Neighbourhood Centre
Parkland Heights	10,000	Neighbourhood Centre
Avalon	1,500	Local Centre
Baldivis Parks	1,515	Local Centre
Fifty Road	1,300	Local Centre
Kennedy Bay	1,500	Local Centre
Millars Landing	2,500	Local Centre
Singleton	1,000	Local Centre
Total	32,255	

Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

Note * A District Centre and Specialised Centre in Karnup is also planned, however, this analysis does not assess Karnup and has excluded these activity centres from the analysis as explained earlier.

Floorspace from these yet to be developed activity centres is included in the Retail Gravity Modelling after their expected date of completion. Additionally, if the analysis identifies the potential to expand or develop additional centres to what is currently planned, these centres will need to be included in the review and monitoring of the LCACS overtime.

Potential Activity Centre Hierarchy Changes

The Needs Assessment evaluated the current hierarchy and assessed that there are several centres that could potentially change centre classification based on projected growth (summarised in Figure 17).

Figure 17. Potential Future Hierarchy Changes

Centre and Current Classification	Floorspace change to 2036 (m ²)	Hierarchy Changes	Guidance
Baldivis Town Centre District Centre	+7,000m ² Shop Retail +8,032m ² Other Retail +12,629m ² Non-Retail	Secondary Centre	Classification to be confirmed through the preparation of the Karnup District Structure Plan and review of the <i>Needs Assessment</i> at this time.
Parkland Heights Neighbourhood Centre	+6,500m ² Shop Retail +5,000m ² Non-Retail	District Centre	Classification to be confirmed through the preparation of the Karnup District Structure Plan and review of the <i>Needs Assessment</i> .
Millars Landing Local Centre	Millars Landing is expanding from 2,500m ² to over 5,000m ² Shop Retail floorspace.	Neighbourhood Centre	Reclassification subject to preparation of an Impact Test addressing Draft SPP 4.2 and Section 5. Any major development would expand the catchment of the centre with a selection of goods and services that could cater more for the weekly shopping requirements of the surrounding population.
Local Centres	See floorspace expansion projections (Appendix 1)	No changes	A number of local centres could expand beyond the notional Shop Retail provision of 1,500m ² for a local centre. Expansions are to be supported by an Impact Test. Proposals to change the centres hierarchy level to Neighbourhood are unlikely to be supported.

4.2 Equity of Access to Activity Centres

Complementing hierarchy establishment and role and function of centre, the *Needs Assessment* also includes region wide and City-wide analysis of access to retail and other retail floorspace. The provision of centres was assessed to identify any potential gaps in the activity centre hierarchy (refer Figure 18). Distance to access centres from where residents live was used to assess the provision of centres. Several iterations were undertaken to assess the provision of centres, using the following filters and parameters:

Minimum Access: The spatial area has overall access to at least one centre and can therefore access a minimum standard of retail service. This was measured based on approximate catchment boundaries (i.e., 10km for a district centre).

Daily/Weekly Access: The spatial area has overall access to at least one Neighbourhood or Local centre (or larger) and can therefore access an activity centre that provides for daily / weekly shopping needs. This was assessed based on a 1km radius around all centres.

Walkable Access: The spatial area has walkable access to at least one centre (this was assessed at 200m to 800m walkable catchments).

It was decided that 1km was a reasonable distance to assess provision given the relatively low residential density and suburban nature of Rockingham. Therefore, any ABS SA1 spatial areas that were over 1km from an activity centre were identified as having an under-provision (refer Figure 17).

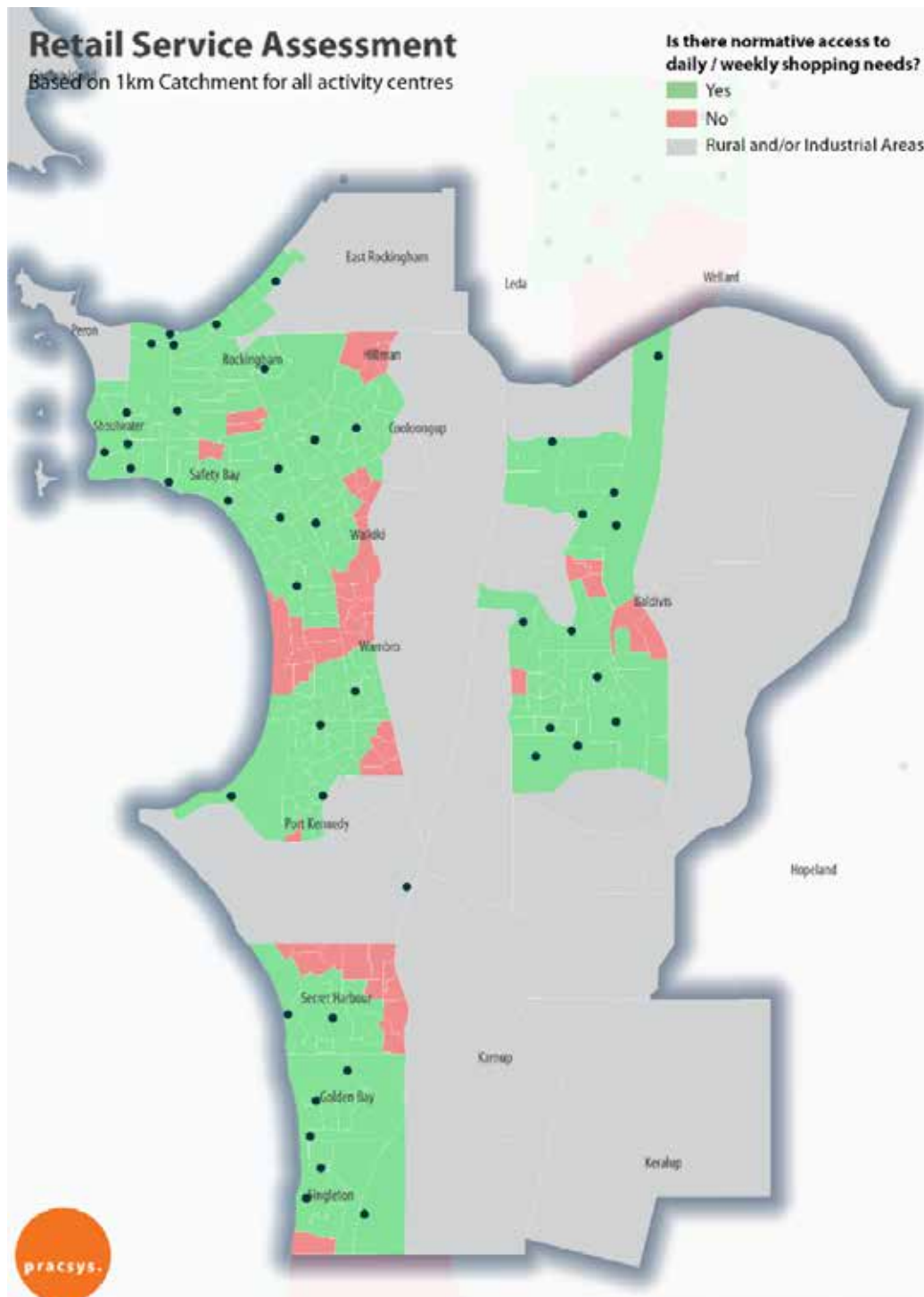
Using a 1km catchment from all centres, an estimated 35,000 residents do not currently enjoy normatively adequate walkable access to an activity centre providing for their daily/weekly shopping needs, with this number set to grow to 60,000 by 2041, if no changes are proposed to activity centre provision. The analysis highlights a potential gap in the Warnbro/Port Kennedy (Precinct 2), Secret Harbour area (Precinct 3) and to a limited extent eastern Baldivis (Precinct 4).

New local centres should be considered in areas where the normative daily/weekly shopping needs of the population (access to a centre within a 1km radius) are not being met and there is sufficient demand to support a centre.

As future structure planning for Karnup progresses, there is potential for modelling to address whether further retail floorspace is supportable in these locations, to address the gap in access.

Where new residential developments occur (i.e., Karnup), planning must ensure that the location of new centres provide for the daily/weekly shopping needs of residents through an appropriate distribution and hierarchy of high and lower order centres. This matter should be considered further in the preparation of the LPS and the continued monitoring and review of the LCACS and any required updates to the Needs Assessment when significant future planning has progressed (i.e., Karnup)

Figure 18. Access to Centres Providing for Daily / Weekly Shopping Needs in the City of Rockingham



Source: DPLH & Draft SPP 4.2 2020, Pracsys 2021

4.2.1 Access to Other Retail Centres (Bulky goods)

Other retail centres were assessed based on adequate driveable distance due to the nature of the goods sold and frequency with which consumers would visit such centres. The *Needs Assessment* assumed that large centres are accessible if they are within 10km, and medium centres are accessible if they are within 5km. To be considered a 'large' Other Retail centre, it must be a significant employment node and provide bulky goods shopping needs for both residents and businesses. 'Medium' sized Other Retail centres are smaller in size and primarily provide bulky goods retailing for residents in the proximate area. Currently there is one large Other Retail centre, located along Dixon Road and Patterson Road and two medium sized Other Retail Centres, in Baldivis and Port Kennedy.

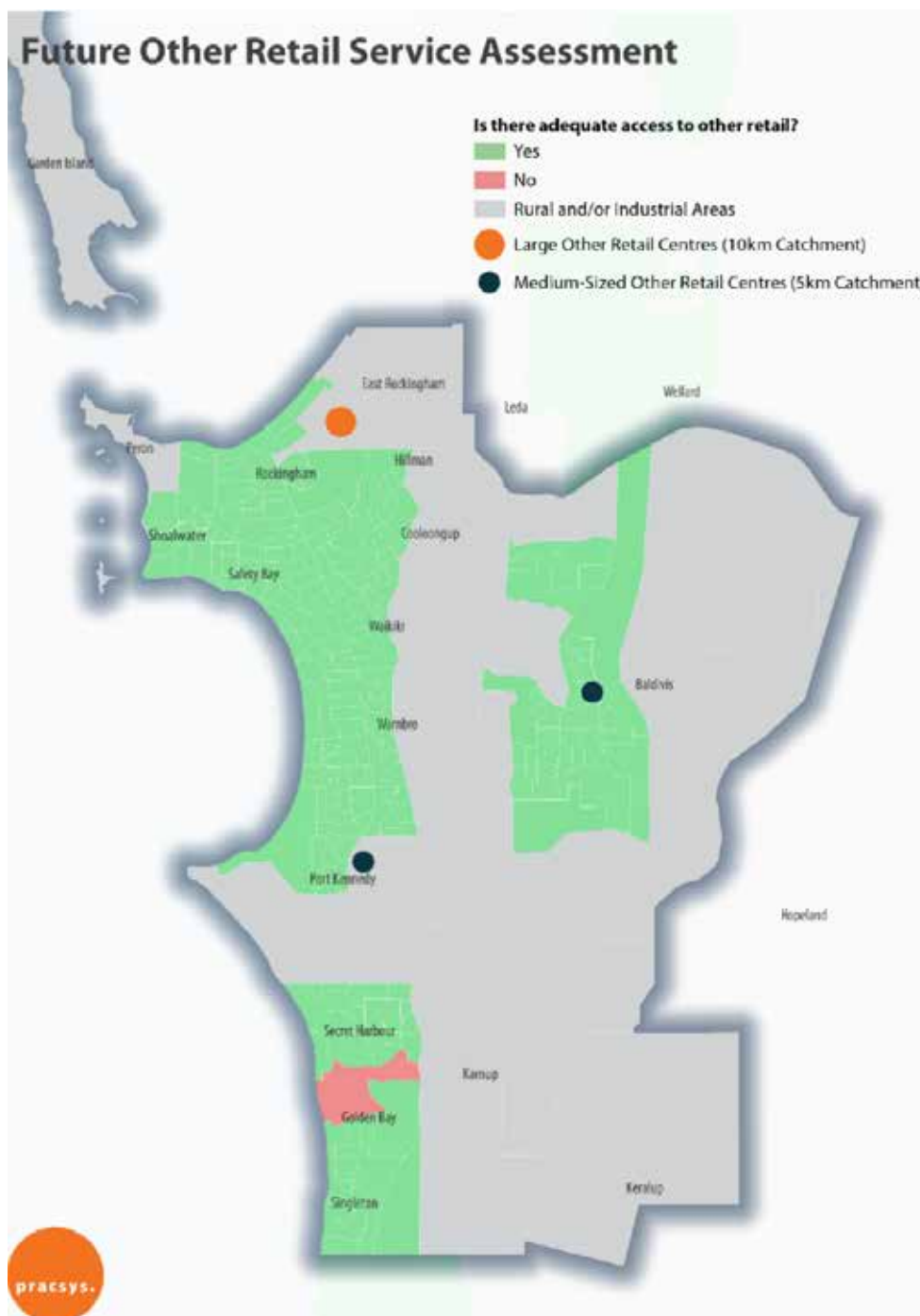
Figure 19 shows the majority of existing households in Catchments 1 and 2 have adequate access to an Other retail Centres (bulky goods/showroom floorspace). Given the spatial distribution of Other retail is currently appropriate and consistent with State policy, future development of this type (within existing areas) should be focused within existing Bulky Goods retail centres, with out of centre development including extensive highway 'ribbon' development discouraged.

The *Needs Assessment* findings show that a significant amount of bulky goods retail floorspace will be needed in Catchment 4 to accommodate the growing requirements for Baldivis from 18,307m² to 31,621m² in 2041. This quantum of increase cannot be accommodated in the District Centre due to availability of suitable land.

The provision of these uses will need to be considered as part of the City's LPS, identifying land in alternative locations for instance, north of Kerosene Lane.

The *Needs Assessment* analysis also highlights a potential gap in provision of other retail space in the Secret Harbour area (Precinct 3). Future planning for Karnup will need to address the provision of additional Other Retail floorspace, to address this gap. District Structure planning for Karnup should ensure that all types of floorspace (including bulky goods/showroom) are assessed and appropriate access provided (dependent on Centre Hierarchy) for existing and future residents within the precinct catchment area.

Figure 19. Access to Other Retail Centres within the City of Rockingham



Source: DPLH & Draft SPP 4.2 2020, Pracsys 2022

4.3 Residential Density Targets

As outlined earlier in this Strategy and the City's *Local Planning Strategy Issues Paper* prepared to inform the LPS, demographic drivers anticipated to influence housing needs in the future include:

- Younger people seeking housing closer to social amenities and public transit and avoiding car ownership.
- Empty nesters seeking smaller, lower maintenance properties, and downsizing to

fund retirement.

- Lifestyle priorities taking on a greater emphasis in buying decisions; and
- A growing desire for “lock and leave” properties.

A Housing Hotspot analysis has been undertaken by the City to identify the locations where the greatest potential likelihood for redevelopment exists in the foreseeable future and implications on existing activity centres. The City considers that these redevelopment opportunities should be supported by preparation of Precinct Structure Plans to support infill development and increased dwelling yields and housing diversity within activity centre and walkable catchments.

Additionally in Draft SPP 4.2 there are residential density targets indicated for each centre type within the City's hierarchy, as set out in Figure 20:

Figure 20. Draft SPP 4.2 (APPENDIX 1: Activity Centre Functions and Land Use Guidance)

Classification	Residential density target - dwellings per gross urban zone hectare within the walkable catchment
Strategic Centres	50+ (800m)
Secondary Centres	40+ (800m)
District Centres	30+ (400m)
Specialised Centres	NA
Neighbourhood Centres	25+ (200m)
Local Centres	25+ (200m)

Source: DPLH & Draft SPP 4.2 2020

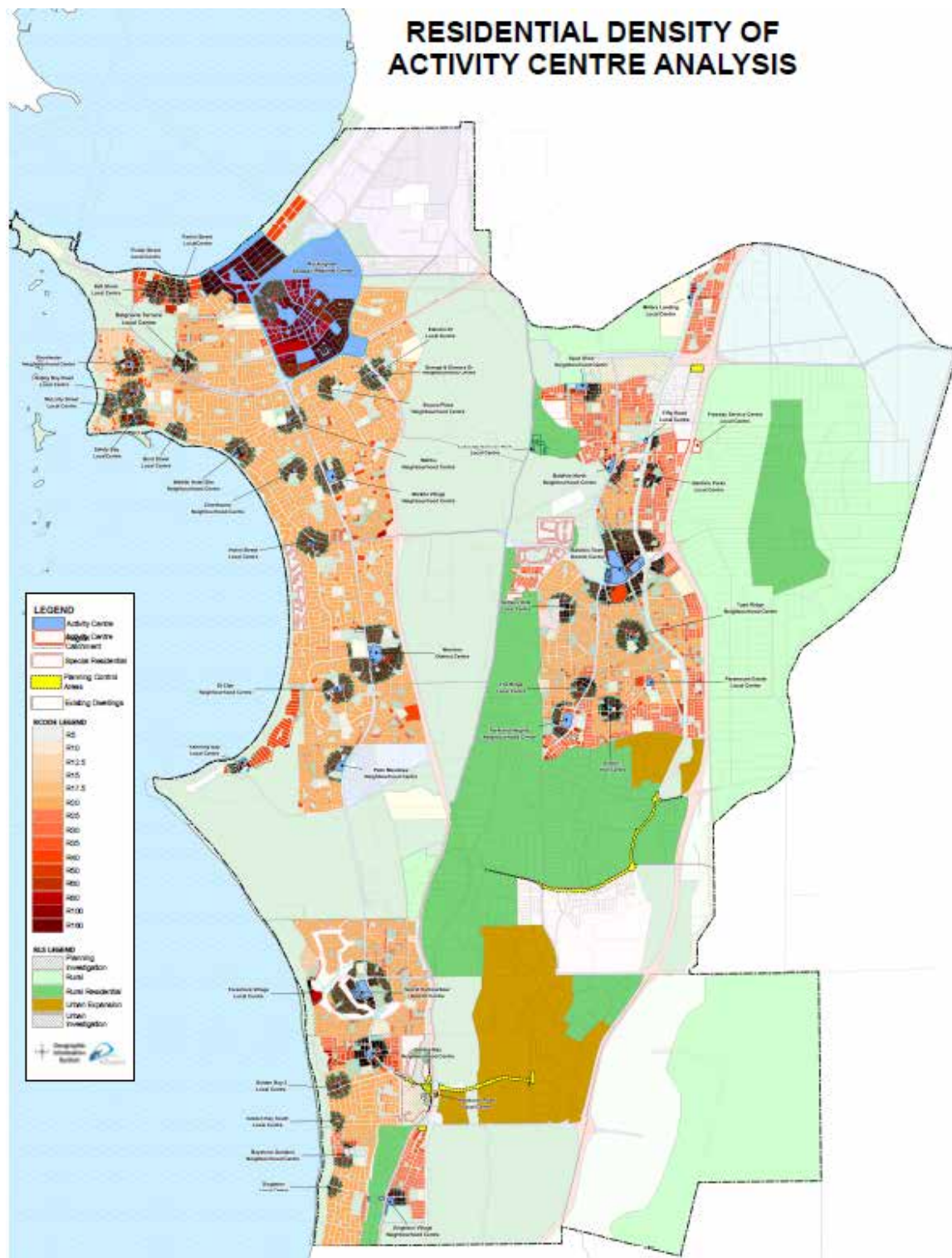
In seeking to identify where centres are currently tracking relative to residential targets within these walkable catchments, the City prepared mapping and analysis as outlined in Figure 20 and demonstrated in Figure 21. The activity centre catchment area in hectares, the proportion that is zoned commercial is then subtracted from this and then the existing dwellings noted. The dwelling target is then calculated using the available urban zoned land and the Draft SPP 4.2 gross dwellings per hectare target.

Figure 21. Draft SPP 4.2 Dwelling Targets in Activity Centre Catchments by Hierarchy level & Precinct

		AREA		DWELLINGS	DWELLING TARGET	
		AREA OF ACTIVITY CENTRE CATCHMENT (Hectares)	AREA OF COMMERCIAL ZONE (Hectares)	EXISTING DWELLINGS	GROSS DWELLING YIELD TARGET	GROSS DWELLING YIELD TARGET (exclude Commercial area)
Strategic Centre (100,000m²*)						
	Rockingham	593	26	3114	29637	
Specialised Centre						
	Kamup*					
District Centres (20,000m²- 50,000m²)						
				30 Dwellings/ Hectare Area		
	Baldivis	164	35	1252	4920	3633
	Kamup*					
	Secret Harbour	115	15	602	3450	2833
	Warnbro	105	8	739	3150	2403
Neighbourhood Centres (3,000m² - 10,000m²)						
				25 Dwellings/ Hectare Area		
	Shoalwater	24	1.47	198	600	401
	Waikiki Village	34	4.40	233	850	613
Precinct 1 – Rockingham						
	Grange Drive		1.51	190	575	383
	Charthouse	23				
		21	0.83	155	525	369
Precinct 2 - Warnbro Port Kennedy						
	St Clair	27	2.13	222	675	451
	Palm Meadows		3.49	153	550	394
		22				
Precinct 3 South Coastal						
	Bayshore Gardens	18	0.39	93	450	357
	Golden Bay	35	3.54	418	875	453
	Singleton Village	31	3.48	146	775	626
Precinct 4 Baldivis						
	Baldivis North		2.83	62	675	610
		27				
	Paramount Estate					
	Parkland Heights	35	5.11	149	875	721
	Settlers Hills		0.73	153	625	471
		25				
	Spud Shed	25	3.01	160	625	462
	Tuart Ridge	32	2.74	329	800	468
Precinct 5 Kamup						
	*Subject to planning outcomes within Kamup District Structure Plan					
Local Centres (<1,500m²)						
				25 Dwellings/ Gross Hectare Area		
Precinct 1 Rockingham						
	Bell Street	16	0.18	185	400	215
	Belgravia Terrace	17	0.22	180	425	245
	Bent Street	9	0.18	86	225	139
	Elanora Drive	20	0.64	120	500	379
	Fisher Street	11	0.26	103	275	172
	Malibu	23	0.95	153	575	421
	McLarty Street	11	0.19	107	275	168
	Parkin Street	17	0.33	121	425	304
	Safety Bay Centre		1.45	151	450	298
		18				
	Safety Bay Road	23	0.68	190	575	384
	Soraya Place	16	0.14	126	400	274
	Waikiki Hotel	22	2.58	171	550	376
Precinct 2 Warnbro Port Kennedy						
	Hokin Street	27	1.53	254	675	419
	Kennedy Bay	14	1.59	57	350	291
Precinct 3 South Coastal						
	Foreshore Village Secret	12	0.73	31	300	268
	Golden Bay	19	0.49	81	475	394
	Golden Bay South	7	0.09	81	175	94
	Mandurah Road	20	0.51	12	500	487
	Singleton	9	0.15	94	225	131
Precinct 4 Baldivis						
	Avalon (Smirk Road)	19	0.50	271	475	204
	Baldivis Parks	21	0.85	163	525	361
	Fifty Road	13	0.80	73	325	251
	Lakeside Caravan Park	8	0.72	9	200	190
	Mandurah Road					
	Millar's Landing					
	Freeway Service Centre					
Precinct 5 Kamup						
	*Subject to planning outcomes within Kamup District Structure Plan					

Source: City of Rockingham, 2021

Figure 22. Existing Residential density in Activity Centre Catchments



Source: City of Rockingham, 2021

The residential dwelling targets outlined above (refer Figure 22) represent aspirational targets to work towards for activity centres. Whilst in initial stages in greenfield broadacre development these targets may not always be met, urban structuring and based on *Liveable Neighbourhood* principles, opportunities should be optimised for greater housing yields and diversity within walkable catchments of new and emerging

centres. Achieving increased residential density within the catchment of the Strategic Centre in the first instance is a priority of the RSCPSP and its policy setting. For vibrancy, activation, footfall, and liveability it is essential to have higher residential density development and diversity of housing types in proximity to/within activity centres. Extending these principles and achieving greater walkable catchment residential intensity within District Centres and through future precinct structure planning of lower order centres is essential to deliver on the City's residential targets.

4.3.1 Implications for the LCACS

This Strategy promotes the provision of medium and higher density residential within and at the periphery of activity centres to facilitate greater housing choice as well as vibrancy, footfall, and more effective and efficient investment in transport and infrastructure.

As detailed in the RSCPSP and in the following sections 4.4.2-4.4.4 of this LCACS for each of the three District Centres, the priority is for increased residential density through infill development in proximity to activity centres.

This will assist in achieving the objectives of this LCACS through seeking to reach Draft SPP 4.2 targets. It is an expectation that the RSC and District Centres endeavour through future (re)development, meet or where possible exceed density targets.

Secondly, increased residential densities should be a key consideration in the planning and urban design of greenfield activity centres and when undertaking Precinct Structure Planning for existing centres.

Spatial allocation of increased housing density and a broader range of housing typologies is highlighted as being achieved through a combination of urban infill within the City Centre and in the long term along the Read Street/Warnbro Sound Avenue activity corridor between the City Centre and the proposed Karnup train station.

Additionally, activity centres that are recommended for future increased housing development via infill development are:

- Penguin Road/Safety Bay Road Local Centre precinct.
- Malibu Road (East) Local Centre Precinct
- Malibu Road (West) Coastal Node Precinct
- Waikiki Village Activity Centre Precinct
- Warnbro Fair Activity Centre Precinct
- Hokin Street Local Centre Precinct

4.4 Centres Review

4.4.1 Rockingham Strategic Centre

The RSC is one of ten Strategic Metropolitan Centres within Perth and Peel Metropolitan area that is intended to be a "*multi-purpose centre that provides the full range of economic and community services necessary for the communities in its catchment*". It is the primary activity centre between Fremantle and Mandurah servicing a broad urban catchment that captures people from the Cities of Rockingham, Kwinana, Mandurah and parts of the Shire of Serpentine Jarrahdale. Rockingham has been the highest-order centre in the south-west corridor of the Perth Metropolitan Region since the State Government's Corridor Plan was released in 1970.

The Centre's catchment principally comprises the local government areas of Rockingham and Kwinana and is forecast to substantially increase, reaching almost 278,000 by 2036 and upwards of 330,000 by 2050.

The planning envelope as outlined in the Centre Plan covers nearly 600 hectares from the new Rockingham Rail Station to Rockingham Beach and includes the City Centre, the Rockingham Waterfront Village, the joint education campuses and associated service commercial, residential and recreation areas.

The footprint and planning for the centre are underpinned by the establishment of transit orientated development following the alignment of the Rockingham City Centre Transit System, a frequent public transportation route which connects the railway station with the City Centre, education campuses and beachfront.

Vision:

The vision for the RPSP is:

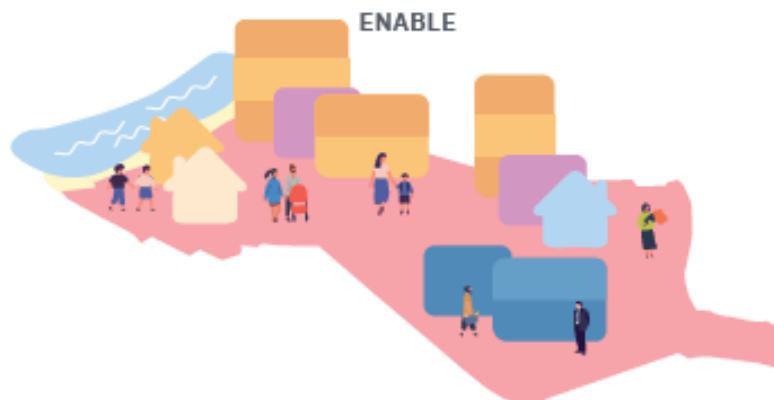
*Rockingham leverages off its **unique coastal atmosphere** to establish a **green** and **walkable** centre that offers a **diversity of uses** and **building types**, **celebrates local culture**, and promotes a relaxed lifestyle. It is a **regional employment destination** that connects its **distinct activity hubs** via a **high-frequency public transport**.*



- + Embrace the relaxed, welcoming ambiance of a coastal lifestyle in streets and public spaces.
- + Value the rich tapestry of cultural and social experiences are found throughout Rockingham's diverse neighbourhoods.
- + Promote the Rockingham foreshore as a unique natural place that builds on a proud legacy.



- + Enhance a city-wide green network that links people, businesses and neighbourhoods through natural landscapes.
- + Promote a transit alignment that brings Rockingham's station, city centre and foreshore together in a sustainable, accessible and reliable way.
- + Design streets beyond car movement, with important place values promoted through urban development and street upgrades.



- + Unlock opportunities for diverse housing options to attract residents from though different life stages.
- + Realise land and development potential that activates vibrant urban centres along Rockingham's transit route.
- + Encourage business opportunities and local employment to support sustainable growth of the City.

Strategic Centre Objectives

The following objectives apply to the Rockingham Strategic Centre and detail the future characteristics, activities, and values that the centre is expected to develop over time. The planning considerations and responses to these directions are contained within the RSCPSP (draft 2022). These objectives respond to the following key criteria of this Strategy:

- establishing and maintaining the primacy of the RSC and its role for the sub-region.
- encouraging the urban form of centres supports vibrant, occupied centres.
- outline opportunities and recommendations for the provision of strategic employment; and

- in benchmarking against 'like' SC's of Mandurah, Armadale and Joondalup it is evident in the Needs Assessment findings that Rockingham has scope for non-retail floorspace growth in several key areas: visitors accommodation; State government offices; Gymnasiums/health clubs; and tertiary education. Advocacy by the City to attract these uses will be better supported by the planning framework contained within the recently completed PSP for the centre.

Urban Ecology

- Adopt an environmentally sustainable approach to development within the RSC which encourages conservation of resources, including reduced waste, energy, and water use.
- Create a green urban centre supported by open spaces, streets, and development sites which promote enhanced tree canopy to lessen impacts of climate change and urban heat island effect.
- Celebrate local Aboriginal, cultural, and built heritage in the design of buildings and public spaces to enhance Rockingham's place identity.

Urban Structure

- Establish a highly interconnected urban environment that links key precincts together through a network of green links and enhanced public transport connections.
- Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with the centre's needs over time.
- Planning provisions and land assembly strategies support high-quality development outcomes in nominated infill areas.

Public Realm

- Create high quality connected public spaces that permit a range of recreation and social activities, retain mature trees where possible, and foster high quality development along their edges.
- Encourage an attractive urban environment through the use of high-quality design, materials, street furniture, and public art.
- Enhance the quality and consistency of streetscapes through targeted greening which includes new planting and retention of existing vegetation where appropriate.

Movement

- Establish the Rockingham City Centre Transit System (RCCTS) as a high amenity, street based public transit system that will catalyse transit-oriented development and provide for sustainable movement.
- Create a permeable, well-connected network of public streets and spaces that provide legible and high amenity linkages, prioritised towards pedestrians and cycle movement.

Land Use

- Encourage and facilitate a broad range of employment opportunities to promote diversity and help meet the self-sufficiency targets of the sub-region.

- Foster the provision of a balanced and diverse mix of uses which contribute to the development of an active and interesting character in the public and private realm of the Strategic Centre.
- Encourage increased development intensity, through mixed use and high density in key precincts and along transport corridors to increase the Strategic Centre's population base.
- Promote active day and night-time retail and social environments.

Built Form

- Foster the development of a Strategic Centre which possesses a diversity of built form typologies, framed around a legible public street pattern guided by the Movement and Place framework.
- Provide high-quality streetscapes through well considered approaches to building frontages, which ensure generally contiguous and active street front buildings in the mixed use/commercial precincts.
- Achieve appropriate built form outcomes, including a range of medium to high density housing, within the walkable catchment of the Rockingham City Centre Transit System.

Precinct Boundary & Rationale:

Draft SPP 4.2 requires the preparation of precinct structure plans for strategic, secondary, district and specialised activity centres.

A revised boundary for the RSCPSP is recommended in accordance with SPP 7.2 – Precinct Design.

The Centre Plan preceding the PSP included a larger area that encompassed industrial land north of Dixon Road. The reason this land has been omitted in the new boundary is there is the expectation that there will be limited change in the development intent of this area.

The boundary is also recommended to be expanded to include additional residential land (Waterfront village precinct) due to its proximity to the waterfront, public transport and established amenity.

The revised boundary, as shown in Figure 23, provides for a rationalised RSC area of 521 Ha.

Figure 23. RSC Precinct Structure Plan Map



Source: RSCPSP, Hames Sharley 2022

The plan above illustrates the extent of the Strategic Centre as well as key land uses, activity, and density considerations. The RSC has and is proposed to include a diverse land use mix of residential and non-residential uses are distributed throughout the Centre as described below:

- There are two primary mixed-use nodes being the City Centre and Waterfront. These areas provide a variety of retail, food and beverage, commercial and residential uses. They are also the primary attractors for medium-high density residential.
- South Metropolitan TAFE, Murdoch University and Kolbe Catholic College form an education / campus precinct in the northeast.
- A Service Commercial / Light Industrial area exists between Dixon and Patterson Roads.
- The RSC has three existing residential areas, being the northern waterfront, central and southern residential. All areas comprise low-scale housing stock, however, the lots sizes and character vary throughout; and
- Two TOD Villages are proposed in the existing Centre Plan, the intent for these areas was to provide a mix of uses.

Desired Outcomes

Within the PSP a series of Character Statements for each of the sub-precincts within the Strategic Centre form a clear picture of the desired outcomes as they vary across the large extent of the centre. An overview of the priorities and desired design outcomes for each of the precincts within the RSCPSP is provided

within Figure 24 below. For the specific objectives and development standards applying to each precinct within the RSC refer to the PSP.

Figure 24. Rockingham Strategic Centre Design Outcomes & Drivers by Precinct

Precinct	Design Outcomes & Drivers
P1 - City Centre	<ul style="list-style-type: none"> • Primary economic and employment focus of the RSC • Provision of strategic employment • High quality office development • Higher density housing • Framed streets with high street front activation • Permeable movement network with pedestrians and cyclist priority over vehicles and strong connections to public transit
P2 - Waterfront Village	<ul style="list-style-type: none"> • Regional beach and coastal node • Significant entertainment, culture, and tourism hub • Medium to high density residential development • Short-stay accommodation • Hospitality-focused retail • High quality public spaces
P3 - Coastal Lots	<ul style="list-style-type: none"> • Urban infill for high-quality medium density development within the walkable catchment of the RCCTS. • Combination of semi-detached and terraced grouped and multiple dwelling typologies enable an increased density, balanced with generous street setbacks and open space to encourage improved tree canopy as the neighbourhood evolves.
P4 - TOD Village/Campus	<ul style="list-style-type: none"> • Extend the established RCCTS • Provide for higher density transit orientated development surrounding the RCCTS • Encourage strategic employment opportunities • Provide a Local Centre to service residential development within the precinct • Provide high quality public open spaces
P5 - City Park	<ul style="list-style-type: none"> • Provide high quality medium density development • Promote high quality urban infill outcomes that respect the established character and scale of the precinct • Provide high quality public open spaces
P6 - Southern Residential	<ul style="list-style-type: none"> • Provide high quality medium density development • Promote high quality urban infill outcomes that respect the established character and scale of the precinct • Provide high quality public open spaces
P7 - Education	<ul style="list-style-type: none"> • Maintain and enhance this precinct as place of learning and discovery, linking local residents to trade, research and recreation opportunities • Provide connectivity between institutions • Plan for the provision of and additions to new and existing education facilities • Campus buildings are arranged around an internal loop which enhances connectivity between institutions and the neighbouring TOD Village • Provide for playing fields for organised sport
P8 - Dixon Road	<ul style="list-style-type: none"> • Provide a gateway to the City Centre from the East • Improve streetscape and built form outcomes • Encourage a service and employment hub opportunities • Create a new business park with an employment focus south of Patterson Road

Precinct Structure Planning Considerations

A Precinct Structure Plan is required to be prepared for the Rockingham Strategic Centre in accordance with State Planning Policy 7.2 – *Precinct Design*. This is to ensure the currency of the local planning framework, assist in meeting the objectives for the RSC and guide effective decision-making.

4.4.2 Baldivis District Centre

The review of the planning framework and centre assessment undertaken for this LCACS found that the 2012 Structure Plan Urbis vision is still appropriate but could benefit from review when a PSP is prepared.

Vision & Intent Statement:

"In 2031, the Baldivis Activity Centre will have a mixture of housing, office, shops, dining, community, entertainment and recreational uses that together create a harmonious and vibrant centre that is a community focal point for social interaction and effectively services the urban needs of the Baldivis locality."

This vision holds true today and is appropriate for the centre with the addition of the following:

Comprising of several activity and service nodes, Baldivis offers a wide range of bulky goods, retail, commercial, health-based services and consumer experiences, including a local eat-street and Mary Davies community centre. It continues to build on its strong regional and local road connections to provide convenient access for its catchment, encouraging pedestrian and other transport modes links to and within the precinct.

Importantly, the City's LPP 3.2.4 for the Baldivis Town Centre (2013) includes the intent statement for the Core Precinct that is most relevant to the activity centre:

.... creation of an urban scaled, mixed use 'main street' that achieves a lively character with an emphasis on land uses which will generate interest and pedestrian activity. Attractive streetscape and the provision of kerbside parking will be important elements in the development of a viable street-based town centre environment.

This aim is being realised today and is fit for purpose, however, there remains capacity for greater emphasis on human scaled and pedestrian oriented experiences within the town centre, as expressed in the following LCACS proposed desired outcomes. Whilst a relatively vehicle-based destination, the Centre prioritises development of a comfortable pedestrian environment, in its future expansion. Proposed uses including entertainment cater encourage walking and cycling to and within the centre and encourage longer stays for a wider variety of activities.

Desired Outcomes:

- Provide a high amenity attractive public realm.

- Strengthen pedestrian and cycle connections to the District Centre.
- High quality-built form outcomes in an urban context.
- Structured in a predominantly main street mixed-use layout, preferably multi-storey, with on-street parking, and additional parking at the rear of buildings. Secondary streets should also be fronted by development to encourage active and safe streets.
- Provide for entertainment and uses that encourage a vibrant and active centre beyond daytime and weekday timeframes.
- Identify a variety of appropriate locations for live and work dwellings and home-based businesses, and to ensure that detailed design and planning provisions can encourage their use for workplaces.
- Facilitate the identification of, and the achievement of appropriate employment and jobs targets in association with new residential areas.

It is noted that these desires are also captured in the residential intent statements of the LPP where “people oriented” development is highlighted.

Boundary map and rationale:

The boundary for the Baldivis District Centre was identified in the ACSP and remains applicable and is included for the purposes of this Strategy. Further refinements to the boundary should be considered in the preparation of a future PSP (refer Figure 25).

- Various precincts within the centre were outlined in the ACSP 2012 document as follows:
 - Core (shopping & community uses focused including Settlers Avenue main street).
 - Transition (mix of uses & urban lifestyle area),
 - Northern (residential – links the transition precincts urban housing with suburban areas to the north),
 - Eastern (other retail – bulky goods); and
 - Southern (residential). It is noted that the core retail precinct is anticipated to require expansion to the north to accommodate future centre growth.
- Additionally, Figure 26 provides considerations for future preparation of a PSP.

Figure 25. Baldivis Activity Centre Boundary, for consideration in future PSP

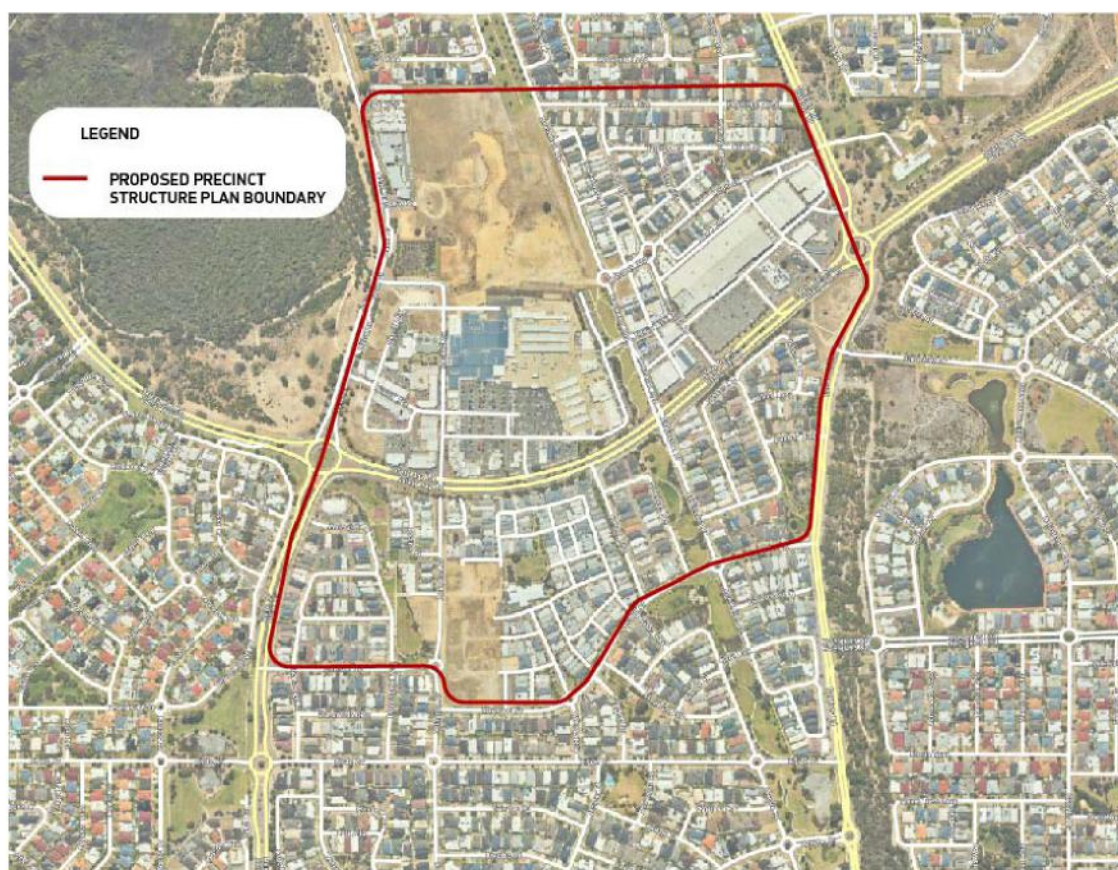


Figure 26. Baldivis District Centre Precinct Boundary Rationale and Considerations

Baldivis District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	Precinct boundary development has considered walkability as the precinct aligns with a 800m walkable catchment. Precinct includes undeveloped land parcels which could accommodate a significant number of future dwellings.	Explore options for increased residential density to meet dwelling targets. Modelling and planning of Karnup centres and neighbourhoods and the implications for Baldivis District Centre role and functions.
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Precinct captures core retail zone and Settlers Avenue main street. Surrounding medium and low-density zoning has potential to accommodate target dwellings.	Future retail floorspace expansion anticipated.
Existing Land Ownership		
Existing Built Form Characteristics		
Physical Characteristics/Features	Physical barrier: Precinct bounded by major roads to the west Baldivis Road & east Nairn Drive.	
Transport Infrastructure	Within 250m of bus stops located on Safety Bay Road, providing frequent access connecting with Warnbro train station.	
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH & Hames Sharley

Precinct Structure Planning Considerations

As the Baldivis catchment population grows over time, there is potential for the centre to expand further to meet the goods and services needs of the population. Commentary elsewhere in this LCACS relating to the Karnup DSP and the need to provide future centres in this area to complement Baldivis and reduce the requirement for these households to travel to access centres is an important consideration.

The information contained in this LCACS on floorspace and employment that is drawn from the *Needs Assessment* should supersede the content of the *Activity Centre Structure Plan* (Urbis 2012).

4.4.3 Secret Harbour District Centre

Vision & Intent Statement:

"The Town Centre will be the major commercial and social centre of Secret Harbour and its wider district centre catchment. An integrated, distinctly urban townscape character is envisaged, with a legible network of human scaled streets and public spaces defined by an ordered and generally contiguous framework of active, street front buildings."

Source: Policy No. 3.2.3 Secret Harbour Town Centre

Today, much of this intent has been realised, with the LCACS proposed vision for the centre being: well-connected to a regional road, Secret Harbour is a maturing, convenient, local destination for daily and weekly services. Building on this vision, the Strategy expects that Secret Harbour will continue its growth as an activity node with a focus on providing a wider range of small-scale retail and community services to shape its evolving main street. To accommodate the anticipated doubling in floorspace for the centre forecast in the *Needs Assessment* to 2041 a PSP is expected to be an important mechanism in achieving the intent and outcomes sought. The intent for the centre going forward should be consistent with LCACS objectives.

Desired Outcomes:

- Continue the existing design direction for the centre through sleeving buildings to provide street front activity (delivering on main street principles already established)
- Create an attractive and walkable environment within the centre through improving and enhancing streetscapes as has been implemented on Oasis Drive.
- Preferable location for non-retail floorspace such as office/medical/professional services is within the western portion of the activity centre boundary, complementing the existing uses.

Boundary map and rationale:

The existing planning framework via the *Secret Harbour Indicative Development Guide Plan (IDGP)*, adopted 2004 provides the below core precinct boundary outline for the centre (refer Figure 27). The considerations in the future PSP boundary proposed on the diagram are outlined in Figure 28 and the accompanying text.

Figure 27. Secret Harbour Activity Centre Boundary, for consideration in future PSP



The rationale for the larger boundary extent to be considered in future PSP preparation is detailed further as follows:

- The centre is constrained by major roads, recreational reserves and open space.
- Given the current extent of development since the establishment of the IDGP, it is recommended that a slightly broader boundary be considered in future Precinct Structure Planning, when it occurs.
- The larger extent suggested extends further to the west towards the golf course to encompass the mixed use and community facilities that are related to the retail core of the activity centre, providing an emphasis on vibrancy and movement east-west as well as north-south within the centre.

Figure 28. Secret Harbour District Centre Precinct Boundary Rationale and Considerations

Secret Harbour District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	Expanded precinct remains highly walkable – precinct extent is within 400m walking catchment. Expanded precinct has potential to absorb a significant number of future dwellings.	Oasis Drive main street continuation and maturity as a key pedestrian artery and local destination to visit a range of small-scale shops and linger over a meal.
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Precinct incorporates entire commercial zone and surrounding medium density residential zones of R30-40.	Encouragement of future uses such as entertainment will complement the existing community and office uses that would cater for a broader demographic and encourage longer stays.
Existing Land Ownership		
Existing Built Form Characteristics		
Transitions	Inclusion of medium density zoning surrounding shopping centre ensures future precinct structure plans consider an appropriate transition into the surrounding golf course and low-density housing.	
Physical Characteristics/Features	Physical barriers: Warnbro Sound Avenue on the eastern boundary and the private golf course along south-west boundary edge.	
Transport Infrastructure	Within 250m of frequent bus stops located on Warnbro Sound Avenue.	Direct pedestrian connections and building frontage to the adjoining Secret Harbour Golf Links can be beneficial to strengthen reciprocity between uses.
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH & Hames Sharley

4.3.4 Warnbro District Centre

Vision & Intent Statement:

With the emergent diversity of activities appearing within and around the centre, Warnbro continues to provide daily and weekly shopping. It is a destination welcoming all ages by leveraging off the strong connections to surrounding education, community and recreation uses and facilities.

Desired Outcomes:

- Stronger pedestrian and public realm connections to residential and community uses surrounding the centre, to encourage more frequency of use and convenience, for the immediate catchment.
- Greater focus on uses complementary to the existing services, including entertainment, medical services and an enhanced food and beverage offering. This would welcome visitors from different demographic groups and encourage longer stays.

Boundary map and rationale:

The boundary for the Warnbro District Centre is proposed as shown in Figure 29 below. It is recommended that in future a precinct structure plan be prepared in the case where a major expansion of the centre is proposed. This would assist in achieving some of the desired outcomes for the centre outlined in the vision and intent statement. Considerations in forming the indicative boundary are detailed in Figure 30.

Figure 29. Warnbro District Centre Boundary, for consideration in future PSP



Figure 30. Warnbro District Centre Precinct Boundary Rationale and Considerations

Warnbro District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	The precinct extent is within a 400m walkable catchment.	

Warnbro District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Includes entire commercial zone. Excludes low density residential surrounds and High School.	Explore opportunities in a PSP to encourage new housing stock in proximity to the centre to increase the access to amenity for the local catchment.
Existing Land Ownership		
Existing Built Form Characteristics		As a big box centre sited within extensive car parking the PSP should explore ways to encourage better engagement with the surrounding neighbourhood through active frontages and more attractive streetscapes and human scaled development.
Transitions		
Physical Characteristics/Features	Bordered by a major regional road to the west – Warnbro Sound Avenue.	
Transport Infrastructure	Within 250m of frequent bus stops located on Warnbro Sound Avenue.	Active transport infrastructure.
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH & Hames Sharley

4.4.5 Neighbourhood and Local Centres

Overview

Currently the existing neighbourhood (and local) centres within the City of Rockingham, especially in the more established precincts of 1 – Rockingham SC, 2 – Warnbro DC and 3 – Secret Harbour DC, demonstrate good walkable and bus access for residents. Often these centres are anchored by small supermarkets or general stores alongside cafés and takeaway food tenants. Many of the City's Neighborhood centres include services such as hairdressers and medical centres plus facilities supporting daily needs and a range of ages such as post offices or boxes, public telephones.

Some neighbourhood (and local) centres are adjacent to schools or aged care / retirement living housing and local parks. This proximity enables centres and their tenants to capitalize on increased footfall and vibrancy throughout the day and week that these uses generate. Inclusion of childcare centres and ancillary services at the periphery of centres is increasingly evident, with several childcare centres noted as under construction during the site visit period (refer Appendix 1). This clustering of uses offers families the ability to undertake several tasks in one trip such as drop-off/pick-up of children, medical appointments, shopping for dinner and dry-cleaning

collection for instance within one centre. In addition to the community benefits, these co-located activities outlined above, also encourage reciprocal use of parking which is a positive outcome for the overall streetscape and activation of spaces throughout the day.

Vision & Intent Statement – Neighbourhood Centres:

Neighbourhood Centres play a key role in providing access to daily and weekly household shopping needs and often include community facilities and convenience services specific to their catchment and prioritise active and public transport connections. In the future the City's neighbourhood centres are envisioned as *Places that bring people and communities together serving daily and weekly needs plus provide for local employment. They are vibrant attractive environments that provide a sense of local identity.*

Desired Neighbourhood Centres Outcomes:

- Welcoming and comfortable pedestrian environments with links to public transport are instrumental in connecting residents, especially young, senior, and disabled, with the important daily services.
- For centres to be co-located with short-stay accommodation, education, recreation, or community uses and offering convenient walkable access and wayfinding features are important for ease of access. This assists residents and visitors to complete multiple tasks in one trip.
- Further consolidation and co-location of the existing and future uses, including social infrastructure, would enable centres vitality and create opportunities for all-day vibrant, neighbourhood destinations.

Vision & Intent Statement – Local Centres:

Local centres focus on day to day needs of their communities. *Albeit small in scale, these centres link local communities with essential services and provide with locally responsive uses.*

Desired Local Centres Outcomes:

- Walkable access and inviting public realm are paramount for the centres to enable residents to use the services daily.
- Shared parking and infrastructure arrangements are encouraged to benefit individual tenants, increase diversity of offering, and minimise their visual impact on the streetscape.
- Adjacent social infrastructure and community uses support vulnerable members of community and assist with all-day activation.

- Uses that are appropriate for these centres have been outlined in Figure 31 noting that it is inappropriate for medium to large format supermarkets to locate in these settings.

The planning and urban design desired outcomes for Neighbourhood Centres and Local Centres are captured in Figure 31 below which summarises elements to be encouraged and enhanced in (re)development of centres, to achieve the objectives of this strategy:

Figure 31. Neighbourhood & Local Centres Desired Outcomes

Design Outcomes & Drivers	Neighbourhood Centres	Local Centres
Designed to facilitate main street (or hybrid) centre urban design principles	●	○
Provide for pedestrian focus to encourage patronage through increased alternative mode share	●	●
Should be serviced by public transport	●	○
Encourage compact, vibrant centres supporting daily and weekly needs the surrounding population.	●	●
Discourage encroachment of centres into residential areas or ribbon/linear expansion of centres.	●	●
Centres should be designed carefully to consider and minimise the impacts on nearby sensitive land uses of noise and servicing/loading.	●	●
Provide opportunities for public art and a locally relevant community focus.	●	○
New neighbourhood centres should be located to serve full population catchments within a walkable catchment whilst maximising exposure to passing trade from higher order roads.	●	●

○ Partially applies ● Wholly applies to centre type

Neighbourhood and local centres, given their scale and level of complexity, generally do not require the preparation of PSPs. However, there may be some instances where these frameworks may be warranted to guide and enhance development outcomes and to ensure activity centre or other strategic planning objectives are met.

The City's *Local Planning Strategy - Issues Paper* prepared to inform the LPS, has identified the following Local and Neighbourhood Centres that may require a PSP to be prepared in the term of the LPS (previously discussed in section 4.3):

- Penguin Road/Safety Bay Road Local Centre precinct*
- Malibu Road (West) Coastal Node
- Malibu Road (East) Local Centre Precinct
- Waikiki Village Activity Centre Precinct
- Hokin Street Local Centre Precinct

The Strategy recommends that these locations be addressed in the LPS and prioritised as potential PSP projects. Consistent with the City's Issues Paper, Penguin Road/Safety Bay Road Local Centre precinct has been identified by this assessment in consultation with the City as potential for an early PSP. *Refer to Appendix 1 for a case study of the Penguin Road, Safety Bay and the indicative area for consideration in this work.

Other commercial uses, such as service stations, fast food outlets and hardware (other large format) stores are often pioneer tenants in new broad acre subdivision and new activity centres and require careful consideration and policy guidance in their siting, access and urban design to ensure that the staged development of the centre is not compromised, and the strategic planning objectives are met. It is recommended that the City's local planning framework including local scheme development and subdivision requirements and any relevant local planning policies for these uses are prepared/reviewed to ensure the objectives of the LCACS are met.

Refer to Figure 31 for desired outcomes for local centres together with the neighbourhood centres guidance.

Local centres often provide opportunities for small businesses that require low-cost business accommodation and allows them to act as incubators for local businesses and support local employment opportunities. The City should encourage both public and private sector investment in existing local centres in order to contribute to their future viability and role within the hierarchy. Where opportunities for new local centres become apparent due to nearby population or employment growth, these should be supported so long as they don't impact the broader activity centre hierarchy or adopt the role and function of other higher order centres.

4.4.6 Implications for the LCACS

As highlighted in the previous sections outlining each centre type in the City's hierarchy and in the Case Studies by centre type within Appendix 2 the objectives of this LCACS (refer to Figure 3) are met through the following urban design principles for movement and urban form.

MOVEMENT principles that the LCACS seeks to achieve are:

- **Strategic Centre** – RCCTS implemented to achieve an integrated movement system within and beyond the Strategic Centre, linking with the train station and key activity nodes and streets.
- **District Centres** – Should be accessible to/located on a high frequency bus route. These routes should support connections to the Rockingham Train Station and the Strategic Centre. Movement linkages to and within District Centres should prioritise high quality, comfortable (sheltered/shaded) and safe, pedestrian and cycling environments. Local community nodes such as schools and childcare centres should also be safely connected to these centres. Ideally servicing and storage areas are located on rear laneways enabling active streets and reducing conflicts.
- **Neighbourhood Centres/Local Centres** – Should have a bus stop adjacent to or within short walking distance of centre, ideally with a shelter. Bus stop should be linked to the centre by a safe, accessible path. Include connections to surrounding catchment population via pedestrian and cycle paths. Link with nearby bus routes where possible. Some short-term on street parking can enable visitors to undertake errands easily, though with active modes are emphasised.

URBAN FORM principles as highlighted in Case Studies by centre type, that the LCACS seeks to achieve are:

- **Strategic Centre** – Each of the precincts within the RSC PSP has its own defined context and character that the urban form of each area should respond to. The specific controls and guidance relating to each precinct are outlined in the PSP to enable the varied outcomes sought to be achieved.
- **District Centres** – Ideally should be designed to an intensity that supports ground floor uses that are active, human scaled and encourage safe streets. This can then be complemented by medium to high density residential and commercial land uses on upper levels above. Where a main street or hybrid centre design is possible and parking located in areas where joint / reciprocal use with other community uses can occur, this is beneficial to the centre experience. Pocket parks, playgrounds, piazzas, squares and their relationship to centre elements such as cafés and restaurants should be well considered to enable easy access and safe observation by parents.
- **Neighbourhood Centres** – New built form should be orientated outwards to engage with and frame the streetscape. Main street / hybrid layouts as noted above are one way this can be achieved (rather than internalised shopping mall style form). Where centres are adjacent to public open space reinforce links and relationships through build form that overlooks playgrounds and dog exercise areas for instance, encouraging activation throughout the week and various times of the day.
- **Local Centres** – Support and encourage fine grain, human scaled development that relates well to the local area and streets. Include Post Office boxes, public telephones/WIFI and other local services on street within the centre, encouraging services and daily needs shopping visits where people can meet and feel included in their local community.

4.5 Needs Assessment Outcomes

The City's activity centres hierarchy, catchment expenditure and population growth and capacity for future changes to existing or additional centres is informed by the analysis and findings of the *Needs Assessment*.

The *Needs Assessment* considers the employment profile and quantum within the City and the future trajectory for jobs is forecasted. This analysis provides an

understanding of the changes required to reach the self-sufficiency targets set for the City within the South Metropolitan Peel Sub-region.

4.5.1 Floorspace

This Strategy is informed by the findings contained within the *Needs Assessment* and addresses the planning considerations and actions the City will need to take to the future to facilitate employment, centre growth, development /redevelopment of centres to achieve the objectives informed by the empirical modelling undertaken by Pracsys.

It is recommended that in utilising the outcomes of the *Needs Assessment* floorspace projections, a stage gate approach should be taken, rather than a literal interpretation of the forecast year as the timing for floorspace to come on stream. That is, it is less important when the population stage gate is reached but that the floorspace associated with that population level is not developed prematurely in a precinct. The results of the Pracsys modelling and the policy responses in this LCACS are designed to help guide the City in planning for its activity centres.

4.5.2 Population & Floorspace Forecasts by Precinct

Floorspace Gap Analysis by Precinct

The analysis has been prepared for four of the five precincts within the City of Rockingham (refer Figure 5 for the precinct boundaries). Excluded from the *Needs Assessment* is Precinct 5 – Karnup due to the early stage of planning.

Implementation section 5 of this LCACS incorporates advice for inclusion of the District Structure Plan for Karnup into the *Needs Assessment* (at an appropriate time) and the potential implications on the future hierarchy of this precinct coming on-stream are outlined further.

It is recommended that the DSP should be prepared to refine medium to long term floorspace considerations for the activity centre hierarchy. This will assist in the consideration of any potential changes to activity centre classifications in Precinct 3 (Secret Harbour) and Precinct 4 (Baldivis).

The *Needs Assessment* provides guidance for estimates of floorspace allocation until 2031. As development of the Karnup precinct is not likely to take place in the short term, it is recognised that a revised *Needs Assessment* will be required. This will assist with guiding future floorspace and within the timeframe of the approval of the Karnup District Structure Plan.

The *Needs Assessment* projects additional floorspace and employment for each precinct up to 2041. Figure 32 references 2036 to reflect the anticipated timeframe of the Local Planning Strategy. Maps for these precincts showing the existing centres in the hierarchy within each catchment precinct, plus the employment and floorspace projections to 2036 are shown in Appendix 1 (sourced from the *Needs Assessment*).

Figure 32. Viable Retail & Non-Retail Floorspace Increases in 2036 by catchment Precinct

Precinct 1 (Rockingham)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	48,308	227,366
WA Tomorrow (low)	8,327	175,298
Precinct 2 (Warnbro)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	4,659	23,638
WA Tomorrow (low)	1,990	20,627
Precinct 3 (Secret Harbour)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	21,442	10,497
WA Tomorrow (low)	12,336	8,090
Precinct 4 (Baldivis)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	29,350	53,116
WA Tomorrow (low)	13,603	40,828

Source: Pracsys 2021

Note: Precinct 5 (Karnup) is excluded from the analysis for the reasons outlined above.

Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing). Detailed Floorspace definitions are provided in the Needs Assessment appendices.

4.5.3 Viable Future Floorspace

The current and future household demand for retail within the Analysis Catchment has been mapped at detailed spatial areas by applying the Pracsys Retail Gravity Model. Based on this analysis, the total supportable increase in Shop Retail and Other Retail floorspace over time has been estimated for the City (Figure 33).

Figure 33. Total Supportable Increase in Shop Retail and Other Retail Floorspace Over Time

City of Rockingham Population Projections Scenario				
Year	Shop Retail	Other Retail	Total	Estimated Population
2021	20,889	6,380	27,270	142,002
2026	26,954	18,634	45,588	163,062
2031	58,976	33,720	92,696	185,190
2036	102,759	52,051	154,810	212,302
2041	157,438	74,398	231,836	245,632

WA Tomorrow Population Projections Scenario				
Year	Shop Retail	Other Retail	Total	Estimated Population
2021	26,647	6,380	33,027	142,002
2026	20,628	14,602	35,231	153,946
2031	36,692	25,352	62,044	166,233
2036	58,759	38,022	96,780	180,497
2041	84,844	52,975	137,819	197,060

Source: Pracsys 2021

The City of Rockingham can viably increase floorspace by the amounts stated in Figure 33 under the premise that the population estimates detailed are met within the City of Rockingham and wider *Needs Assessment* analysis catchment (refer Figure 11). As noted previously, if a particular population target is not met, the level of additional supportable Shop Retail and Other Retail floorspace can be estimated based on the population target that is closest to the actual achieved at the time.

4.5.4 Major Centres – Floorspace

The three existing District Centres and the Rockingham Strategic Centre provide for the retail needs of a significant proportion of the City's residents. The *Needs Assessment* findings reveal substantial expansions in both retail and non-retail floorspace for these major centres under both the low and high population growth scenario projections (refer Figure 34). These centres will accommodate a significant amount of the overall increase in retail and non-retail floorspace, the City should closely monitor their performance over time.

The implications of the floorspace forecasts on this LCACS are that it provides a consistent evidence base when the City approves centre expansions or new centres by assessing the health of the activity centre hierarchy and individual centres relative to the results outlined in Figure 34. This helps ensure the ongoing health of the major centres is not negatively impacted by changes to other activity centres in the hierarchy. For instance, by 2036, the RSC is expected to experience an increase of between:

- 6,200-39,100m² retail floorspace.
- 4,500-8,000m² in bulky goods retail floorspace; and
- 147,000-186,000m² non-retail floorspace.*

*These ranges indicate the variance between the low and high population growth forecasts.

Spatially, there are several approaches to accommodating this additional floorspace which this Strategy advocates and should be further considered within the LPS or PSPs as appropriate and include:

- Where there is limited land to expand centres at grade, increased building height within the core of activity centres should be considered to generate increases in floorspace and intensity.
- Encouraging designs that use undercroft/rooftop parking to improve land efficiency/rationalisation of parking ratios?

In the Baldivis District Centre, the anticipated quantum of bulky goods retail space forecast will require a separate Service Commercial Out-of-Centre precinct in order to cater for floorspace demand.

At Secret Harbour accommodating the increased floorspace projected will be challenging without the use of more efficient parking design and potentially increased building heights within the core of the centre area. Investigation of options within a PSP will reveal the most appropriate approach.

Figure 34. Major Activity Centres Floorspace Increases – High and Low Growth Projections

City of Rockingham Population Projections (High Growth)						
Year	Current Floorspace (2021)			Additional Floorspace by 2036		
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Rockingham	63,978	7,526	128,912	34,834	7,722	171,799
Rockingham Beach	13,848	306	35,661	4,334	265	14,152
Rockingham Strategic Centre	77,826	7,832	164,573	39,168	7,987	185,950
Warnbro	21,029	685	2,079	1,534	136	1,383
Secret Harbour	15,000	-	3,531	11,782	-	3,726
Baldivis	29,435	16,795	13,411	7,037	8,032	12,629
WA Tomorrow Population Projections (Low Growth)						
Year	Current Floorspace (2021)			Additional Floorspace by 2036		
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Rockingham	63,978	7,526	128,912	6,212	4,441	136,615
Rockingham Beach	13,848	306	35,661	-	144	10,282
Rockingham Strategic Centre	77,826	7,832	164,573	6,212	4,585	146,896
Warnbro	21,029	685	2,079	442	109	1,269
Secret Harbour	15,000	-	3,531	6,527	-	2,755
Baldivis	29,435	16,795	13,411	2,519	6,332	10,713

Source: Pracsys 2021

Note: Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing).

Note: Rockingham Strategic Centre = Rockingham + Rockingham Beach

Catchment Precinct 1 is the most significant precinct in the City of Rockingham as it contains the Rockingham Strategic Metropolitan Centre, Rockingham District Hospital, the Enterprise Service Commercial precinct and East Rockingham Industrial Area. The Rockingham Strategic Centre is expected to grow significantly over time and facilitated by the proposed PSP will accommodate an additional 14,000 dwellings by 2041. Consequently, significant employment and floorspace increases have been attributed to this precinct, in line with the centre's role within the hierarchy and for the sub-region.

4.5.5 Non-Retail Floorspace Projections

Retail Floorspace gaps were calculated by identifying a suitable floorspace per person ratio by PLUC code based on several benchmarked areas including 25km catchments from the Mandurah, Armadale and Joondalup Strategic Activity Centres. Based on these benchmarks, provision ratios were identified for Entertainment (ENT), Health/Welfare/Community (HEL), Manufacturing (MAN), Office (OFF), Service (SER) and Storage (STO).

The identified Floorspace Provision Gap was then multiplied by the population in the City at each time interval assessed to determine the current gap in Non-Retail Floorspace for Rockingham. Using this approach, the *Needs Assessment* revealed that the City of Rockingham can significantly increase Non-Retail floorspace in both the City of Rockingham Population Projection and the WA Tomorrow Population Projection scenarios (Figure 35).

Figure 35. Total Supportable Increase in Non-Retail Floorspace Over Time

City of Rockingham Population Projections Scenario								
Year	ENT	HEL	MAN	OFF	SER	STO	Total	Estimated Population
2021	9,944	47,510	7,641	22,221	13,189	15,207	115,712	142,002
2026	16,997	63,321	9,092	33,493	16,347	20,674	159,923	163,062
2031	24,407	79,663	10,617	45,337	19,665	26,418	206,106	185,190
2036	33,486	99,563	12,485	59,847	23,730	33,456	262,566	212,302
2041	44,647	123,873	14,781	77,687	28,728	42,108	331,824	245,632
WA Tomorrow Population projections Scenario								
Year	ENT	HEL	MAN	OFF	SER	STO	Total	Estimated Population
2021	9,944	47,510	7,641	22,221	13,189	15,207	115,712	142,002
2026	13,944	59,505	8,464	28,614	14,980	18,307	143,814	153,946
2031	18,058	71,728	9,310	35,190	16,822	21,497	172,607	166,233
2036	22,835	86,250	10,293	42,825	18,961	25,200	206,365	180,497
2041	28,382	103,534	11,434	51,690	21,445	29,499	245,984	197,060

Source: Pracsys 2021

Note: ENT = Entertainment/Recreation/Cultural, HEL = Health/Welfare/Community Services, MAN = Manufacturing/Processing/Fabrication, OFF = Office/Business, SER = Service Industrial, STO = Storage/Distribution

The City of Rockingham can viably increase floorspace by the amounts outlined in the tables above under the premise that the population estimates detailed are met within the City of Rockingham and *Needs Assessment* analysis catchment. As noted earlier, a stage gate threshold approach should be taken, so that if a particular population target is not met in the City, the level of additional supportable Non-Retail floorspace should be estimated based on the population target that is closest to actual achieved at the time.

Other Retail (Bulky Goods/Showroom)

In terms of Other Retail, the City has three existing bulky goods retailing precincts:

1. at the periphery of the Rockingham Strategic Centre, north of Dixon Road and over Ennis Avenue
2. to the east of the Baldivis District Centre along Safety Bay and Baldivis Roads
3. opposite the Port Kennedy Neighbourhood Centre, addressing Warnbro Sound Avenue (and bounded by Bakewell Drive and Port Kennedy Drive)

The separation of showrooms from retail and other activity centre functions in each centre is well defined and they are well located on major roads providing servicing access for truck/heavy vehicle-based deliveries plus customers to drive to visit the operations and where possible take home goods conveniently. The RSC and Baldivis District Centre have limited land to expand their bulky goods floorspace, whereas the Port Kennedy precinct could potentially extend if required to the east. The LPS should carefully consider the potential extension east of the Port Kennedy precinct. A key consideration of any expansions being the effect on pedestrian safety and amenity and the relationship between the bulky goods retailing precinct and surrounding residential areas.

Draft SPP 4.2 outlines that the preferred location for these types of uses is on major transport routes and at the periphery, not the core of activity centres due to their large format and vehicle dominated access requirements. The LCACS supports the containment of this type of retailing to such locations and avoiding its encroachment into adjacent industrial or residential areas.

In terms of allocating this floorspace spatially, it is recommended that non-retail floorspace is located in the Port Kennedy Business Enterprise Park, Dixon Road area and at the northern end of Baldivis District Centre and potentially in future as part of the Karnup Specialised node. It is recommended that to ensure such land is available to meet these important employment generating uses shop retail floorspace should not be encouraged in these areas and in particular for example in the Port Kennedy Business Park.

4.5.6 Implications for the LCACS

In summary, the floorspace projections provide an understanding of the activity centre quantum required to support population driven demand for goods and services. The floorspace attributable to each centre within the hierarchy by Precinct is provided in both maps and tables in Appendix 1. The key findings include:

- The current estimated total retail demand from residents within the Analysis Catchment of \$5.4 billion, increases to \$9.9 billion in 2041.
- Additionally, international visitors annually generate an estimated \$20 million in retail expenditure. As the analysis of floorspace gaps highlighted, in contrast to 'like' Strategic Centres increased accommodation floorspace is a key future spatial implication within Rockingham SC.
- By 2041:
 - total additional retail floorspace in the City is estimated to be between 138,000m² and 232,000m²
 - total additional non-retail floorspace in the City is estimated to be between 246,000m² and 333,000m²
- In spatial terms, the key activity centres where significant additional commercial land and floorspace to accommodate the growing catchment floorspace demands is forecast are:
 - **Precinct 1 – Rockingham:** Rockingham Strategic Centre (including Rockingham Beach), Waikiki Village neighbourhood centre, Shoalwater Neighbourhood Centre, Safety Bay Local Centre, Belgravia Terrace Local Centre.
 - **Precinct 2 – Warnbro:** Warnbro District Centre, Palm Meadows Neighbourhood Centre, Kennedy Bay Local Centre.
 - **Precinct 3 – Secret Harbour:** Secret Harbour District Centre, Golden Bay Neighbourhood Centre, Singleton Village Neighbourhood Centre, Singleton Local Centre.
 - **Precinct 4 - Baldivis:** Baldivis District Centre, Parkland Heights Neighbourhood Centre, Baldivis North Neighbourhood Centre, Spud Shed Neighbourhood Centre, Paramount Estate Neighbourhood Centre, Millars Landing Local Centre.
- The significant population relying on Rockingham as their primary Strategic Metropolitan Centre would benefit from having access to higher-order services such as a university, reducing their need to travel significant distances to access the services elsewhere in the metropolitan area. This would be particularly beneficial to raising equity of access to education for residents of surrounding areas that have lower socio-economic status and may have limited ability to access tertiary education elsewhere. To address this issue, the City will need to maintain a strategic focus on a planning and advocacy agenda that promotes investment that leads to better tertiary education access and outcomes.

4.5.7 Employment

Methodology

Activity Centre Employment is population driven and found in businesses and uses within the hierarchy of centres. Whereas **Strategic Employment** is that which comes from industries which are mostly separate to the drivers that activity centre employment is as it mainly relies on the comparative advantages of an area (i.e., resources, location) and individual decisions of businesses. Growth in Strategic Employment can be achieved through promoting the unique advantages of the area to businesses, encouraging business collaboration and other business-friendly policies. The primary locations that can accommodate strategic employment with the City are the RSC and Rockingham Industrial Area.

In addition to understanding the distribution and quantum of future commercial floorspace within the City, the LCACS includes employment forecasts, sourced from

the *Needs Assessment*. Each of the current (and future) activity centres has a role in contributing to meeting the employment targets for Employment Self Sufficiency (ESS) for the City. ESS represents the jobs available in a sub-region compared to the labour force. An ESS of 100% means that a sub-region has an equal number of jobs and labour force. ESS targets for the region are provided in the South Metropolitan Peel Sub-Regional Planning Framework and the City of Rockingham's is 74%.

The rationale for including this information is that the land use and activities and employment occupying them are closely linked and the Rockingham Strategic Centre has a critical contributory role to improving the ESS of the City as a whole, due to the variety and quantum of employment generating land uses it currently and intends to provide.

The *Needs Assessment* and the City's *Employment Planning Study* (2020) outline recommendations to achieve this target as follows:

1. The Needs Assessment estimates the employment supportable at the City's Activity Centres based on population growth; and
2. The City's Employment Planning Study (2020) considered the potential employment requirements of the City with projections based on population growth and other development opportunities.

The results of these analyses are outlined in this summary and tables that follow.

Jobs/employment data referred to in this LCACS and the *Needs Assessment* results, capture total employment (both full-time and part-time). To reach the City's ESS target of 74%, the employment estimates from the Rockingham *Employment Planning Study* for non-activity centre employment have been combined with activity centre estimates to approximate the additional employment required (the gap).

The additional employment will need to be in strategic in nature and suitable to the RSC and other employment lands such as industrial areas. Without considering future employment land (not activity centre based) and catalyst projects in the RSC, the employment gap amounts to between 31,000 and 40,000 jobs (refer Figure 36) depending on the population projection used (WA Tomorrow Employment or CoR Employment).

Figure 36. Employment Gap Without Future Employment Land

Employment Category	WA Tomorrow Employment	CoR Employment
Employment Target 2041 (74% ESS)	70,833	88,292
Needs Assessment 2041 - RSC	10,697	14,252
Needs Assessment 2041 – Other Centres	13,139	15,442
Jobs Rest of City	15,572	18,984
Gap to Target ESS	31,425	39,614

Source: Syme Marmion & Co 2020, Pracsys 2021

The City's *Employment Planning Study* (Syme Marmion & Co, 2020) identified North-East Baldivis, Karnup (core) and Karnup (South) as Future Employment Land. Although employment in the Study was projected to 2050 for the purpose of understanding implications for the *Needs Assessment*, these jobs have been estimated to 2041. These employment estimates have been used to refine the gap estimate for both scenarios (Figure 37).

Figure 37. Employment Gap with Future Employment Land

Employment Area	WAT (jobs)	CoR (jobs)
Gap to Target ESS	31,425	39,614
Future Employment Land	22,897	22,897
Additional RSCM Employment (based on the City's Employment Planning Study)	2,101	5,055
Remaining Gap	6,428	11,662

Source: Syme Marmion & Co 2020, Pracsys 2021

It is estimated that the employment gap to reach a target ESS of 74% would require an additional 2,100 to 5,100 jobs in the RSC and 6,400 and 11,700 jobs on other employment lands. This highlights the importance of the RSC in providing employment opportunities to meet Sub-regional employment targets.

It is noted that the South Metropolitan Peel Sub-regional Planning Framework currently provides a target of only 12,290 jobs in the RSC. Under the CoR scenario the Strategic Centre will need at least 14,252 jobs to meet the goods and services needs of the surrounding population, with a total of 19,307 jobs by 2041 to contribute to an ESS of 74%. The combination of both types of employment (Activity Centre/population driven & Strategic) is required to grow over time to reach the ESS targets for the City.

The findings of the *Rockingham Employment Planning Study* and the *Needs Assessment* indicate that regional ESS targets would not be achievable unless a greater concentration of employment is planned for in the RSC. Importantly, this additional employment would be in keeping with its role in the activity centres hierarchy and the Sub regional Framework.

Several employment activities that if targeted and attracted to the RSC are expected to stimulate increased quantum and diversity of employment profile, identified in the *Employment Planning Study* include:

- Primary regional institutions including a full-service university, major health campus with teaching capabilities, State government administration, and high-level arts and entertainment.
- Business services for nearby industrial areas, the naval base and Westport; and
- Tourist activities including business travel and visitation for the surrounding area.

To allocate these employment floorspace targets spatially, it is noted that out of centre development will be driven by strategic employment opportunities,

particularly associated with the Western Trade Coast (WTC) and Westport; and population-driven light industrial services for the wider sub-region. The Port Kennedy Business Enterprise Park and its expansion and the exploration of Kerosene Lane Urban Expansion Area to complement the WTC for out-of-centre development is recommended. Thirdly, the Karnup DSP will also need investigate provision of employment land to meet ESS targets.

It is estimated that the RSC would need an additional 126,000m² to 273,000 m² in commercial floorspace to support the additional employment estimates (Figure 38). Further, an additional 733,000m² to 1,330,000m² in light Industrial floorspace uses would be required on other employment lands.

Figure 38. Additional Floorspace Estimates to Meet ESS Target

Floorspace Uses	WAT Floorspace (m ²)	CoR Floorspace (m ²)
RSC		
Education	45,600	91,200
Accommodation	48,200	96,800
Office	32,317	85,098
Other Employment Land		
Light Industrial	732,990	1,329,878

Source: Pracsys 2022, DPLH 2016

In terms of the spatial allocation forecast in the *Needs Assessment*, the preferred location for the additional floorspace forecast for office, accommodation and education uses in the *Needs Assessment* is in the first instance in Precinct 1 – Rockingham Strategic Centre. As the highest order centre within the City and the South-West sub region it is the priority place for these strategic employment generating uses and the City's local planning framework should support this.

4.5.8 Employment Forecasts by Precinct

Like floorspace forecasts provided earlier, the *Needs Assessment* has prepared the expected increases to employment by both Shop Retail and Other Retail (bulky goods) and Non-Retail types. These are founded on high and low scenarios and Figure 39 shows the results by precinct.

Figure 39. Viable Retail & Non-Retail Employment Increases in 2036 by Precinct

Precinct 1 (Rockingham)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Employment	Employment
City of Rockingham (high)	1,862	4,477
WA Tomorrow (low)	330	3,433
Precinct 2 (Warnbro)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Employment	Employment
City of Rockingham (high)	189	501
WA Tomorrow (low)	95	433
Precinct 3 (Secret Harbour)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Employment	Employment
City of Rockingham (high)	799	279
WA Tomorrow (low)	535	203
Precinct 4 (Baldivis)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Employment	Employment
City of Rockingham (high)	1,230	1,521
WA Tomorrow (low)	902	1,176

Source: Pracsys 2021

Note: Precinct 5 (Karnup) is excluded from the analysis for the reasons outlined earlier in the LCACS.

Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing).

Figure 40. RSC Activity Centre Employment to 2041

Rockingham Strategic Centre	Activity Centre Jobs			
	2026	2031	2036	2041
Scenario 1 WA Tomorrow	8,851	9,365	9,974	10,697
Scenario 2 CoR	9,199	10,367	11,917	14,252

Source: Pracsys 2022

Assumptions

- the Department of Planning, Lands and Heritage Land Use and Employment Survey was used to develop floorspace to employment ratios by centre type (i.e., SMC, Secondary, etc.)
- employment will increase based on additional commercial floorspace
- floorspace to employment ratios are constant
- full-time and part-time employment split remains constant

Figure 41. RSC Strategic Employment to 2041

Rockingham Strategic Centre	Strategic Employment Jobs			
	2026	2031	2036	2041
Strategic Employment WAT	1,738	1,839	1,959	2,101
Strategic Employment CoR	3,263	3,677	4,227	5,055

Source: Pracsys 2022

Assumptions

- Strategic employment figures are a goal seek based on the City's *Employment Planning Study*.
- Strategic employment has been annualised based on the RSC employment growth in the relevant scenario
- Strategic employment is needed to reach the defined ESS target (74%), there is no measured demand for the employment (unlike activity centre employment which is based on population growth).

This Strategy recommends the following major employment centres should be the locations for (strategic) employment growth over the longer term these include:

- Rockingham City Centre
- East Rockingham Industrial Area
- Port Kennedy Industrial Area
- HMAS Stirling (Defence)
- North East Baldivis Industrial Area
- Karnup Industrial Area
- Baldivis – Kerosene Lane

4.5.9 Implications for the LCACS

In summary, the employment projections provide an understanding of an estimate of the additional employment and floorspace required for the City of Rockingham to achieve an ESS of 74%. The findings of the *Needs Assessment* in relation to current and future employment within the City and its precincts include:

- It is estimated that the employment gap to reach a target ESS of 74% would require an additional 2,100 to 5,100 jobs in the RSC and 6,400 and 11,700 jobs on other employment lands. These results reflect the importance of the RSC in providing employment opportunities to meet Sub-regional employment targets.
- The Southern Metropolitan Peel Framework currently provides a target of only 12,290 jobs in the RSMC. Under the CoR scenario the RSMC will need at least 14,252 jobs to meet the goods and services needs of the surrounding population, without further contributing to ESS targets.
- There is a need for the City of Rockingham to improve its ESS to:
 - improve broader productivity in the sub-region
 - reduce congestion to the regional transport network
 - implications to the planning provision of public infrastructure.
- In response, it is recommended that the City advocates for future strategic employment to be sited in Rockingham, as the principal centre of the south west Sub-region.
- The findings of the *Rockingham Employment Planning Study* and Pracsys *Needs Assessment* analysis indicate that regional ESS targets are not likely to be achieved without a greater concentration of employment in the RSC.
- The strategic East Rockingham area should see significant land demand as Westport develops. These uses are likely to be heavy industrial in nature and land intensive. The *Employment Planning Study* indicates this land could support an additional 5,900 jobs. Another strategic industrial opportunity identified in the City's *Employment Planning Study*

is HMAS Stirling, which is identified as having the potential to expand to 7,000 jobs in the medium term.

- The *Employment Planning Study* indicated that Future Employment Land could support a total of almost 23,000 jobs in the long term.
- To achieve an ESS of 74% it is estimated that:
 - the RSC would need an additional 126,000m² to 273,000m² in commercial floorspace to support the additional employment
 - an additional 733,000m² to 1,330,000m² in light Industrial floorspace uses would be required on other employment lands within existing precincts designated for this use as well as potentially Karnup, in future.
- Should additional employment lands need to be identified in the long term, some key economic considerations to assist in identifying the most appropriate land for these uses include:
 - Proximity to relevant customer (i.e., population – light industry, businesses – heavy industry)
 - Appropriate road and/or freight access
 - Compatible uses (i.e., heavy industry uses are not compatible with residential development)
 - Access to necessary infrastructure (i.e., special waste disposal requirements, etc.)
 - Land constraints (if site works will be too expensive, commercial uses may not be viable)

5 Implementation & Next steps

5.1 Introduction

This section sets out the key planning tools and accompanying implementation framework and priorities 'road map' for the City to achieve its identified objectives for the planning for its activity centres and achieving ESS targets. In turn, outlining required changes to the local planning framework to ensure contemporary best practice planning principles, governance and guidance for the development of the City's existing and future activity centres.

This LCACS is intended to inform and relate to several key planning initiatives currently being undertaken by the City and proponents, including:

- Preparation of a Local Planning Strategy.
- Review of TPS No.2 and preparation of a new local scheme (LPS No.4).
- Preparation of an updated Local Planning Policy.
- Preparation of a new PSP for the Rockingham Strategic Centre.
- District level (i.e., Karnup) and local structure (precinct) plans.
- Assessment of subdivision and development applications for major developments within activity centres; ("State Planning Policy 4.2 Activity Centres")
- major development (including Bulky Goods retail) outside designated activity centres; and
- Other City strategic and statutory planning initiatives including informing the City's response to the State's review of South Metropolitan Peel Sub-regional Framework.

As part of the State's Planning Reform, a substantial review has been undertaken in relation to the planning for activity centres with the release of draft SPP 4.2 and accompanying Implementation Guidelines. Additionally, there is now a greater emphasis on the comprehensive precinct structure planning for activity centres to better coordinate infrastructure and facilitate high quality-built form outcomes with the need for precinct structure plan to be prepared for strategic, secondary, district and specialised activity centres. The City is now undertaking a substantial review of its local planning framework, in part to respond to these policy changes but also to ensure a contemporary local planning framework to delivery "the best activity centres and employment opportunities for the City".

It is the intent of this Strategy to be "fit-for-purpose", to ensure direct transferability to the new Local Planning Strategy (currently under preparation) both in format and scope and to guide the planning and development of the RSC and the City's other activity centres.

5.2 Activity Centre Policy and Implementation Framework

The draft SPP 4.2 Implementation Guidelines provides a checklist for the relevant considerations in the planning of activity centres. This checklist has been used as a basis for the implementation section of the LCACS. A review has been undertaken of the key summary of implications (as set out in Section 2) together with the analysis and implications for activity centres relating to: demographic and economic trends, centres hierarchy, activity, movement, and urban form set out in Sections 3 and 4 of the LCACS, to compile an implementation framework as set out in Figure 42. These implementation considerations and/or actions have been structured to align with the LCACS objectives for activity centres under SPP 4.2 policy headings of Centres Hierarchy, Activity, Movement, Urban Form and Governance.

The following provides a set of implementation actions to assist in implementing the objectives for the LCACS. For each guiding objective, a supporting rationale is provided, together with detailed implementation actions. The format of this Implementation Schedule is intended to be directly transferrable to the LPS to ensure alignment and coherence, comprising an informing document to the LPS.

The suggested timing for implementation is set out broadly, as follows:

- Short-term: From 1 year to 5 years
- Medium-term: From 5 years to 15 years
- Long-term: > 15yrs (beyond LPS scope)
- On-going: An existing/new action that is ongoing.

Figure 42. Rockingham LCACS Objectives/Local Planning Framework Implementation Table

<i>Theme</i>	<i>Planning Direction/ Objective</i>	<i>Implementation Action</i>	<i>[Link to document section /reference documents]</i>	<i>Timeframe/ Priority</i>
STATE PLANNING FRAMEWORK				
Sub-Regional/District Structure Plan				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	o Align the City's planning framework and decision making to support the role and function of activity centres including the Rockingham Strategic Centre in the hierarchy in accordance with draft SPP 4.2.		Short term <5yrs Ongoing
		o Continue to advocate the City's position in relation to Activity Centres as set out in the updated planning framework with WAPC (DPLH) in its review of the Sub-regional Framework.		Short term <5yrs
		o Activity centres including the future district structure planning of Karnup Specialised Node to be informed by the LCACS and Pracsys <i>Needs Assessment</i> (2022).		Short term <5yrs
		o Prepare a Needs Assessment to inform the Karnup District Structure Plan and to inform the classification of the Baldivis District Centre and Parkland Height Neighbourhood centre.		Medium term 5 to 15yrs
		o Investigate the provision of employment land to address non-retail and light industry floorspace demands specified by the Needs Assessment within <ul style="list-style-type: none"> – Planning Investigation Area at North-East Baldivis. – Urban Investigation Area at Kerosene Lane; and – Urban Expansion Area within Karnup. 		Long term >15yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient</i>	o Advocate for the preparation of a precinct plan (for transit orientated development) for the proposed Karnup METRONET Station precinct.		Short term <5yrs

<i>Theme</i>	<i>Planning Direction/ Objective</i>	<i>Implementation Action</i>	<i>[Link to document section /reference documents]</i>	<i>Timeframe/ Priority</i>
	<i>development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> Undertake future investigation and design of a RTTS within the RSCPSP. 		Short term <5yrs
		<ul style="list-style-type: none"> Advocate for the Baldivis-Warnbro High Priority Transit Corridor (HPTC) and support further investigations for the Rockingham-Karnup corridor and its possible upgrade from a high-frequency to High Frequency Transit Corridor (HFTC) high-priority transit corridor. 		Medium term 5 to 15yrs
GOVERNANCE.	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks</i>	<ul style="list-style-type: none"> Review the LCACS and Local Planning Strategy to address changes to the Sub-Regional Planning Framework 		Long term >15yrs
		<ul style="list-style-type: none"> Ensure the current review of the Local Planning Framework including the preparation of the RCPSP and LPS gives due regard to all applicable State Planning Policies and any Planning Reform reviews currently being undertaken. 		Short term <5yrs
		<ul style="list-style-type: none"> Keep under review future the Other Planning Investigation areas (i.e., North-East Baldivis and Urban Expansion Area – South Baldivis) and Golden Bay which are not included in this strategy or Pracsys <i>Needs Assessment</i> (2022). 		Long term >15yrs
LOCAL PLANNING FRAMEWORK				
Local Planning Strategy				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	<ul style="list-style-type: none"> Review potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP4.2 Guidelines including: <ul style="list-style-type: none"> Millars Landing 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The LPS to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines. 		Short term <5yrs
		<ul style="list-style-type: none"> Provide the estimated range of housing, economic and employment lands needed and the indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy. 		Short term <5yrs

<i>Theme</i>	<i>Planning Direction/ Objective</i>	<i>Implementation Action</i>	<i>[Link to document section /reference documents]</i>	<i>Timeframe/ Priority</i>
		<ul style="list-style-type: none"> The LPS process to investigate options for mixed-use urban infill redevelopment within selected activity centres and along public transport corridors in the established western areas of the City. 		Short term <5yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> Review residential density coding within the walkable catchment of selected activity centres and set out higher residential densities in close proximity to activity centres, high frequency public transport routes and stations and POS through a mix of housing types and lot sizes to support self-contained mixed-use centres. These proposals are to inform the preparation of LPS No. 4. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Advocate for the Baldivis-Warnbro High Priority Transit Corridor (HPTC) and support further investigations for the Rockingham-Karnup corridor and its possible upgrade from a high-frequency to a High Frequency Transit Corridor (HFTC) high-priority transit corridor. 		Medium term 5 to 15yrs
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> Investigate the provision of employment land to address non-retail and light industry floorspace demands specified by the Needs Assessment within: <ul style="list-style-type: none"> Planning Investigation Area at North-East Baldivis. Urban Investigation Area at Kerosene Lane, Baldivis; and Urban Expansion Area within Karnup. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Address the Provision of other retail floorspace in Secret Harbour (Precinct 3) subject to district structure planning being substantially progressed for Karnup. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Investigate the additional provision of other retail (bulky goods/large format showroom) in the Baldivis (i.e., North Kerosene Lane) and Port Kennedy (i.e. Port 		Medium term 5 to 15yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
		Kennedy Business Park) localities with the identification of potential expansion areas subject to other planning considerations that need to be addressed.		
		<ul style="list-style-type: none"> Define employment locations within the Rockingham Strategic Centre and job targets for activity centres, reflective of the <i>Needs Assessment</i> findings and consistent with the sub-regional targets within the sub-region. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Identify the walkable catchments for the activity centres and include a range of dwelling targets within walkable catchments. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The LPS, informed by this LCACS and the <i>Needs Assessment</i> should show the estimated range of housing, economic and employment lands needed and the indicative distribution across activity centres. 		Short term <5yrs
GOVERNANCE	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i>	<ul style="list-style-type: none"> Identify and prioritise activity centres that will require the preparation or review of a Precinct Structure Plan(s). Centre boundaries for PSPs to be informed by SPP 7.2. The three District Centres within the hierarchy as well as the following lower order centres are to be considered <ul style="list-style-type: none"> Penguin Road/Safety Bay Road Local Centre precinct*. Malibu Road (East) Local Centre Precinct Waikiki Village Activity Centre Precinct Hokin Street Local Centre Precinct Shoalwater? 		Short term <5yrs
		<ul style="list-style-type: none"> The City to undertake a review of the local planning framework with a commitment to prepare a local planning strategy (LPS) and a new local planning scheme No. 4 (LPS No.4) and finalise the draft for advertising PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a hierarchy of activity centres (both existing and proposed) within the City. 		Short term <5yrs
		<ul style="list-style-type: none"> Identify locations and prioritise the preparation of standard structure plan(s) are required and accompanying planning considerations. 		Short term <5yrs
Local Planning Scheme				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that</i>	<ul style="list-style-type: none"> Introduction of zones for the complete hierarchy of activity centres. 		Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
	<i>meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	<ul style="list-style-type: none"> Review and update of Scheme Objectives in relation to the activity centre hierarchy and centre and align with this LCACS. Introduce standardised zones and land use definitions from the LPS Regulations 2015 as it applies to activity centres and Commercial land use. 		Short term <5yrs Short term <5yrs
GOVERNANCE	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks</i>	<ul style="list-style-type: none"> The Manner and Form of LPS No. 4 to be consistent with LPS Regulations. Review Scheme provisions relating to the preparation and assessment of Structure Plans consistent with <i>LPS Regulations</i>. This includes a review of the Scheme's supplemental provisions, Development Area provisions and a requirement for the Local Scheme to clearly nominate areas that require the preparation of Standard and Precinct Structure Plans. The City to initiate an accompanying Amendment No. 191 to TPS 2 to facilitate the implementation of the RSPSP. 		Short term <5yrs Short term <5yrs Short term <5yrs
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> LPS No. 4 (informed by the LPS) to protect strategic industries and land classified for this purpose, together with their buffers, from the encroachment of non-strategic and/or incompatible land uses. In LPS No. 4 identify bulky goods/large format retail precincts as 'Service Commercial' and provide clauses requiring the preparation of Local development plans (where appropriate). Apply R-Codes informed by the LPS (ST/MT priority), within/adjacent to Activity Centre walkable catchments to meet the density requirements. Review and amend (Table1) land use permissibility's for land uses commonly provided for in Centre zones. 		Short term <5yrs Short term <5yrs Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
		<ul style="list-style-type: none"> o The new scheme to consider restriction of offices and commercial uses within industrial zones to (I) incidental uses only. 		Short term <5yrs
		<ul style="list-style-type: none"> o LPS No. 4 to identify bulky goods/large format showroom retail precincts as 'Service Commercial' and provide clauses requiring Local development plans (where appropriate). 		Short term <5yrs
		<ul style="list-style-type: none"> o Provide for new employment land (zoned land) informed by LPS in New LPS No. 4 or subsequent amendments. 		Medium term <15yrs
URBAN FORM	<i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	<ul style="list-style-type: none"> o Apply R-Codes within walkable catchments to meet the density requirements set out in the LPS. 		Short term <5yrs
		<ul style="list-style-type: none"> o Review and amend the local scheme development and subdivision standards applicable to centre zones and commercial zoned land. 		Short term <5yrs
Precinct Structure Plans				
Rockingham Strategic Centre				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce, including a range of experiences and that provide community benefit.</i>	<ul style="list-style-type: none"> o The City is to undertake a review of its Centre Plan and prepare a contemporary RSCPSP in accordance with draft SPP 4.2 and SPP 7.2 Precinct Design Guidelines detailing the intent and approach for planning within this highest order centre within the hierarchy. Noting that a draft for advertising PSP has been prepared (June 2022). 		Short term <5yrs
		<ul style="list-style-type: none"> o The PSP to include the Actions from Part One Implementation of the PSP, Table 1 Urban Ecology, Urban Structure, Public realm, Movement Actions and Land use actions. Noting that a draft for advertng PSP has been prepared June 2022. 		Short term <5yrs
		<ul style="list-style-type: none"> o The PSP provisions to facilitate a broad range of employment opportunities by promoting a diversity/intensity of land use to help meet the self-sufficiency targets of the sub-region. 		Medium term 5 to 15yrs

<i>Theme</i>	<i>Planning Direction/ Objective</i>	<i>Implementation Action</i>	<i>[Link to document section /reference documents]</i>	<i>Timeframe/ Priority</i>
		<ul style="list-style-type: none"> The PSP to foster the provision of a balanced and diverse mix of uses which contribute to the development of an active and interesting built form in the public and private realm of the Strategic Centre. 		Medium term 5 to 15yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> The PSP to establish the Rockingham City Centre Transit System (RCCTS) as a high amenity, street based public transit system that will catalyse transit-oriented development, and provide for sustainable movement The PSP to facilitate a permeable, well-connected network of public streets and spaces that provide legible and high amenity linkages, prioritised towards pedestrians and cycle movement. Undertake investigations and detailed design of various central intersections to enhance safety for all modes, in alignment with the intended land use. Undertake investigations and detailed design of RCCTS Route with the possible extension to Waterbank Village in the longer term. 		Medium term 5 to 15yrs Medium term 5 to 15yrs Short term <5yrs Medium term 5 to 15yrs
URBAN FORM	<i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	<ul style="list-style-type: none"> Develop more detailed Public Realm Style Guide for key precincts as recommended in the PSP and include an audit of existing assets. The City to monitor development activity to ensure proposed subdivision and amalgamation controls are leading to positive built outcomes. The PSP to facilitate a City Park Green Link with new path connections and planting for various sites within the PSP area. Prepare a local planning policy regarding tree retention on existing lots to help minimise tree loss and contribute to enhanced urban tree canopy. 		Short term <5yrs Short term <5yrs Short term <5yrs Short term <5yrs
Precinct Structure Plans District Centres				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a</i>	<ul style="list-style-type: none"> A review of the Baldivis District Centre (2012) should be undertaken and can be triggered either when a major floorspace expansion is proposed and/or when district planning (associated retail modelling) for Karnup has substantially progressed. This issue should be addressed further in the LPS review. 		Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
	<i>range of experiences and community benefit.</i>	<ul style="list-style-type: none"> Undertake a review of the Secret Harbour policy framework to ensure alignment with contemporary planning practice, SPP 4.2 requirements and the LCACS. The review should include review of vision statements and centre boundaries prepared in accordance with SPP 7.2 - Precinct Planning. Undertake a review of the Warnbro DC policy framework to ensure alignment with contemporary planning practice, SPP 4.2 requirements and the LCACS. The review should include a review of vision statements and centre boundaries prepared in accordance with SPP 7.2 - Precinct Planning. 		Medium term 5 to 15yrs Short term <5yrs
GOVERNANCE.	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i>	<ul style="list-style-type: none"> The Precinct Structure Plans are to be prepared in accordance with the requirements of the LPS Regulations, SPP 7.2 Precinct Design. The Precinct Structure Plans are to be prepared appropriate to hierarchy level and meet SPP 7.2 and draft SPP 4.2 objectives and requirements. The preparation of activity centre PSPs to be the responsibility of landowners and developers. 		Short term <5yrs Short term <5yrs Short term <5yrs
Precinct Structure Plans - New Precinct Plans				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> Informed by/as prioritised by the LPS prepare a Precinct Structure Plans for these centres. Centres boundaries to be informed by SPP 7.2 guidance. <ul style="list-style-type: none"> Penguin Road/Safety Bay Road Local Centre precinct*; Informed by/as prioritised by the LPS prepare a Precinct Structure Plans for these centres. Centres boundaries to be informed by SPP 7.2 guidance. <ul style="list-style-type: none"> Malibu Road (East) Local Centre Precinct Waikiki Village Activity Centre Precinct Hokin Street Local Centre Precinct 		Short term <5yrs Medium term <15 yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
GOVERNANCE.	Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.	o The Precinct Structure Plans for activity centres to be prepared in accordance with the requirements of the LPS Regulations, SPP 7.2 Precinct Design.		Medium term <15 yrs
		o The Precinct Structure Plans are to be prepared to the appropriate hierarchy level and meet draft SPP 4.2 objectives and requirements.		Medium term <15 yrs
		o The preparation of activity centre PSPs to be the responsibility of landowners and developers.		Medium term <15 yrs
Local Development Plans Neighbourhood/Local Centres				
GOVERNANCE.	Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.	o Where appropriate or as identified in the LPS, Local Centre LDPs to be prepared/reviewed for lower order centres (Local/Neighbourhood). The information to be included in a LDP is to be relevant to the site and commensurate with the scale of planning being undertaken. Generally, a LDP for precinct planning purposes will address the following matters: (i)Built form (ii) Movement and (iii) Public realm. Neighbourhood/Local Centres to be considered:		Short term <5yrs
		o Golden Bay (Existing) o Lot 1 Fifty Road o North Baldivis o Secret Harbour Village Centre Precinct o Parkland Heights o Singleton Village o Spud Shed o Tuart Ridge		
Other Local Policies				
GOVERNANCE.	Ensure consistency and rigour in the planning	o Informed by the LCACS, review the City Local Planning Polices that related to Activity Centres and uses that are commonly found in Activity Centres and		Short term <5yrs

<i>Theme</i>	<i>Planning Direction/ Objective</i>	<i>Implementation Action</i>	<i>[Link to document section /reference documents]</i>	<i>Timeframe/ Priority</i>
	<i>and development of activity centres supported by State and local policy frameworks.</i>	<p>Commercial areas. These include:</p> <ul style="list-style-type: none"> - Planning Policy 3.3.4 cash-in-lieu of car-parking - Planning Policy No.3.3.5 - Child Care Premises - Planning Policy No.3.3.9 - Fast Food Outlets - Planning Policy No.3.3.14 - Bicycle Parking and End of Trip Facilities - Planning Policy No.3.3.19 - Licensed Premises - Planning Policy No.3.3.24 - Parklets - Planning Policy 3.3.25 - Percent for Public Art - Private Developer Contribution 		
		<ul style="list-style-type: none"> o Informed by LCACS, the City is to prepare a Local Planning-Policy: Planning for Activity Centres which would include accompanying design guidance (guidelines). 		Short term <5yrs
		<ul style="list-style-type: none"> o Informed by LCACS, the City to prepare a Planning Procedure Policy for the Preparation and Assessment of Development Applications for (proposals within) Activity Centres. 		Short term <5yrs

5.3 Centre Specific Directions and Actions

The following provides an overview of the future directions and specific actions for centres within the City of Rockingham activity centre hierarchy.

The City is to be guided by the policy measures (Section 7) in SPP 4.2 and guidance provided in Section 4 of the Implementation Guidelines when considering the impact of the identification of new activity centres and/or changes to the classification of activity centres on the overall balance of activity centres across a sub-regional and or catchment. Under SPP 7.2 Precinct Design, activity centres are a type of precinct, so activity centre plans will be replaced by precinct structure plans which must be prepared for Strategic, Secondary, District and Specialised centres. Consistent with SP 4.2, it is expected that precinct structure plans will be prepared/reviewed for the City's strategic (RSC) and district activity centres in the short to medium term. The City's *Local Planning Strategy - Issues Paper* prepared to inform the LPS, has identified the following Local and Neighbourhood Centres that may require a PSP to be prepared in the term of the LPS (previously discussed in section 4.3):

- Penguin Road/Safety Bay Road Local Centre precinct*
- Malibu Road (West) Coastal Node
- Malibu Road (East) Local Centre Precinct
- Waikiki Village Activity Centre Precinct
- Hokin Street Local Centre Precinct.

Future priority locations for precinct structure plans are shown in Figure 43.

Figure 43: Future Priority Locations for Precinct Structure Plans



The Needs Assessment evaluated the current hierarchy and assessed that there are several centres that could potentially change centre classification based on projected growth (summarised in Figure 17).

5.3.1 Rockingham Strategic Centre

This Strategy supports the City's review of the planning framework for the RSC to develop a more contemporary framework that is aligned with the latest State planning framework including draft State Planning Policy (SPP) 4.2 - Activity Centres for Perth and Peel and SPP 7.2 - Precinct Design. The precinct structure plan (RPSP) and accompanying amendment (No. 191) to TPS No.2 will facilitate a new local planning framework driven by requirements of draft SPP 4.2 and SPP 7.2.

Actions

- Prepare a PSP in accordance with the State Planning Framework including the requirements of draft SPP 4.2 and SPP 7.2
 - Initiate an Amendment (No.191) to TPS No. 2 to assist in the statutory implementation of the PSP, as follows:
 - A realign the Strategic Centre Boundary in accordance with SPP 7.2 – Precinct Design guidance.
 - Introduce a single Strategic Centre zoning with accompanying objectives (consistent with PSP) and land use permissibility table and other enabling provisions.

5.3.2 District Centres/Specialised Centres

Existing:

- Warnbro
- Secret Harbour
- Baldivis*

Planned:

- Karnup (>15yrs)

Actions

- Existing centre plans for Warnbro, Secret Harbour and Baldivis to be reviewed and replaced by precinct structure plans in the short to medium term.
 - Review/realign centre boundaries in accordance with SPP 7.2 – Precinct Design guidance.

- The classification of Baldivis District Centre to be kept under review within the potential reclassification to Secondary Centre status in the medium term, to be confirmed through the preparation of the Karnup District Structure Plan and a review of the *Needs Assessment*.
- A planned precinct structure plan for the specialised node in Karnup in the long term.

5.3.3 Neighbourhood Centres

Existing:

- | | |
|--------------------|----------------------------|
| • Charthouse | • Bayshore Gardens |
| • Elanora Drive | • Golden Bay Neighbourhood |
| • Grange Drive | • Singleton Village |
| • Shoalwater | • Settlers Hills |
| • Waikiki Village* | • Spud Shed |
| • Palm Meadows | • Tuart Ridge |
| • St Clair | |

Planned:

- | | |
|----------------------------|------------------------------------|
| • Baldivis North | • Parkland Heights |
| • Golden Bay Neighbourhood | |
| • Paramount Estate | • Karnup Metronet Station Precinct |

Actions

- The classification of Parkland Heights Neighbourhood Centre to be kept under review within the potential reclassification to a District Centre status in the medium term, to be confirmed through the preparation of the Karnup District Structure Plan and a review of the *Needs Assessment*.
- PSP to be prepared in the term of the LPS (previously discussed in section 4.3):
 - Waikiki Village*
- A planned precinct structure plan for the Karnup Metronet Station in the medium term.

5.3.4 Local Centres

Existing

- | | |
|---------------------|------------------|
| • Arcadia Drive | • Bent Street |
| • Belgravia Terrace | • Fisher Street |
| • Bell Street | • Malibu Road |
| | • McLarty Street |

• Parkin Street	• Foreshore Village Secret Harbour
• Safety Bay	• Golden Bay Local
• Penguin Road/Safety Bay Road"	• Golden Bay South
• Soyara Place	• Mandurah Road
• Waikiki Hotel	• Lakeside Caravan Park
• Hokin Street*	• The Ridge
• Kennedy Bay	

Planned:

• Avalon	• Millars Landing
• Baldivis Parks	• Singleton
• Fifty Road	
• Kennedy Bay	

Actions

- The classification of Millars Landing Local Centre to be kept under review within the potential reclassification to a Neighbourhood Centre status in the Short to medium term, to be confirmed through subject to preparation of an Impact Test addressing Draft SPP 4.2 and the preparation of a precinct structure plan.
- PSP to be prepared in the term of the LPS (previously discussed in section 4.3):
 - Penguin Road/Safety Bay Road Local Centre precinct*
 - Malibu Road (West) Coastal Node
 - Malibu Road (East) Local Centre Precinct
 - Hokin Street Local Centre Precinct.

It should be noted that based on the Needs Assessment, proposals to change the centres hierarchy level to Neighbourhood (except for Millars Landing Local Centre) are unlikely to be supported.

5.3.5 Other Retail (Bulky Goods/Showroom)

In terms of Other Retail, the City has three existing bulky goods retailing precincts:

- Periphery of the Rockingham Strategic Centre, north of Dixon Road and over Ennis Avenue
- East of the Baldivis District Centre along Safety Bay and Baldivis Roads
- Opposite the Port Kennedy Neighbourhood Centre, addressing Warnbro Sound Avenue (and bounded by Bakewell Drive and Port Kennedy Drive)

Actions

- The LCACS supports the containment of this type of retailing (retail floorspace) to the above locations and consistent with SPP 4.2 guidance avoiding its encroachment into adjacent industrial or residential areas.
- As identified in the *Needs Assessment*, the LPS will need to consider the significant shortfall in bulky goods retail floorspace in Precinct 4 Baldivis investigating in alternative locations for instance, north of Kerosene and east of the Port Kennedy precinct); and potentially in the long term as part of the Karnup Specialised node.

5.4 Needs Assessment

As outlined in Section 4 of this strategy, this *Needs Assessment* provides an information base and analysis to support decision-making by including an assessment of projected land use needs of communities in a local government area and its surrounds. The Pracsys *Needs Assessment* (2022) has been prepared in accordance with the methodology provided within the draft SPP 4.2 Implementation Guidelines. As part of the *Needs Assessment*, proposed floorspace and/or land requirements have been identified, this information has been shown spatially within this Strategy and included an indicative range of land use activity for each activity centre (District Centre and above). This will in turn guide the planning and assessment of planning proposals of existing or proposed activity centres within the City.

Any further Needs Assessment(s) will only be required within the LPS timeframe (<15yrs) where a major development for an activity centre(s) is at variance with this LCACS/LPS or proposes the re-classification of a centre to a higher category in the hierarchy not provided for in the local planning framework.

The Needs Assessment provides guidance for estimates of floorspace allocation until 2031. As development of the Karnup precinct is not likely to take place in the short term, it is recognised that a revised Needs Assessment will be required. This will assist with guiding future floorspace and within the timeframe of the approval of the Karnup District Structure Plan.

5.5 Guidance for Planning and Development Assessment

In accordance with the draft 4.2 Guidelines, development applications should be considered and determined in accordance with:

- an endorsed precinct structure plan (where relevant)
- the Local Planning Scheme
- Regional Planning Scheme (where relevant)
- the assessment requirements outlined in Section 7.3 (the Impact Test) of draft SPP 4.2.

The Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

Section 2 and Appendix 2 of the draft 4.2 Guidelines sets out the Impact Test methodology. The Impact Test replaces the Retail Sustainability assessment process established in the SPP 4.2 (2010). The purpose of the test is to ensure that major development proposals align with the objectives of SPP 4.2. The Impact Test only applies to **major development** or **out of centre development** as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.

The Impact Test methodology introduces the concepts of 'proportionality' and 'community benefit' supporting the objectives of SPP4.2. The detail provided (i.e., proportionality) in the Impact Test should be appropriate to the scale and context of the proposal, drawing on existing information where possible. Community benefit is the public good that a proposal delivers as indicated by (but not limited to) the following factors: (i) Productivity, (ii) Quality of Life (iii) Infrastructure development and (iv) Equity and inclusion.

Main inputs/considerations of this Strategy and *Needs Assessment* (Pracsys 2022) for development applications within activity centres:

- the assessment requirements outlined in Section 7.3 of draft SPP 4.2.
- the Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

5.6 Monitoring & Review

An important part of the implementation process for City of Rockingham LCACS is to ensure that the Strategy remains relevant as circumstances change and as new opportunities arise. Monitoring of progress in the implementation of the Strategy will be important. This will allow proper assessment of how the Strategy is performing and whether changes are warranted as a result of new and emerging trends. Monitoring also enables the City, relevant stakeholders and the community to assess how well and how efficiently the Strategy is being implemented. The City must ensure, therefore, that the Strategy is monitored and reviewed on a regular basis. Some indicators of progress can be readily assessed on an annual basis, while other indicators can be assessed as set out in the *Needs Assessment* over a longer period or sooner if important changes are identified in the marketplace and other conditions. Considerations for monitoring and review purposes are listed below. The City in the preparation of its LPP can set on monitoring and benchmark considerations.

It is the intention that this Strategy will inform the preparation of a new LPP outlining the planning and urban form considerations, application information and supporting documentation and provisions used by the City in assessing and making decisions on planning applications related to activity centres. A guide format is included in Figure 36.

In order, to reinforce and advance in a practical manner the implementation of this LCACS, the City could include within the LPP, urban design principles that relate to each centre type within the hierarchy. The purpose would be to provide a framework for the review of development applications for future centres and expansion of existing centres, elevating the importance of good urban design. The Policy should include principles that are relevant from SPP 7.0 Design of the Built Environment and SPP 7.2 Precinct Design and Structure Planning Guidelines as these relate to the draft SPP 4.2 Activity Centres.

Monitoring and Review Summary

- Significant developments i.e., Westport, Garden Island will need to be kept under review and may require updates to LCACS. The majority of these jobs and business growth expected to occur in the RSC.
- Due to the rapidly changing nature of the retail environment, this LCACS will also need to be kept under review in regard to retail and consumer trends as (refer Figure 9 of this strategy).
- Updates of the planning framework including district structure planning will require a review of the LCACS.
- The *Needs Assessment* (2022) recommends a stage gate approach when applying floorspace forecasts with less reliance on target population forecast years in preference to achieving population thresholds and associated floorspace. It is recommended that this approach is applied to the monitoring and review of the LCACS and in the LPS and local planning framework in general.
- The LPS should identify the need for the NA (2022) to be revisited once the district structure planning for the Karnup locality is progressed noting the potential implications on the City's centre hierarchy. It is noted that the Needs Assessment (2022) estimates for activity centre floorspace distribution will hold for 2026 and potentially 2031 (within the first 10 yrs of the LPS)
- Based on the potential updates to the district planning (retail modelling) for Karnup, the LCACS may need to review.
- Out of centre development will be driven by strategic employment opportunities, particularly associated with the Western Trade Coast (WTC), HMAS Stirling and Westport and these developments will need to be addressed in the LPS and monitored and reviewed in the LCACS.
- The draft SPP 4.2 provides guidance for both Needs Assessments and Impacts Tests; these guidelines will need to be adhered to when developing the analysis for the Karnup DSP. The DSP findings should be incorporated into the next review of the Needs Assessment/LCACS and allow refined estimates of future floorspace demands across the active centre hierarchy.

Appendix 1

Needs Assessment Maps and Tables of Floorspace & Employment by Precinct to 2036 (Pracsys 2021)

Samples of Centres Assessed during site visits and performance against Strategy Objectives (Hames Sharley & Franklin Planning, October 2021)

Introduction/Overview

Site visit assessments informing a centres review was undertaken by the consultant team in late 2021 to provide an understanding of the qualities and characteristics of activity centres that are currently serving the various population catchments and neighbourhoods within the City (findings contained within this Appendix). A matrix identifying how well each of the sample of centres visited within a precinct meets or exceeds the objectives of this Strategy is provided. The purpose is to illustrate potential for improvements and where good planning in practice is currently observed. Additionally, this appendix includes activity centre maps by Precinct with current and 2026 floorspace and jobs projections from the *Needs Assessment*.

Rockingham Strategic Centre – sub precincts

A range of distinct character qualities that applied to these areas, based on their existing built and landscape qualities were established through the Hames Sharley PSP team’s site visits and analysis of the RSC. Reflecting these findings future uses and guidance for RSC development is to be undertaken on a sub-precinct basis, divided into eight sub-precincts identified.

P1 - City Centre

Character Statement: *‘Varied character and undefined heart’*

Developed over many years, the City Centre represents a tapestry of architectural and landscape styles. Its varied character and lack of coordination have led to a centre without a defined heart or cohesive theme. Though it emblemises potential, large vacant lots provide the opportunity to stitch it together.

P2 - Waterfront Village

Character Statement: *‘The beating heart where everyone wants to be’*

Rockingham’s foreshore is part of its identity, buildings, businesses, and people want to be here. Scale and height veiled by rows of prominent coastal trees stand aside to give generous room for a vibrant place along the coast for everyone to enjoy.

P3 - Coastal Lots

Character Statement: *‘Large lots and modest houses’*

Traditional in nature, the existing development pattern reflect a previous era where large suburban lots reigned supreme. Introduction of new typologies has been intermittent, though a relaxed coastal feel has largely been preserved.

P4 - TOD Village/Campus

Character Statement:” Pockets *of development, but largely empty”*

Existing development includes low scale buildings set within the landscape with space between buildings and prominent greenery. Outside of these pockets, large, vacant underutilised spaces create a desolate and empty feel.

P5 - City Park & P6 – Southern Residential

Character Statement: *“Contrasting styles”*

The contrasting styles of development are ever present: large lots versus compact lots; greenery versus hardscape. A blend of their positive qualities that could support quality infill.

P6 – Southern Residential Desired Future Intent:

High-quality medium density development support sensitive and quality urban residential infill outcomes, responding to existing open spaces in the area. Heights are generally between two-three storeys, and generous street setbacks align with the existing suburban character of the area.

P7 – Education

Character Statement – *‘Pockets of development, but largely empty’*

Existing development includes low scale buildings set within the landscape with space between buildings and prominent greenery. Outside of these pockets, large, vacant underutilised spaces create a desolate and empty feel.

P8 - Dixon Road

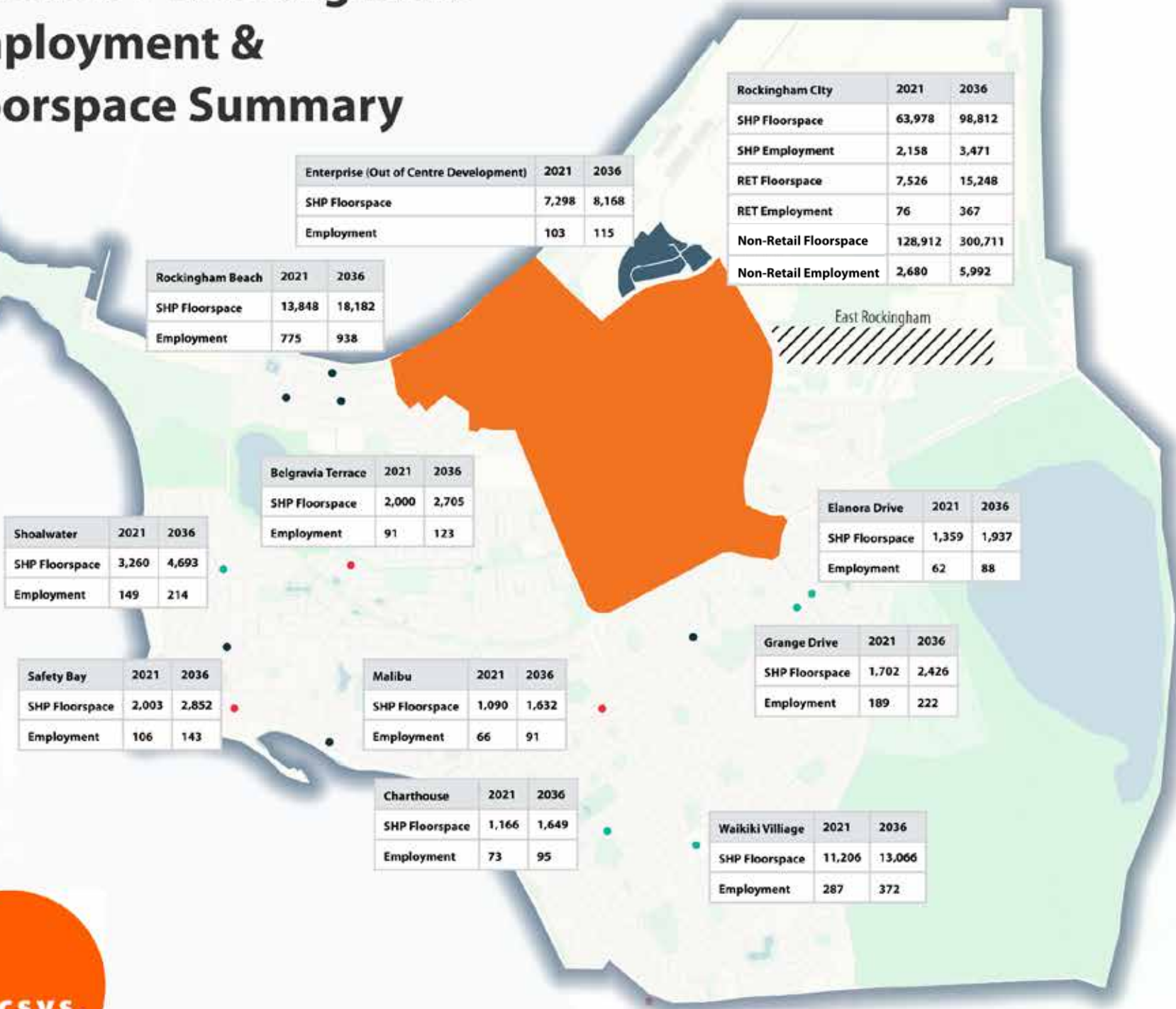
Character Statement – *‘Harsh and hard’*

Minimal landscaping and a dominance of car parking and hardstand make for a harsh urban environment, with contrasting edge treatments either side of Dixon Road.

Precinct 1-Rockingham: Employment & Floorspace Summary

Legend

- Strategic Metropolitan Centre
- Secondary Centre
- District Centre
- Neighbourhood Centre
- Local or Neighbourhood Centre
- Local Centre
- Under 1,000m2



Sample of Centres Assessed against Strategy Objectives | Precinct 1 (Rockingham Strategic Centre catchment) *

* Refer also to centre images over page and Belgravia Terrace and Safety Bay Case Studies, within main Strategy document

	How well does centre currently meet the objectives? <i>High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>			
Objectives:	Elanora Drive	Charthouse	Shoalwater	Waikiki Village
Centre typology	Neighbourhood Fast Food outlets & external shopping centre	Neighbourhood External shopping centre with small mall	Neighbourhood Internal mall in expansive parking area	Neighbourhood Internal Shopping Centre & Fast Food outlets
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // ‘twin’ centre on other side of Ennis Ave called Grange Dve provides IGA supermarket & chemist, reducing potential for redevelopment or expansion of offer at Elanora Dve, so may require two trips and vehicle to visit both centres.	High // IGA anchors the centre with most tenants external facing to the car park, it is an open & inviting centre providing for daily needs shopping or meeting at the café, additionally jobs and community benefit is provided by the Salvos Store.	Medium // Anchored by an IGA this older centre includes a variety of medical & office uses in addition to retail specialty shops & services such as hairdressers, café’s/takeaways & a tavern, this variety assists in enabling community including seniors to gain social benefits from centre visits.	Medium // Centre is a destination for grocery shopping trips with Aldi and Woolworths as main tenants plus a variety of food retailers. Though other services are limited e.g. no entertainment facilities or community related amenities. This means ability to provide broader benefits including jobs is limited.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // medical & dental facilities beneficial & centre provides local fast food option to catchment population it is quite limited in range of offer, 1 vacant tenancy.	Medium // with the IGA operating 6am-9pm 7 days the centre provides retail vibrancy to the neighbourhood, however the range of non-shop floorspace is limited.	High // A variety of medical and entertainment services are provided at the centre along with shopping, the range of medical providers includes psychology & audiology likely complementing the aged care residential adjacent, the Tavern & TAB offer local meals & activities.	Medium // Major tenants are Aldi & Woolworths plus includes clothing & Red Dot variety store. Centre provides a variety of local food options including cafés and fast food. The petrol station on the corner services the residents and passing by cars. The Centre lacks public/community amenities. 1 vacant tenancy
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Low // parking is irregularly organised, movement is vehicle dominated and has drive-throughs for fast food outlets. Nearest bus is 100m walk away, fencing to railway line and Ennis Ave isolate the centre & reduce pedestrian/cyclist safety. Footpaths terminate at the centre with little sense of pedestrian priority once people arrive.	Medium // Bus access to the centre is 600m walk away on Chighthouse Rd, quite difficult with shopping bags. Though local network of footpaths provides good, safe walking and cycling access.	Medium // Bus access to the centre is within reasonable reach with a stop on Safety Bay Road 150m away, footpaths do extend into parking areas though generally a vehicle & servicing access dominated feel to the centre, potential for safer routes to & through the centre for seniors & children on foot, bikes or with walking aids, would increase appeal.	Medium // Nearest bus stop is 100m away and there is no direct pedestrian path/crossing to the bus stop. Movement is vehicle dominated including drive-throughs for fast food outlet & liquor store and while paths along Read Street Gngara Drive exist at the periphery, they do not link people safely into the centre once arrived. Bike racks are available near the drop off for vehicles at the front entrance and zebra crossings are provided.
URBAN FORM <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic, and environmental benefits.</i>	Low // separate buildings lacking relationships or pedestrian links result in poorly presented centre. Landscaping is non-existent creating a hard and harsh environment, low streetscape quality and lacking in public amenities within the centre.	High // centre parking and surrounds include mature trees providing shade and character, servicing is well hidden on rear access road providing this active frontage and pedestrian realm to Resolution Drive and Chighthouse Road, opposite the centre is a dog exercise park, and some external tenants such as the café provide alfresco seating enhancing the activation and safety.	Low // Buildings are older style (except new medical centre) & centre layout is disjointed, contributing to a mixed character. Several vacant tenants within the original centre create a sense of the need for upgrade/renewal. With parking to all sides of the centre the street presence is impacted and walkability less attractive, little landscaping in & around the centre, parking, or streets, meaning they are lacking in shade & shelter for pedestrians.	Medium // Centre includes mature palm trees & presentable main frontages. The tower element in the centre is a noticeable landmark from the surrounding area. The entry to the shopping mall is exceptionally shaded & landscaped, providing a sense of arrival & welcome. Though some parking located at the back of the mall in an area near loading and the blank walls & lack of overlooking to these areas is likely to present an unsafe environment.

Source: Site visits undertaken by Hames Sharley & Franklin Planning, October 2021

Centre Imagery from Site Visits | Precinct 1 (Rockingham Strategic Centre catchment)

ELANORA DRIVE



Rear servicing areas and blank walls



Drive throughs to fast food dominate



Pedestrian paths terminate at centre



Hard and harsh, no landscaping

CHARTHOUSE



Dog exercise park located across the road



Active Centre frontages with outdoor seating



Carpark is surrounded by mature trees

SHOALWATER



Entry to the adjacent age care facilities



Landscaping on inactive edge



Internal mall offers variety of tenancies



Entry signage leading to the Centre. Little landscaping or paths linking across parking

WAIKIKI VILLAGE



Shaded parking and drop off zone



Tower landmark, view from carpark



Prominent shade & landscaping



Entry signage to Read Street frontage

Precinct 1 (Rockingham Strategic Centre catchment) continued

* Refer also to centre images over page

	How well does centre currently meet the objectives? <i>High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>		
Objectives:	Fisher Street	Bell Street	Parkin Street
Centre typology	Local Centre	Local Centre	Local Centre
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // This Centre only includes café. Little to no opportunity for expansion. Does provide small scale local node.	Medium // This older centre is spread between two separate areas, includes multiple small-scale tenants such as a liquor store, offices, hairdresser & a Cheesecake shop. Little opportunity for expansion.	Low // Small Local Centre includes café and dental centre. Little to no opportunity for expansion.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // Café opens up to the street. Inviting space with outdoor seating. Located opposite the beach and jetty which are vibrant public areas. Apartments above the ground floor café & waterfront location provide good focus and meeting place for area.	Medium // PO Box & public telephone provide local amenity, though with offices and non-essential shopping tenancies, the centre is not a vibrant, social space.	Medium // Dental facilities and Café are beneficial for catchment population though a limited breadth of offer.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Medium // Located across from the beach. Good Pedestrian/Bike Path connections along the foreshore, though poor public transport connection – nearest bus stop located almost 400m away.	Medium // Nearest bus stop is 150m walk away & area has ample pedestrian paths though affected by quite high traffic speeds and volumes on Bell Street. Located 350m away from the beach it is well positioned for both locals & visitors.	High // Located within residential area, there are multiple pedestrian paths leading to all directions. Bus stop located across the road and beach is around 300m away.
URBAN FORM <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic, and environmental benefits.</i>	High // High quality Landscape on site. The café provides alfresco seating enhancing the activation and safety. On street parking available.	Low // Liquor store has new residential well integrated behind it. Other section of centre is relatively old and not appealing/welcoming. Limited landscaping on site, not sufficient for shading. Carpark located in front of the centre.	Medium // High quality Landscape on site. Small parking provided between Café and Dental Centre. On street parking available. Though with few activities available, the centre is not a place to dwell for a long time.

Source: Site visits undertaken by Hames Sharley & Franklin Planning, October 2021

FISHER STREET



Cafe with outdoor seating facing the beach



Landscaping on inactive edge

BELL STREET



Old not inviting shop frontages



Shops facing the carpark; no shading provided for the carpark area

PARKIN STREET



Street access to the dentistry clinic and the cafe



The area of the Centre separated by a see-through fence

PRECINCT 1 ACTIVITY CENTRES - SUPPORTABLE ADDITIONAL FLOORSPACE (NOT CUMULATIVE)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Service Commercial	Enterprise	7,298	17,368	2,787	-	1,704	1,027	-	5,596	1,354	-	9,219	1,599	870	13,679	2,011	2,430	19,189	2,617
Strategic Metropolitan Centre	Rockingham	63,978	7,526	128,912	1,764	1,801	77,846	8,402	3,679	105,508	19,665	5,463	135,299	34,834	7,722	171,799	54,546	10,591	217,278
Strategic Metropolitan Centre	Rockingham Beach	13,848	306	35,661	-	33	5,621	-	107	7,789	1,345	177	10,348	4,334	265	14,152	8,220	377	18,980
Neighbourhood Centre	Charthouse	1,166	-	-	395	-	-	346	-	-	403	-	-	483	-	-	583	-	-
Neighbourhood Centre	Elanora Drive	1,359	-	-	333	-	-	289	-	-	410	-	-	578	-	-	787	-	-
Neighbourhood Centre	Grange Drive	1,702	-	1,394	417	-	381	362	-	647	513	-	846	724	-	1,063	986	-	1,306
Neighbourhood Centre	Shoalwater	3,260	219	1,254	322	34	334	486	73	551	887	110	752	1,433	159	984	2,146	221	1,263
Neighbourhood Centre	Waikiki Village	11,206	330	1,310	1,542	82	421	1,138	97	602	1,437	110	722	1,860	127	835	2,389	148	945
Local Centre	Arcadia Drive	382	218	274	94	85	241	-	136	295	-	188	336	-	248	372	18	319	422
Local Centre	Belgravia Terrace	2,000	-	913	-	-	348	110	-	480	362	-	632	705	-	816	1,157	-	1,045
Local Centre	Bell Street	98,611	-	489	68	-	147	106	-	232	204	-	315	336	-	415	507	-	538
Local Centre	Bent Street	570	-	-	50	-	-	51	-	-	90	-	-	145	-	-	216	-	-
Local Centre	Fisher street	200	-	-	12	-	-	23	-	-	54	-	-	97	-	-	152	-	-
Local Centre	Malibu	1,090	-	912	337	-	158	336	-	328	423	-	446	542	-	570	695	-	705
Local Centre	McLarty Street	482	-	-	50	-	-	42	-	-	79	-	-	130	-	-	195	-	-
Local Centre	Parkin Street	246	-	130	36	-	13	53	-	32	96	-	51	154	-	73	230	-	101
Local Centre	Safety Bay	2,033	-	961	442	-	785	412	-	1,094	583	-	1,277	819	-	1,478	1,123	-	1,709
Local Centre	Safety Bay Road	548	-	192	116	-	310	119	-	429	175	-	500	253	-	581	353	-	678
Local Centre	Soyara Place	70	-	150	1	-	278	1	-	337	5	-	403	11	-	479	19	-	568
Local Centre	Waikiki Hotel	-	138	40	-	26	65	-	38	73	-	50	79	-	65	83	-	84	86
Other Retail Centre	East Rockingham	-	22,049	-	-	-	-	-	1,289	-	-	4,916	-	-	9,392	-	-	14,934	-
	Total	112,049	48,154	175,378	5,978	3,765	87,976	12,277	11,013	119,750	26,732	20,233	153,606	48,308	31,657	195,709	76,752	45,863	248,239

Pracsys 2021

PRECINCT 1 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Neighbourhood Centre	Enterprise	7,298	17,368	2,787	7,298	19,072	3,814	7,298	22,964	4,141	7,298	26,587	4,386	8,168	31,047	4,798	9,728	36,557	5,404
Strategic Metropolitan Centre	Rockingham	63,978	7,526	128,912	65,742	9,327	206,758	72,380	11,205	234,420	83,643	12,989	264,211	98,812	15,248	300,711	118,524	18,117	346,190
Strategic Metropolitan Centre	Rockingham Beach	13,848	306	35,661	13,848	339	41,282	13,848	413	43,450	15,193	483	46,009	18,182	571	49,813	22,068	683	54,641
Neighbourhood Centre	Charthouse	1,166	-	-	1,561	-	-	1,512	-	-	1,569	-	-	1,649	-	-	1,749	-	-
Neighbourhood Centre	Elanora Drive	1,359	-	-	1,692	-	-	1,648	-	-	1,769	-	-	1,937	-	-	2,146	-	-
Neighbourhood Centre	Grange Drive	1,702	-	1,394	2,119	-	1,775	2,064	-	2,041	2,215	-	2,240	2,426	-	2,457	2,688	-	2,700
Neighbourhood Centre	Shoalwater	3,260	219	1,254	3,582	253	1,588	3,746	292	1,805	4,147	329	2,006	4,693	378	2,238	5,406	440	2,517
Neighbourhood Centre	Waikiki Village	11,206	330	1,310	12,748	412	1,731	12,344	427	1,912	12,643	440	2,032	13,066	457	2,145	13,595	478	2,255
Local Centre	Arcadia Drive	382	218	274	476	303	515	382	354	569	382	406	610	382	467	645	400	537	696
Local Centre	Belgravia Terrace	2,000	-	913	2,000	-	1,261	2,110	-	1,392	2,362	-	1,545	2,705	-	1,729	3,157	-	1,957
Local Centre	Bell Street	611	-	489	679	-	636	717	-	721	815	-	804	947	-	904	1,118	-	1,027
Local Centre	Bent Street	570	-	-	620	-	-	621	-	-	660	-	-	715	-	-	786	-	-
Local Centre	Fisher street	200	-	-	212	-	-	223	-	-	254	-	-	297	-	-	352	-	-
Local Centre	Malibu	1,090	-	912	1,427	-	1,070	1,426	-	1,240	1,513	-	1,358	1,632	-	1,482	1,785	-	1,617
Local Centre	McLarty Street	482	-	-	532	-	-	524	-	-	561	-	-	612	-	-	677	-	-
Local Centre	Parkin Street	246	-	130	282	-	143	299	-	162	342	-	181	400	-	203	476	-	231
Local Centre	Safety Bay	2,033	-	961	2,475	-	1,746	2,445	-	2,055	2,616	-	2,238	2,852	-	2,439	3,156	-	2,670
Local Centre	Safety Bay Road	548	-	192	664	-	502	667	-	621	723	-	692	801	-	773	901	-	870
Local Centre	Soyara Place	70	-	150	71	-	428	71	-	487	75	-	553	81	-	629	89	-	718
Local Centre	Waikiki Hotel	-	138	40	-	164	105	-	176	113	-	188	119	-	203	123	-	222	126
Other Retail Centre	East Rockingham	-	22,049	-	-	22,049	-	-	23,338	-	-	26,965	-	-	31,441	-	-	36,983	-
	Total	112,049	48,154	175,378	118,027	51,919	263,354	124,326	59,167	295,129	138,780	68,387	328,985	160,356	79,812	371,087	188,801	94,017	423,618

In total, the Rockingham Strategic Centre is estimated to be able to support 140,000m² of Shop Retail, 18,000m² of Other Retail and 400,000m² of Non-Retail floorspace in 2041.

Belgravia Terrace – Local Centre // Case Study

Existing Planning Framework & Intent:

Anchorage Village, Belgravia Terrace is a local activity centre that demonstrates characteristics that offer best practice innovations that this LCACS recommends.

Role, Functions & Character:

A relatively broad range of uses is offered in this local centre with an accountant (upstairs), hair/beauty salon, IGA Xpress & bottle shop (7am-9pm, 7 days), Fish & Chips, Chinese Takeaway and a café with alfresco seating. This mix, operating hours and the design of the centre enable a broad day-evening and every day of the week activation potential for the centre.

Built Form & Centre Typology:

As a two-storey building with office space above the retail ground floor for part of the area, the centre offers more than a shopping experience usually associated with local centres. Awnings across the front of most of the centre provide shelter to shoppers and visitors. Rear laneway Syndicate Lane access for loading and bin storage for the IGA and other tenancies ensures parking and street frontage to Belgravia Terrace is attractive and lacks conflicts between shoppers and servicing.

Public Realm & Landscape Quality:

Verges and trees adjoining the centre are planted attractively and the median to Belgravia Terrace includes mature trees that reflect the character of the surrounding area. Local parks complement the centre providing families and shoppers of all ages with the ability to visit for a cup of coffee, food, haircut and a play at the park in one visit. These public realm and landscape characteristics make the centre a daily needs destination and meeting place of choice.

Movement:

Buses are located further up Belgravia Terrace within easy walking distance. The modified grid layout of the residential area surrounding the centre connects local residents comfortably and legibly on foot or cycle access.



Two-storey form and laneway access for servicing provides café seating overlooking the adjacent park



Bismark Reserve opposite the centre with playground equipment is a positive addition to the local centre allowing family friendly trips to fulfil several purposes



The local centre addresses Belgravia Terrace and provides the community with a meeting place with daily shopping and services



Paved roadway entrances reduce traffic speeds and enable the community to access the centre on foot or by bicycle

Safety Bay Road, Penguin Road & Foreshore – Local Centre // Case Study

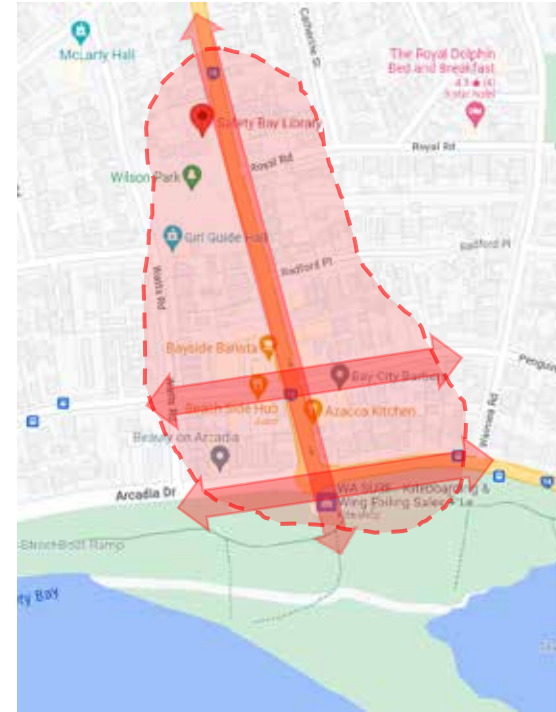
Elsewhere in this Strategy, the key elements of the draft PSP for the RSC are outlined as well as recommendations for future precinct structure planning to be undertaken for the District Centres, as required and recommended in Draft SPP 4.2. For Neighbourhood and Local Centres, such documents are mostly not required to be prepared, except in cases where redevelopment of a centre is anticipated and would benefit from the unifying and strategic planning that such a process would provide. Alternatively, a local development plan may be contemplated to assist with site access, infrastructure provision or land coordination at this scale.



One potential example, as outlined in the map below (Figure 3), is the Safety Bay Road, Penguin Road & Foreshore – Local Centre. Based on the site assessment an indicative centre boundary (to be confirmed during a PSP process) is shown. This area includes Safety Bay Road, Penguin Road

commercial and community nodes and the adjacent foreshore. The preparation of a PSP could encourage and guide investment to revitalise and promote redevelopment of key sites within this foreshore precinct. In overview, the opportunities and constraints for the process are as outlined and these and others would be addressed in future studies.

FIGURE 1. INDICATIVE BOUNDARY FOR FUTURE SAFETY BAY PSP



Opportunities include:

- Office and medical uses in the centre provide locally accessible services including pathology, pharmacy, settlement agents, post office (parcel lockers), picture framer, several hairdressers, newsagent, butcher. These are a good local centre basis that could be further expanded on.
- Linking with the Safety Bay Yacht Club (including Kiteboarding lessons and shop) and providing greater community and commercial linkages between the foreshore and streets to the north.
- Wilson Park, Girl Guide Hall and Safety Bay Library to the northern extent of the centre could benefit from closer relationship to the shopping and medical facilities of the centre.
- Bus stops on Penguin Road service the centre well.
- Greater continuity could be achieved and an improved streetscape character through furniture, landscaping and signage. A more

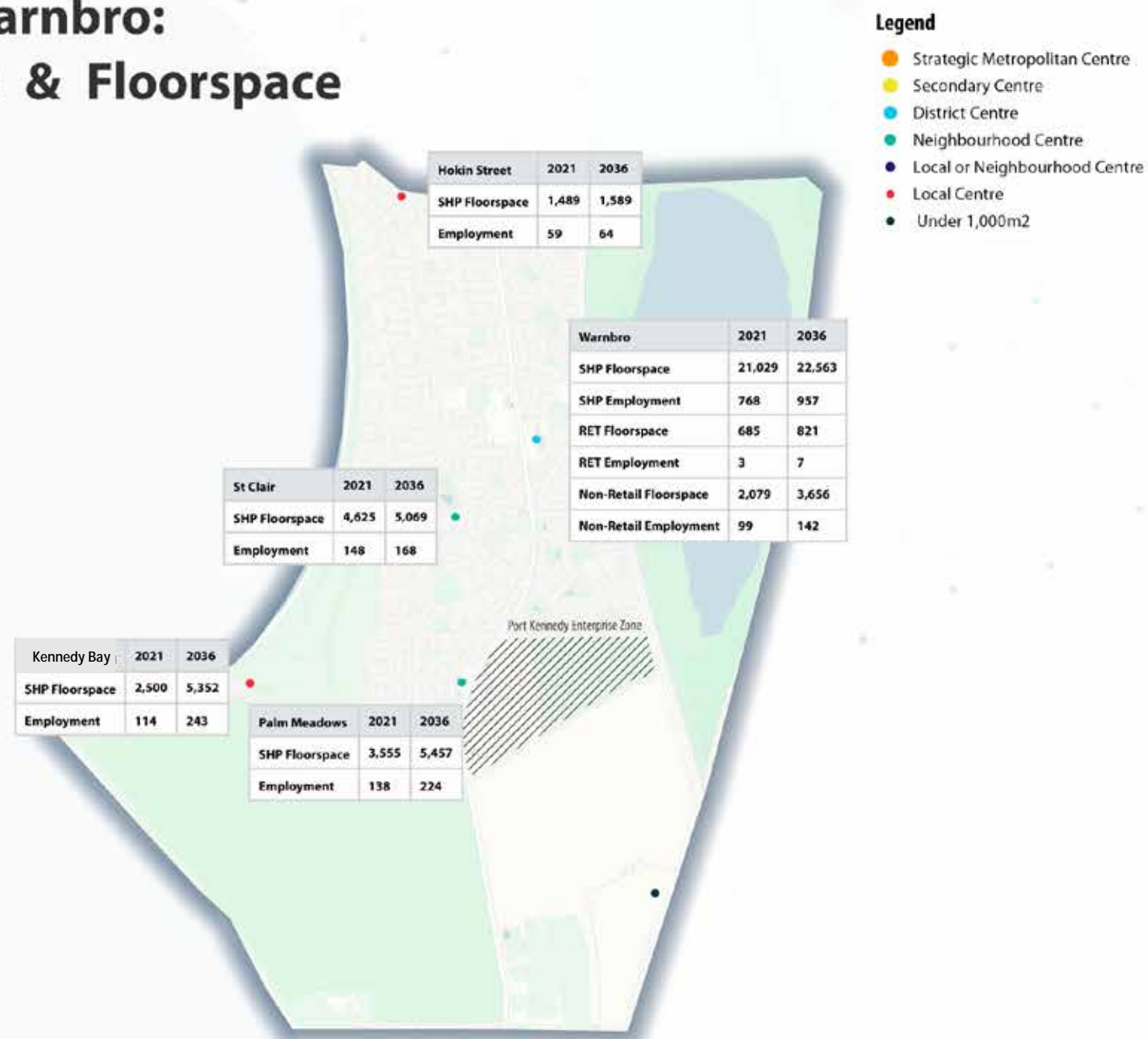
coordinated scheme would achieve a better sense of place and arrival better linking the centre's key nodes and urban fabric.

Constraints include:

- The IGA parking area is exceptionally busy and cramped, affecting the ambiance in the café seating areas adjacent
- The overall activity centre boundary area currently does not have a unified landscape or streetscape character. It has developed in several stages over the years and lacks a sense of arrival or place along Penguin or Safety Bay Roads. This is despite the hive of activity noticeable at this intersection and the popularity of the centre.
- Vacant commercial tenancies and parking areas creating a gap in the centre's form between the current developed centre focused on Penguin Road and Safety Bay Road and the foreshore. The *Needs Assessment* indicates that by 2036 additional floorspace of approximately 800m² of shop retail could be supported. Ensuring sensitive staging, with utilisation of existing vacant space to address the current built form gaps at street level in preference to elongation of the built form footprint would be an appropriate approach.



Precinct 2-Warnbro: Employment & Floorspace Summary



Sample of Centres Assessed against Strategy Objectives | Precinct 2 (Warnbro District Centre catchment) *

* Refer also to centre images opposite

	How well does centre currently meet the objectives? <i>High = addresses well</i> <i>Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>		
Objectives:	Warnbro District Centre	St Clair	Palm Meadows
Centre typology	Internal Shopping Mall	Neighbourhood / Internal Shopping Mall	Local / Main Street
CENTRES HIERARCHY Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.	Medium // Centre includes 2 supermarkets, Big W departments store & variety of smaller tenancies such as medical uses, bank, post office, specialty shops & services such café's/fast food takeaways. This Centre is a primary shopping destination for the community. In the car park there is a separate, older shopping centre which is medical & office based called the Halliburton Shopping Centre.	Medium // IGA anchors the centre with most tenants external facing to the car park. Childcare, pharmacy & medical centre is highly beneficial for the residents of the area. Centre also includes few cafes & shops.	High // IGA is the main tenant of the centre & it incorporates a variety of medical services including physiotherapy & pathology are provided at the centre along with shopping & fast food outlets. The centre also includes several office tenancies. These additional uses are highly beneficial for the community.
ACTIVITY Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.	Medium // Centre is mostly shopping focused & there are no public places to spend time in/gather together. 2-3 vacant tenancies	Medium // The centre benefits from the POS across the road. It offers public amenities to the centre. There are 2-5 vacant tenancies Overall, the centre mostly services customers living within the catchment area	Medium // The centre does not offer any entertainment facilities or public spaces. The centre provides local fast food option to catchment population though it is quite limited in range of offer and broader community benefits.
MOVEMENT Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes	Medium // Good Public Transport connections with bus stop adjacent and a pedestrian crossing located to the north of the centre. There are ample footpaths around the shopping mall however the fast food outlets are relatively separated from these.	Low // Vehicle dominated feel to centre including aspects such as a drive-through for Liquorland. Nearest bus stop is more than 200m walk away. Footpaths terminate at the centre with little sense of pedestrian priority once people arrive.	Medium // The bus stop is adjacent to the centre and less than 50m walk away. Area overall is vehicle dominated and lacks pedestrian links within and leading to the centre.
URBAN FORM. Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.	Low // Low quality landscaping and no shading to the carpark. Uninviting store frontages. Smaller carpark located to the servicing back of the centre represents a potential safety concern.	Medium // The site adjoins public open space, there is landscaping integrated into the centre, however, it is not sufficient for the carpark shading. Servicing back is well hidden from the customers. Frontages are inviting but seemingly old.	Low // Low quality landscape on site which is insufficient for shading. Irregular parking arrangement with partly exposed servicing behind. The centre is relatively new.

Source: Site visits undertaken by Hames Sharley & Franklin Planning, October 2021

WARNBRO



Food outlets with drive throughs reduce pedestrian friendliness



Carpark with partial shading by mature trees on site



Welcoming shop frontages with landscaping

CLAIR



Liquorland drive through on the edge of centre



Entry signage leading to the Centre & mature trees



Shop frontages of the centre appear old

PALM MEADOWS



View from the side - little landscaping & tenants relatively dispersed



Welcoming shop frontages of the centre

PRECINCT 2 ACTIVITY CENTRES - SUPPORTABLE ADDITIONAL FLOORSPACE (NOT CUMULATIVE)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Warnbro	21,029	685	2,079	1,912	28	743	-	60	1,081	673	95	1,186	1,534	136	1,383	2,547	186	1,577
Neighbourhood Centre	Palm Meadows	3,555	-	6,280	1,653	-	2,345	1,170	-	4,229	1,500	-	5,442	1,902	-	6,715	2,373	-	8,087
Neighbourhood Centre	St Clair	4,625	-	560	512	-	529	84	-	615	245	-	687	444	-	753	674	-	816
Local Centre	Hokin Street	1,489	460	2,762	122	102	1,809	50	116	2,288	69	130	2,619	100	146	2,909	138	168	3,185
Local Centre	Kennedy Bay	1,500	-	684	Not Built	Not Built	Not Built	350	-	421	497	-	535	680	-	658	897	-	793
Other Retail Centre	Port Kennedy Enterprise Park	-	17,139	-	-	2,272	-	-	4,907	-	-	7,655	-	-	10,938	-	-	14,868	-
	Total	32,198	18,284	12,365	4,200	2,402	5,426	1,654	5,083	8,634	2,985	7,879	10,469	4,659	11,221	12,418	6,629	15,221	14,458

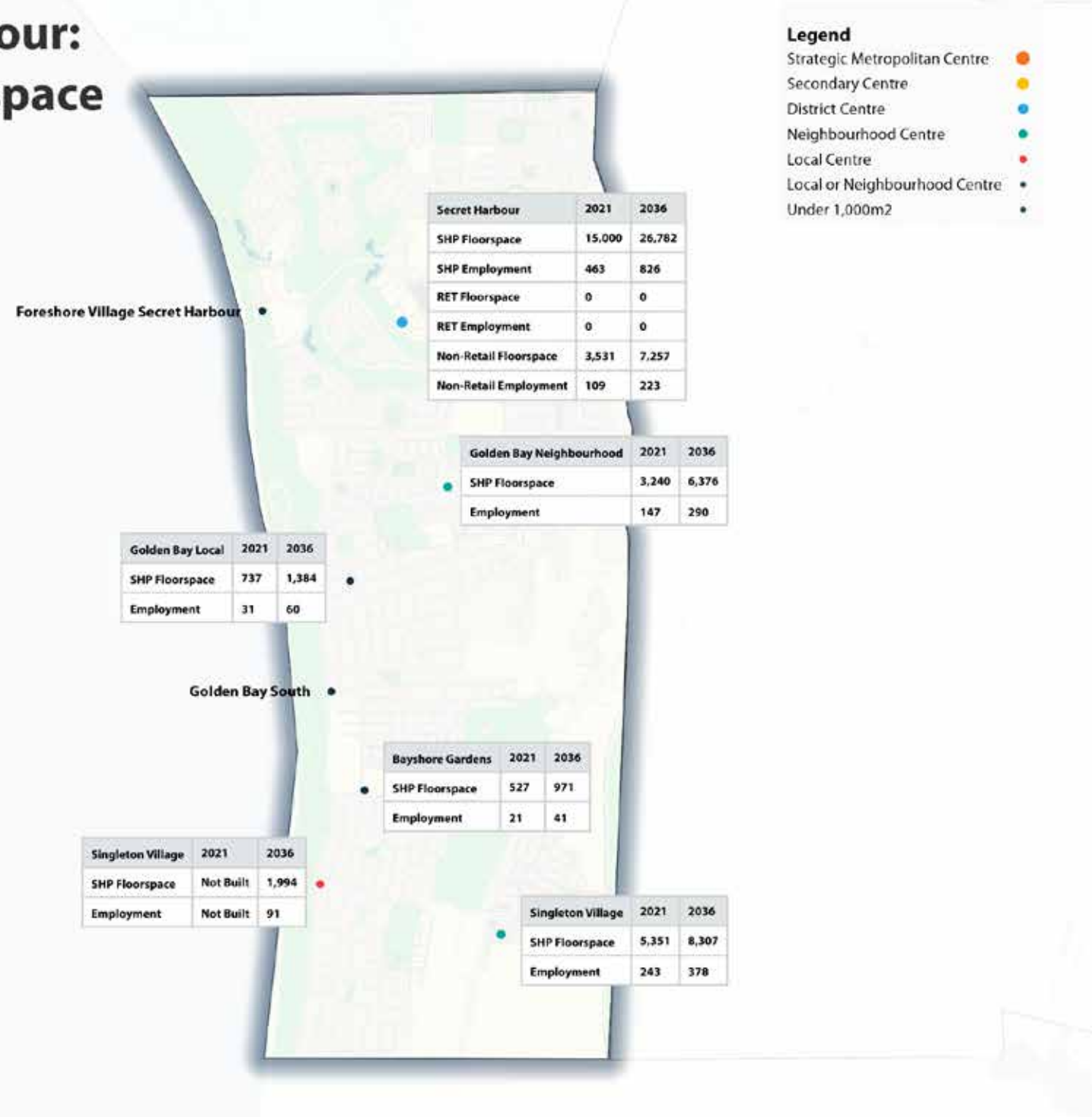
Pracsys 2021

PRECINCT 2 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Warnbro	21,029	685	2,079	22,941	713	2,822	21,029	745	3,160	21,702	780	3,265	22,563	821	3,462	23,576	871	3,656
Neighbourhood Centre	Palm Meadows	3,555	-	6,280	5,208	-	8,625	4,725	-	10,509	5,055	-	11,722	5,457	-	12,995	5,928	-	14,367
Neighbourhood Centre	St Clair	4,625	-	560	5,137	-	1,089	4,709	-	1,175	4,870	-	1,247	5,069	-	1,313	5,299	-	1,376
Local Centre	Hokin Street	1,489	460	2,762	1,611	562	4,571	1,539	576	5,050	1,558	590	5,381	1,589	606	5,671	1,627	628	5,947
Local Centre	Kennedy Bay	1,500	-	684	Not Built	Not Built	Not Built	1,850	-	1,105	1,997	-	1,219	2,180	-	1,342	2,397	-	1,477
Other Retail Centre	Port Kennedy Enterprise Park	-	17,139	-	-	2,272	-	-	22,046	-	-	24,794	-	-	28,077	-	-	32,007	-
	Total	64,396	50,482	44,563	36,398	34,600	37,624	33,852	23,367	21,000	35,183	26,163	22,834	36,857	29,505	24,783	38,827	33,505	26,823

Pracsys 2021

Precinct 3-Secret Harbour: Employment & Floorspace Summary



Pracsys 2021

Secret Harbour District Centre //

Case Study

Existing Planning Framework & Intent:

The key objectives from the adopted Policy No. 3.2.3 for the Secret Harbour Town Centre (2009) outline what the existing planning framework seeks to achieve are:

- *create a Town Centre which will be the primary social and commercial focus of the locality and surrounding district.*
- *achieve an integrated townscape character that incorporates Main Street design principles.*
- *create a built environment and landscape that will make a substantial contribution to the sense of community and identity of Secret Harbour.*
- *achieve a contemporary, mixed use development by incorporating the best features of commercially successful townscapes.*
- *allow the Town Centre to grow in stages, whilst maintaining a 'sense of being' at every stage.*
- *maintain flexibility to ensure that various land use combinations can be incorporated as demand emerges.*

In the consultant team site assessments to inform the LCACS in 2021, the following findings and current response to these objectives and centre intent were observed:

Role, Functions & Character:

The current land uses and tenancy mix within the centre include:

Major Tenants: 3-5 including Woolworths, Coles, Aldi, Dan Murphys

Specialty Tenants: 16+

Office Tenants: 6-10

Medical Tenants: 2-5

Cafe/Restaurant Tenants: 2-5

Fast Food Tenants: 6-10

Drive Through Fast Food Tenants: 1

Community Facilities: 1

Statutory Zoning: District Town Centre

Existing Structure Plan: Secret Harbour Local Structure Plan (2006)



Clear footpaths shaded by trees and awnings; 45 degree parking slows the traffic environment.

Although the District Centre does not currently have a discount department store within its tenant mix, as envisaged within the IDP, it is considered that by becoming a three supermarket centre, with the associated community and recreation and office uses nearby the centre is still delivering a district scale level of amenity and diversity of uses. Notably, a Fire Station, vet, churches, second hand shops and swimming school are some of the variety of district scale uses within the streets around the centre to the west of Oasis Drive that create a community focal point and provide a mixed use character to Secret Harbour. They enable the catchment population to satisfy many of their goods and services needs close to home, possibly by walking or cycling depending on the nature of the visit. Importantly, the broad range of uses and services offered within the District Centre provides a foundation for meeting employment targets for the City, over time.

Built Form & Centre Typology: A relatively recently constructed centre (completed 2017), Secret Harbour is structured around an internalised mall with major tenants and car parking aligned to Warnbro Sound Avenue. Though as a hybrid main street and mall the centre demonstrates positive interaction with the broader urban area. With the design intended in the IDP having effectively been achieved, the centre connects with the existing community centre. This is accomplished through a compact, grassed town

square/open space and an office, services, community precinct fronting to Oasis Drive.



Community Centre and plaza/lawn area provide welcoming, public space for all halfway down the main street

Secret Harbour demonstrates a good community, services and cultural offer in both the main street and surrounding area which elevates the activity centre to enable it to deliver on its jobs and community focus expected under Draft SPP 4.2.



View from Community Centre town park towards retail mall

There are churches, gyms, office uses and the community centre with its green space that link well with the traditional internal mall where speciality shops and supermarkets are located. Importantly, linkages to Oasis Drive and canopies for pedestrians enable

walkable, multi-purpose and extended trips to the centre. In contrast, the high traffic environment of the Warnbro Sound Avenue interface is dominated by car parking, loading and blank walls of major tenants. However, this grouping of such form is deliberately related to the lack of amenity and safety for pedestrians and cyclists in this area. As a positive counterbalance, this clustering of vehicle dominated areas and functional servicing areas enables the activation of the primary frontages on Oasis Drive and is counter balanced by the positive main street streetscape it provides.

Another beneficial built form outcome is the addition of the new Nido ELC (childcare) within the carpark of the centre, allowing active frontage and safety to be continued along Oneida Street. Such an approach also links well with the Jamaica Blue café and playground at the southern end of Oasis Drive, allowing the parents during drop off/pick up to utilise centre parking (reciprocity).



Inclusion of play areas and outdoor seating together with café tenancies in a safe environment reflecting the demographic trends outlined earlier in this LCACS. Responding to the needs of local families is also demonstrated with the adjacent community facilities and recreation businesses within the District Centre.



The co-location of childcare uses with retail, office and other community uses which provide employment, is beneficial for families. Highly responsive to the demographic profile of the catchment, the uses and form encourage centre success and activation though increased footfall, underpinned by trips with a series of purposes and regular frequency.

Public Realm & Landscape Quality:

As noted earlier, there is lower quality landscaping to the eastern side of the centre near Warnbro Sound Avenue where parking, drive through fast food tenants and blank walls are prominent. A pocket park, Oasis Reserve to the southern end of the centre links with surrounding residential areas. Secret Harbour Oval to the north of the centre and adjacent primary school are well linked for walking and cycling via an underpass of busy Secret Harbour Boulevard.

The quality of the main street landscape and the shaded, comfortable environment it provides is illustrated in the site photographs. Street furniture providing places to dwell and be part of the community without purchasing are beneficial.

The parks and golf course close to the district centre provide greenery, views and amenity to residents. Its spatial extent does result in relatively low residential intensity close to the centre, limiting the potential for increased residential within walkable access of the centre. As a District level centre in the hierarchy and the nature of goods and

services provided it is expected that driving to the centre is a reality for most visits.

Movement: travel to the centre via public transport is easily accessible on Warnbro Sound Avenue near Oneida Avenue and to the north near Secret Harbour Oval. Bike paths linking with the primary school to the north with an underpass under Secret Harbour Boulevard link younger residents safely to the centre.

There is a high degree of amenity to the main street Oasis Drive side of the centre where the retail and services/community facilities are well integrated, and parking and pedestrians share a slow speed environment and attractive places to walk and sit and enjoy the centre and surrounds.



Central island with avenue trees provide safe pedestrian crossings over the main street, shade and awnings to both sides of Oasis Drive provide comfortable walking environment

Parking is provided on the main street with trees providing shade in some cases and an expanse of shopper parking abuts Warnbro Sound Avenue some with shade sails.



Street furniture on both sides of Oasis Drive provide Secret Harbour catchment population with a welcoming, enjoyable experience beyond a purely transactional one. The café, playground and adjacent parks link schools, childcare, community facilities and churches with the shopping heart of the centre, enabling a variety of ages to mix and activities to occur.

Centres Assessed against Strategy Objectives | Precinct 3 (Secret Harbour District Centre catchment) *

* Refer also to centre images opposite & Case Study of Secret Harbour District Centre, within main Strategy document

	<i>How well does centre currently meet the objectives? High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>
Objective:	Golden Bay Local
Centre typology	Local / Main Street
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // Golden Bay is a small, older centre providing the catchment population with service-based uses, takeaway food and a liquor shop across two separate buildings & several parking areas.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // The clinics and services they offer are highly beneficial for the neighbourhood catchment. The biggest tenant of this local centre is Bottlemart though there are no grocery shopping tenants. The centre does provide a range of specialty facilities such as real estate agents, hairdresser, pharmacy, chiropractic, and medical services.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Low // Located within a low-density residential area, there are pedestrian paths leading to the centre from Dampier Dve and Yarney St though not other approach streets. There is a good public transport connection with a bus stop located 50m away on Yarney St. Golden Bay is located 300m from the beach down Dampier Drive.
URBAN FORM. <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	Low // Low quality landscaping around the centre which is surrounded by low density residential development. The buildings appear relatively old and overall, shops frontages are uninviting.

GOLDEN BAY LOCAL



Main tenant of the centre – Bottlemart



View on the main pedestrian access to the site.

PRECINCT 3 ACTIVITY CENTRES - SUPPORTABLE ADDITIONAL FLOORSPACE (NOT CUMULATIVE)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Secret Harbour	15,000	-	3,531	2,300	-	994	3,388	-	1,769	7,177	-	2,643	11,782	-	3,726	17,366	-	5,059
Neighbourhood Centre	Bayshore Gardens	527	-	559	95	-	168	144	-	288	280	-	413	444	-	564	643	-	746
Neighbourhood Centre	Golden Bay Neighbourhood	3,240	-	1,478	Not Built	Not Built	Not Built	1,155	-	999	2,050	-	1,416	3,136	-	1,924	4,452	-	2,545
Neighbourhood Centre	Singleton Village	5,351	-	-	-	-	-	493	-	-	1,607	-	-	2,956	-	-	4,582	-	-
Local Centre	Foreshore Village Secret Harbour	330	-	400	70	-	41	86	-	102	171	-	170	274	-	252	399	-	353
Local Centre	Golden Bay Local	737	-	707	189	-	212	213	-	369	409	-	531	647	-	727	935	-	964
Local Centre	Golden Bay South	307	-	-	10	-	-	30	-	-	99	-	-	182	-	-	283	-	-
Local Centre	Mandurah Road	150	-	3,160	-	-	1,233	-	-	1,674	1	-	2,030	26	-	2,704	55	-	3,506
Local Centre	Singleton	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,397	-	774	1,667	-	903	1,994	-	1,058	2,390	-	1,247
	Total	25,642	-	9,836	2,663	-	2,647	6,907	-	5,975	13,461	-	8,106	21,442	-	10,954	31,105	-	14,422

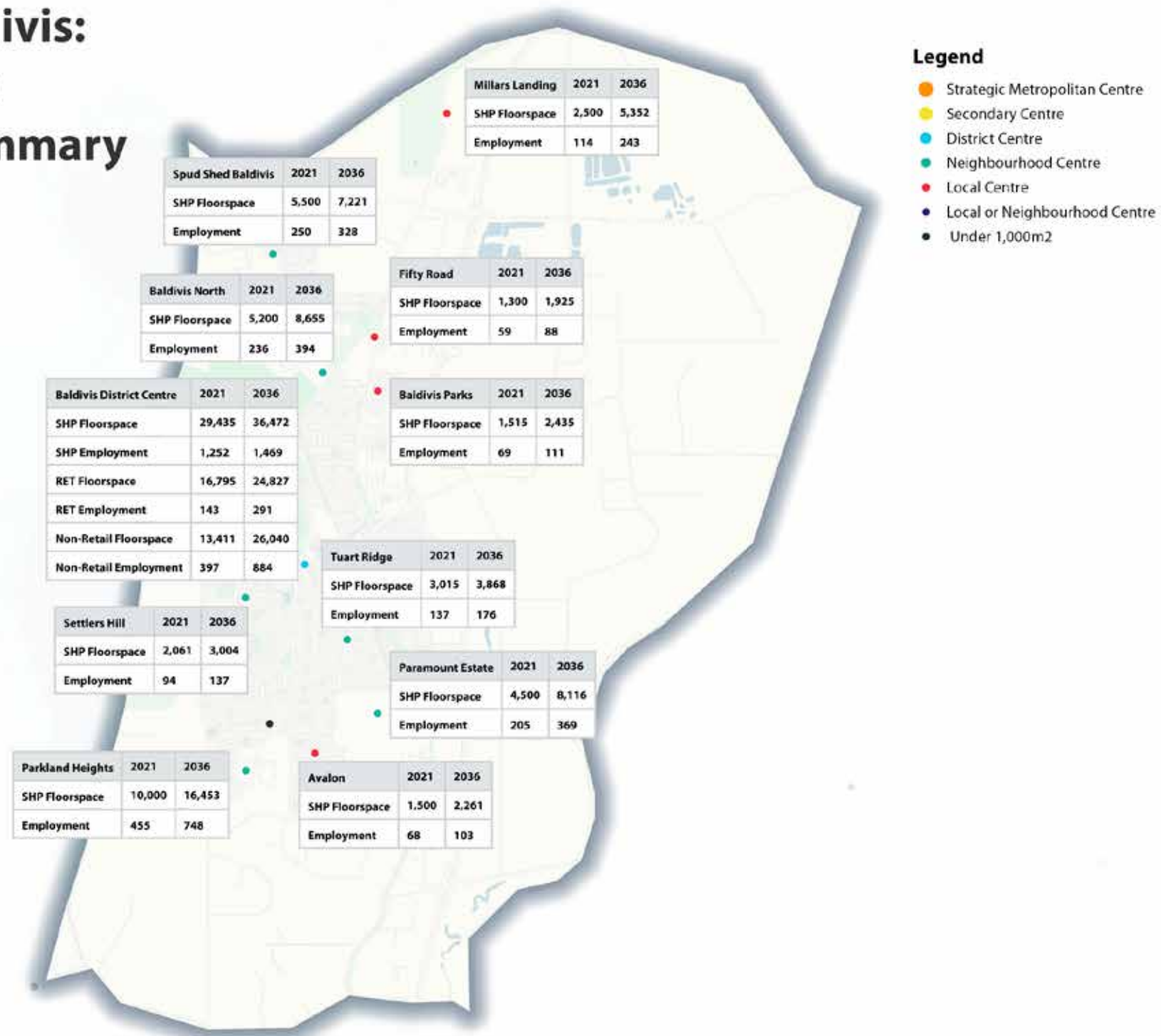
Pracsys 2021

PRECINCT 3 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Secret Harbour	15,000	-	3,531	17,300	-	4,525	18,388	-	5,300	22,177	-	6,175	26,782	-	7,257	32,366	-	8,591
Neighbourhood Centre	Bayshore Gardens	527	-	559	622	-	727	671	-	847	807	-	972	971	-	1,123	1,170	-	1,305
Neighbourhood Centre	Golden Bay Neighbourhood	3,240	-	1,478	Not Built	Not Built	Not Built	4,395	-	2,478	5,290	-	2,895	6,376	-	3,402	7,692	-	4,024
Neighbourhood Centre	Singleton Village	5,351	-	-	5,351	-	-	5,844	-	-	6,958	-	-	8,307	-	-	9,933	-	-
Local Centre	Foreshore Village Secret Harbour	330	-	400	400	-	441	416	-	502	501	-	570	604	-	652	729	-	753
Local Centre	Golden Bay Local	737	-	707	926	-	919	950	-	1,076	1,146	-	1,238	1,384	-	1,434	1,672	-	1,671
Local Centre	Golden Bay South	307	-	-	317	-	-	337	-	-	406	-	-	489	-	-	590	-	-
Local Centre	Mandurah Road	150	-	3,160	150	-	4,393	150	-	4,834	151	-	5,190	176	-	5,864	205	-	6,666
Local Centre	Singleton	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,397	-	774	1,667	-	903	1,994	-	1,058	2,390	-	1,247
	Total	25,642	-	10,292	28,305	-	12,483	32,549	-	15,811	39,103	-	17,942	47,084	-	20,790	56,747	-	24,258

Source: Pracsys 2021

Precinct 4-Baldivis: Employment & Floorspace Summary



Pracsys 2021

Tuart Ridge – Neighbourhood Centre // Case Study

Existing Planning Framework & Intent:

A recently designed and constructed centre (2016) Tuart Ridge Neighbourhood Centre was selected as a case study example for this LCACS because as it exhibits many positive characteristics and best practice features that this strategy and Draft SPP 4.2 recommends a centre of this type within the hierarchy should. There is a Local Development Plan for Tuart Ridge that was prepared in 2014 and this provides for the overall built form and activity centre structure evidenced today.

Role, Functions & Character:

The LDP includes residential intensity at the periphery with a R60 grouped or multiple dwelling site adjacent to the centre in addition to R40 residential lots to surrounding access streets. Use of laneways to allow loading of tenancies to the rear and parking in these locations enables the main street of Phar Lap Parade to provide a strong focus of commercial and community activity as well as pedestrian priority. Inclusion and close relationships between community and education uses, plus several food and beverage operators within the centre planning has resulted in a diverse and lively centre with a good atmosphere throughout the week.

At the periphery of the centre, a recently approved second childcare centre, business centre and NDIS accommodation is expected to enhance the employment, footfall intensity, and vibrancy of the centre. In the expansion into a broader range of services and facilities such as these, Tuart Ridge is responding to the needs daily and weekly needs of the catchment population.

Built Form & Centre Typology:

A main street typology centre with an IGA supermarket as its anchor tenant, offering food and beverage, education plus a medical centre, Tuart Ridge has a good variety of specialty shops addressing the street. There are breaks in the built form at regular intervals providing good pedestrian connections from rear parking areas through to the main spine of Phar Lap Parade.



Reciprocal parking for shoppers, school drop off/pick up and childcare provides a good opportunity for multi-purpose activity centre trips



Small piazza to the left corner in front of café. Street tree planting is a feature well incorporated into the centre that will with time and maturity complement the building canopies in providing shade and weather protection

Public Realm & Landscape Quality:

With the framework and infrastructure established in the design and layout of the centre from its inception, the quality of the public realm and street in the centre is high. Although the trees are still young, it is expected with time the canopy will mature and offer a fuller, more shaded and attractive streetscape. With thoughtful layout of parking and much positioned to the rear of buildings, the ability to park on-street is still available and convenient, without dominating the overall look and feel of the centre.



Softscape areas are complemented by street furniture and awnings protecting seated areas at cafes



Popular local café, Brother of Mine, alfresco areas extend towards the pocket park/piazza on this key corner of Portman Pde & Phar Lap Parade

Movement:

Access to public transport is within easy walking distance with bus stops on Delta Road, though generally centre access is via private car, walking or cycling. To encourage active transport, ample bike parking racks are provided.

Parking in the centre is well considered in that it is provided behind buildings and in some instances shared with other uses such as Makybe Rise Primary School and two childcare centres. This provides a higher degree of street appeal and frontage to Phar Lap Parade prioritised as people spaces and slower moving traffic. Places to sit and people watch are provided along the street with street furniture and at the piazza.



Footpaths leading to the centre support walking and cycling as does the use of paved roadways slowing traffic within the core of the centre

Centres Assessed against Strategy Objectives | Precinct 4 (Baldivis District Centre catchment) *

* Refer also to centre images opposite & Case Study of Tuart Ridge, within main Strategy document

	How well does centre currently meet the objectives? High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective	
Objective:	Baldivis District Centre	Settlers Hills Village Centre
Centre typology	District / Hybrid Main Street & internal Mall	Neighbourhood / Internal Mall
CENTRES HIERARCHY Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.	High // Large traditional shopping centre with an integrated main street Settlers Ave with expansions occurring to the north and west encompassing service and office type tenants. The community centre The main tenants in the mall are Woolworths, Coles, Aldi, Kmart and Bunnings.	Medium // Small centre with limited grocery offer through a mini-mart deli Lucky 7, Fish and Chips, bistro restaurant, ATM, PO box and real estate agent. Although adjacent to a park, no other community services are provided.
ACTIVITY Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.	High // The centre includes variety of medical services, food, fitness and retail outlets. These are complemented by a plaza and well-integrated Mary Davies community centre and library located directly across from one of the main shopping centre entries on Settlers Ave. Logical organisation of land uses around the site - retail internal, food offerings along main street, drive through fast food outlets have frontage along the main road passing traffic and offices on second stories with active retail offerings at ground floors.	Low // Limited tenancies and dark entrances contribute to a relatively quiet, inactivated feel. The centre is not very diverse, providing a few local food options and there is 1 vacant tenancy.
MOVEMENT Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes	Medium // Good public transport connection with multiple bus stops adjacent to the centre. Footpaths extend into parking areas and pedestrian crossings connect to the mall, though overall the feel is largely car dominated.	Medium // Bus access to the centre is good with a stop less than 50m walk away but there is no marked pedestrian crossing provided. Located within a low-density residential area, there are multiple pedestrian paths leading toward the centre.
URBAN FORM. Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.	Medium // The centre is adjoining POS. High quality Public and street amenities available. Young trees present at the carpark; however, it is not sufficient for shading. Clear/ logical organisation of land uses around the site - retail internal, food offerings along main street. Well organized hidden servicing at the back	High // Mature trees and good quality landscaping present provide shading for the carpark along the edge of the centre. Settlers Hills benefits from being adjacent to POS and servicing is tucked away to the rear and well screened. A well-maintained centre it has the potential to be inviting but lacks a social focus or street furniture encouraging people to dwell.

Source: Site visits undertaken by Hames Sharley & Franklin Planning, October 2021

BALDIVIS



Welcoming main entry to the community library



Entry signage leading to the Centre
Mature trees around



Well shaded pedestrian walkway

SETTLERS HILLS



Shop frontages



Side parking with landscaping

PRECINCT 4 ACTIVITY CENTRES - SUPPORTABLE ADDITIONAL FLOORSPACE (NOT CUMULATIVE)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Baldivis	29,435	16,795	13,411	3,179	-	6,134	-	2,036	7,860	2,317	4,811	9,866	7,037	8,032	12,629	12,474	11,773	15,779
Neighbourhood Centre	Baldivis North	5,200	-	2,373	Not Built	Not Built	Not Built	1,551	-	1,535	2,351	-	2,022	3,455	-	2,611	4,741	-	3,289
Neighbourhood Centre	Paramount Estate	4,500	-	2,053	Not Built	Not Built	Not Built	1,706	-	1,411	2,583	-	1,896	3,616	-	2,448	4,808	-	3,080
Neighbourhood Centre	Parkland Heights	10,000	-	4,563	Not Built	Not Built	Not Built	2,605	-	2,866	4,375	-	3,849	6,453	-	4,963	8,851	-	6,237
Neighbourhood Centre	Settlers Hills	2,061	1,179	7,384	1,914	84	6,494	232	294	8,855	560	511	11,532	943	762	14,610	1,385	1,054	18,176
Neighbourhood Centre	Spud Shed	5,500	-	2,510	1,447	-	958	197	-	1,295	786	-	1,683	1,721	-	2,178	2,828	-	2,755
Neighbourhood Centre	Tuart Ridge	3,015	-	1,376	859	-	525	-	-	686	349	-	901	853	-	1,167	1,432	-	1,472
Local Centre	Avalon	1,500	-	684	Not Built	Not Built	Not Built	236	-	395	477	-	529	761	-	682	1,088	-	856
Local Centre	Baldivis parks	1,515	-	691	Not Built	Not Built	Not Built	371	-	429	605	-	568	920	-	735	1,285	-	926
Local Centre	Fifty Road	1,300	-	593	Not Built	Not Built	Not Built	209	-	343	377	-	449	625	-	581	916	-	733
Local Centre	Lakeside Caravan Park	360	-	-	228	-	-	10	-	-	57	-	-	114	-	-	179	-	-
Local Centre	Millars Landing	2,500	-	1,141	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,962	-	575	2,852	-	771	3,935	-	1,213
Local Centre	The Ridge	583	333	418	143	129	368	-	207	451	-	287	513	-	379	567	27	487	644
	Total	67,469	18,307	37,197	7,770	214	14,480	7,116	2,537	26,126	16,799	5,609	34,382	29,350	9,173	43,943	43,951	13,314	55,161

Pracsys 2021

PRECINCT 4 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2,21			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Baldivis	29,435	16,795	13,411	32,614	16,795	19,545	29,435	18,831	21,271	31,752	21,606	23,277	36,472	24,827	26,040	41,909	28,568	29,190
Neighbourhood Centre	Baldivis North	5,200	-	2,373	Not Built	Not Built	Not Built	6,751	-	3,908	7,551	-	4,394	8,655	-	4,984	9,941	-	5,662
Neighbourhood Centre	Paramount Estate	4,500	-	2,053	Not Built	Not Built	Not Built	6,206	-	3,465	7,083	-	3,950	8,116	-	4,502	9,308	-	5,133
Neighbourhood Centre	Parkland Heights	10,000	-	4,563	Not Built	Not Built	Not Built	12,605	-	7,430	14,375	-	8,412	16,453	-	9,526	18,851	-	10,800
Neighbourhood Centre	Settlers Hills	2,061	1,179	7,384	3,975	2,145	8,556	2,293	1,473	16,239	2,621	1,690	18,916	3,004	1,941	21,994	3,446	2,233	25,560
Neighbourhood Centre	Spud Shed	5,500	-	2,510	6,947	5,500	6,458	5,697	-	3,805	6,286	-	4,193	7,221	-	4,688	8,328	-	5,265
Neighbourhood Centre	Tuart Ridge	3,015	-	1,376	3,874	3,015	3,540	3,015	-	2,061	3,364	-	2,276	3,868	-	2,543	4,447	-	2,847
Local Centre	Avalon	1,500	-	684	Not Built	Not Built	Not Built	1,736	-	1,079	1,977	-	1,214	2,261	-	1,366	2,588	-	1,541
Local Centre	Baldivis parks	1,515	-	691	Not Built	Not Built	Not Built	1,886	-	1,120	2,120	-	1,259	2,435	-	1,426	2,800	-	1,618
Local Centre	Fifty Road	1,300	-	593	Not Built	Not Built	Not Built	1,509	-	936	1,677	-	1,042	1,925	-	1,174	2,216	-	1,327
Local Centre	Lakeside Caravan Park	360	-	-	588	360	360	370	-	-	417	-	-	474	-	-	539	-	-
Local Centre	Millars Landing	2,500	-	1,141	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	4,462	-	1,716	5,352	-	1,912	6,435	-	2,354
Local Centre	The Ridge	583	333	418	726	712	950	583	790	1,033	583	620	931	583	713	985	610	820	1,062
	Total	67,469	18,307	37,197	75,239	67,683	81,949	74,585	70,006	93,595	84,268	23,916	71,579	96,819	27,481	81,140	111,420	31,621	92,358

Source: Pracsys 2022

ACRONYMS/GLOSSARY

ABS	Australian Bureau of Statistics
AC	Activity Centre
COVID-19	Coronavirus
Deemed Provisions	Schedule 3: Deemed Provisions for Local Planning Schemes in the LPS Regulations
DoT	Department of Transport
DPLH	Department of Planning, Lands and Heritage
ESS	Employment Self-Sufficiency
LCACS	Local Commercial Activity Centres Strategy
LPP	Local Planning Policy
LPS	Local Planning Strategy
LPS Regulations 2015	Planning and Development (Local Planning Schemes) Regulations
MRS	Metropolitan Region Scheme
PD Act	Planning and Development Act 2005 (WA)
POS	Public Open Space
PP3.5	Perth and Peel @ 3.5 million
RPSP	Rockingham Precinct Structure Plan
RSC	Rockingham Strategic Centre
SPP	State Planning Policy
TOD	Transit Oriented Development
WAPC	Western Australian Planning Commission
WAT	WA Tomorrow

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WA Tomorrow

Forecast.id

Floorspace Recommendations

PRECINCT 1 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Neighbourhood Centre	Enterprise	7,298	17,368	2,787	7,298	19,072	3,814	7,298	22,964	4,141	7,298	26,587	4,386	8,168	31,047	4,798	9,728	36,557	5,404
Strategic Metropolitan Centre	Rockingham	63,978	7,526	128,912	65,742	9,327	206,758	72,380	11,205	234,420	83,643	12,989	264,211	98,812	15,248	300,711	118,524	18,117	346,190
Strategic Metropolitan Centre	Rockingham Beach	13,848	306	35,661	13,848	339	41,282	13,848	413	43,450	15,193	483	46,009	18,182	571	49,813	22,068	683	54,641
Neighbourhood Centre	Charthouse	1,166	-	-	1,561	-	-	1,512	-	-	1,569	-	-	1,649	-	-	1,749	-	-
Neighbourhood Centre	Elanora Drive	1,359	-	-	1,692	-	-	1,648	-	-	1,769	-	-	1,937	-	-	2,146	-	-
Neighbourhood Centre	Grange Drive	1,702	-	1,394	2,119	-	1,775	2,064	-	2,041	2,215	-	2,240	2,426	-	2,457	2,688	-	2,700
Neighbourhood Centre	Shoalwater	3,260	219	1,254	3,582	253	1,588	3,746	292	1,805	4,147	329	2,006	4,693	378	2,238	5,406	440	2,517
Neighbourhood Centre	Waikiki Village	11,206	330	1,310	12,748	412	1,731	12,344	427	1,912	12,643	440	2,032	13,066	457	2,145	13,595	478	2,255
Local Centre	Arcadia Drive	382	218	274	476	303	515	382	354	569	382	406	610	382	467	645	400	537	696
Local Centre	Belgravia Terrace	2,000	-	913	2,000	-	1,261	2,110	-	1,392	2,362	-	1,545	2,705	-	1,729	3,157	-	1,957
Local Centre	Bell Street	611	-	489	679	-	636	717	-	721	815	-	804	947	-	904	1,118	-	1,027
Local Centre	Bent Street	570	-	-	620	-	-	621	-	-	660	-	-	715	-	-	786	-	-
Local Centre	Fisher street	200	-	-	212	-	-	223	-	-	254	-	-	297	-	-	352	-	-
Local Centre	Malibu	1,090	-	912	1,427	-	1,070	1,426	-	1,240	1,513	-	1,358	1,632	-	1,482	1,785	-	1,617
Local Centre	McLarty Street	482	-	-	532	-	-	524	-	-	561	-	-	612	-	-	677	-	-
Local Centre	Parkin Street	246	-	130	282	-	143	299	-	162	342	-	181	400	-	203	476	-	231
Local Centre	Safety Bay	2,033	-	961	2,475	-	1,746	2,445	-	2,055	2,616	-	2,238	2,852	-	2,439	3,156	-	2,670
Local Centre	Safety Bay Road	548	-	192	664	-	502	667	-	621	723	-	692	801	-	773	901	-	870
Local Centre	Soyara Place	70	-	150	71	-	428	71	-	487	75	-	553	81	-	629	89	-	718
Local Centre	Waikiki Hotel	-	138	40	-	164	105	-	176	113	-	188	119	-	203	123	-	222	126
Other Retail Centre	East Rockingham	-	22,049	-	-	22,049	-	-	23,338	-	-	26,965	-	-	31,441	-	-	36,983	-
	Total	112,049	48,154	175,378	118,027	51,919	263,354	124,326	59,167	295,129	138,780	68,387	328,985	160,356	79,812	371,087	188,801	94,017	423,618

PRECINCT 2 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Warnbro	21,029	685	2,079	22,941	713	2,822	21,029	745	3,160	21,702	780	3,265	22,563	821	3,462	23,576	871	3,656
Neighbourhood Centre	Palm Meadows	3,555	-	6,280	5,208	-	8,625	4,725	-	10,509	5,055	-	11,722	5,457	-	12,995	5,928	-	14,367
Neighbourhood Centre	St Clair	4,625	-	560	5,137	-	1,089	4,709	-	1,175	4,870	-	1,247	5,069	-	1,313	5,299	-	1,376
Local Centre	Hokin Street	1,489	460	2,762	1,611	562	4,571	1,539	576	5,050	1,558	590	5,381	1,589	606	5,671	1,627	628	5,947
Local Centre	Kennedy Bay	1,500	-	684	Not Built	Not Built	Not Built	1,850	-	1,105	1,997	-	1,219	2,180	-	1,342	2,397	-	1,477
Other Retail Centre	Port Kennedy Enterprise Park	-	17,139	-	-	2,272	-	-	22,046	-	-	24,794	-	-	28,077	-	-	32,007	-
	Total	64,396	50,482	44,563	36,398	34,600	37,624	33,852	23,367	21,000	35,183	26,163	22,834	36,857	29,505	24,783	38,827	33,505	26,823

PRECINCT 3 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Secret Harbour	15,000	-	3,531	17,300	-	4,525	18,388	-	5,300	22,177	-	6,175	26,782	-	7,257	32,366	-	8,591
Neighbourhood Centre	Bayshore Gardens	527	-	559	622	-	727	671	-	847	807	-	972	971	-	1,123	1,170	-	1,305
Neighbourhood Centre	Golden Bay Neighbourhood	3,240	-	1,478	Not Built	Not Built	Not Built	4,395	-	2,478	5,290	-	2,895	6,376	-	3,402	7,692	-	4,024
Neighbourhood Centre	Singleton Village	5,351	-	-	5,351	-	-	5,844	-	-	6,958	-	-	8,307	-	-	9,933	-	-
Local Centre	Foreshore Village Secret Harbour	330	-	400	400	-	441	416	-	502	501	-	570	604	-	652	729	-	753
Local Centre	Golden Bay Local	737	-	707	926	-	919	950	-	1,076	1,146	-	1,238	1,384	-	1,434	1,672	-	1,671
Local Centre	Golden Bay South	307	-	-	317	-	-	337	-	-	406	-	-	489	-	-	590	-	-
Local Centre	Mandurah Road	150	-	3,160	150	-	4,393	150	-	4,834	151	-	5,190	176	-	5,864	205	-	6,666
Local Centre	Singleton	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,397	-	774	1,667	-	903	1,994	-	1,058	2,390	-	1,247
	Total	25,642	-	10,292	28,305	-	12,483	32,549	-	15,811	39,103	-	17,942	47,084	-	20,790	56,747	-	24,258

PRECINCT 4 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Baldivis	29,435	16,795	13,411	32,614	16,795	19,545	29,435	18,831	21,271	31,752	21,606	23,277	36,472	24,827	26,040	41,909	28,568	29,190
Neighbourhood Centre	Baldivis North	5,200	-	2,373	Not Built	Not Built	Not Built	6,751	-	3,908	7,551	-	4,394	8,655	-	4,984	9,941	-	5,662
Neighbourhood Centre	Paramount Estate	4,500	-	2,053	Not Built	Not Built	Not Built	6,206	-	3,465	7,083	-	3,950	8,116	-	4,502	9,308	-	5,133
Neighbourhood Centre	Parkland Heights	10,000	-	4,563	Not Built	Not Built	Not Built	12,605	-	7,430	14,375	-	8,412	16,453	-	9,526	18,851	-	10,800
Neighbourhood Centre	Settlers Hills	2,061	1,179	7,384	3,975	2,145	8,556	2,293	1,473	16,239	2,621	1,690	18,916	3,004	1,941	21,994	3,446	2,233	25,560
Neighbourhood Centre	Spud Shed	5,500	-	2,510	6,947	5,500	6,458	5,697	-	3,805	6,286	-	4,193	7,221	-	4,688	8,328	-	5,265
Neighbourhood Centre	Tuart Ridge	3,015	-	1,376	3,874	3,015	3,540	3,015	-	2,061	3,364	-	2,276	3,868	-	2,543	4,447	-	2,847
Local Centre	Avalon	1,500	-	684	Not Built	Not Built	Not Built	1,736	-	1,079	1,977	-	1,214	2,261	-	1,366	2,588	-	1,541
Local Centre	Baldivis parks	1,515	-	691	Not Built	Not Built	Not Built	1,886	-	1,120	2,120	-	1,259	2,435	-	1,426	2,800	-	1,618
Local Centre	Fifty Road	1,300	-	593	Not Built	Not Built	Not Built	1,509	-	936	1,677	-	1,042	1,925	-	1,174	2,216	-	1,327
Local Centre	Lakeside Caravan Park	360	-	-	588	360	360	370	-	-	417	-	-	474	-	-	539	-	-
Local Centre	Millars Landing	2,500	-	1,141	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	4,462	-	1,716	5,352	-	1,912	6,435	-	2,354
Local Centre	The Ridge	583	333	418	726	712	950	583	790	1,033	583	620	931	583	713	985	610	820	1,062
	Total	67,469	18,307	37,197	75,239	67,683	81,949	74,585	70,006	93,595	84,268	23,916	71,579	96,819	27,481	81,140	111,420	31,621	92,358



21 February 2018

Planning
City of Rockingham
Civic Boulevard
Rockingham WA 6168

Attention: Planning Officer

Dear Sir / Madam,
**CHESTERFIELD DAIRY, CHESTERFIELD ROAD EAST ROCKINGHAM
DEVELOPMENT APPLICATION – DEMOLITION**

We are writing to you on behalf of the owner of the above property, Landcorp, to seek development approval to demolish the former dairy associated with Chesterfield Inn (fmr) in East Rockingham.

The Dairy was built in c. 1950 and is part of the State Heritage listed Chesterfield Inn (fmr). A previous application for the demolition of the dairy was submitted and approved by the City of Rockingham and the Heritage Council of Western Australia (HCWA) in 2008. HCWA supported the proposal subject to five conditions being fulfilled prior to demolition occurring. Landcorp was unable to fulfil the conditions within the validity period of the approval, and it has consequently lapsed. The intention is still to demolish the Dairy and Landcorp has in the last 10 years worked towards addressing the HCWA conditions.

The current proposal was issued to the State Heritage Office in December 2017 for their informal comment.

Relevant Documents and Information

Enclosed with this letter are the following documents for your information as part of this development application:

- Heritage Impact Statement
- Archival Record prepared by Palassis Architects
- Completed Application for Development Approval form

Should you have further queries with regards to the project, please do not hesitate to contact the undersigned.

Thank you.

Yours sincerely,

Renae Giudice
Architect
Hocking Heritage Studio

PALASSIS
ARCHITECTS

architecture
+ heritage

chesterfield inn (fmr) dairy

detailed archival record



*Prepared for
Landcorp*

July 2009

08040.702.LC-DL

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chesterfield inn (fmr) dairy, archival record

1.0 Introduction

1.1 Background

Palassis Architects have been commissioned by Landcorp to prepare this archival record to satisfy a condition for the proposed demolition of the former dairy associated with *Chesterfield Inn (fmr)* in East Rockingham.

This condition is included in correspondence from the Heritage Council of Western Australia (HCWA) to City of Rockingham, dated 27 August 2007, supporting the demolition of the former dairy to facilitate a new Waste Water Treatment Plant. The HCWA letter specifically identifies the requirement for preparation of a detailed archival record for the place and its associated dairy prior to demolition and works on site.

This condition arises as *Chesterfield Inn (fmr)* is a place listed on the State Register of Heritage Places, maintained by the Heritage Council of Western Australia (HCWA, Place No. 02325).

1.2 Study Area

Chesterfield Inn (fmr) is located on Lot 2 of Diagram 57296 being the whole of the land comprised in Certificate of Title Volume 1549 Folio 228, located on Chesterfield Road, East Rockingham.

The Dairy, the subject of this report, is located to the north of *Chesterfield Inn (fmr)*, and is on Lot 1 of Diagram 57295 being part of land contained in Certificate Title Volume 1549 Folio 227. It is associated with *Chesterfield Inn (fmr)* and is within the heritage curtilage, as shown in Figure 4.

chesterfield inn (fmr) dairy, archival record

1.3 Location Plans

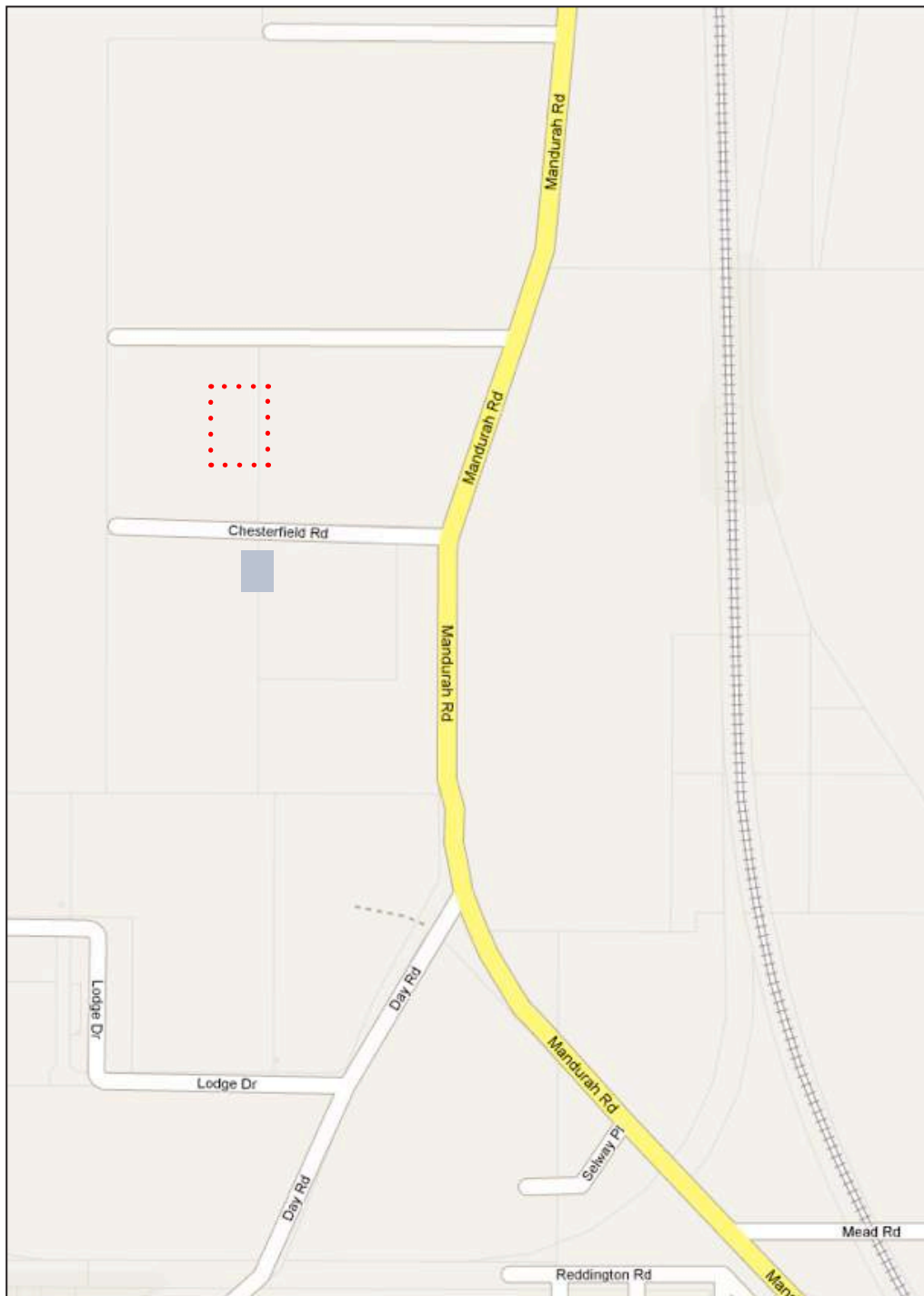


Fig. 1 Map of a portion of East Rockingham. The dotted lines indicate the location of the dairy and grey tone indicate the location of Chesterfield Inn (fmr), located to the south of the dairy. (Google Maps 2009. Adapted by Palassis Architects, April 2009)

chesterfield inn (fmr) dairy, archival record



Fig. 2 Google Maps image showing Chesterfield Inn (fmr) and Dairy in its context in East Rockingham. The dotted lines indicate the location of the Dairy. (Google Maps, 2009. Adapted by Palassis Architects, April 2009)

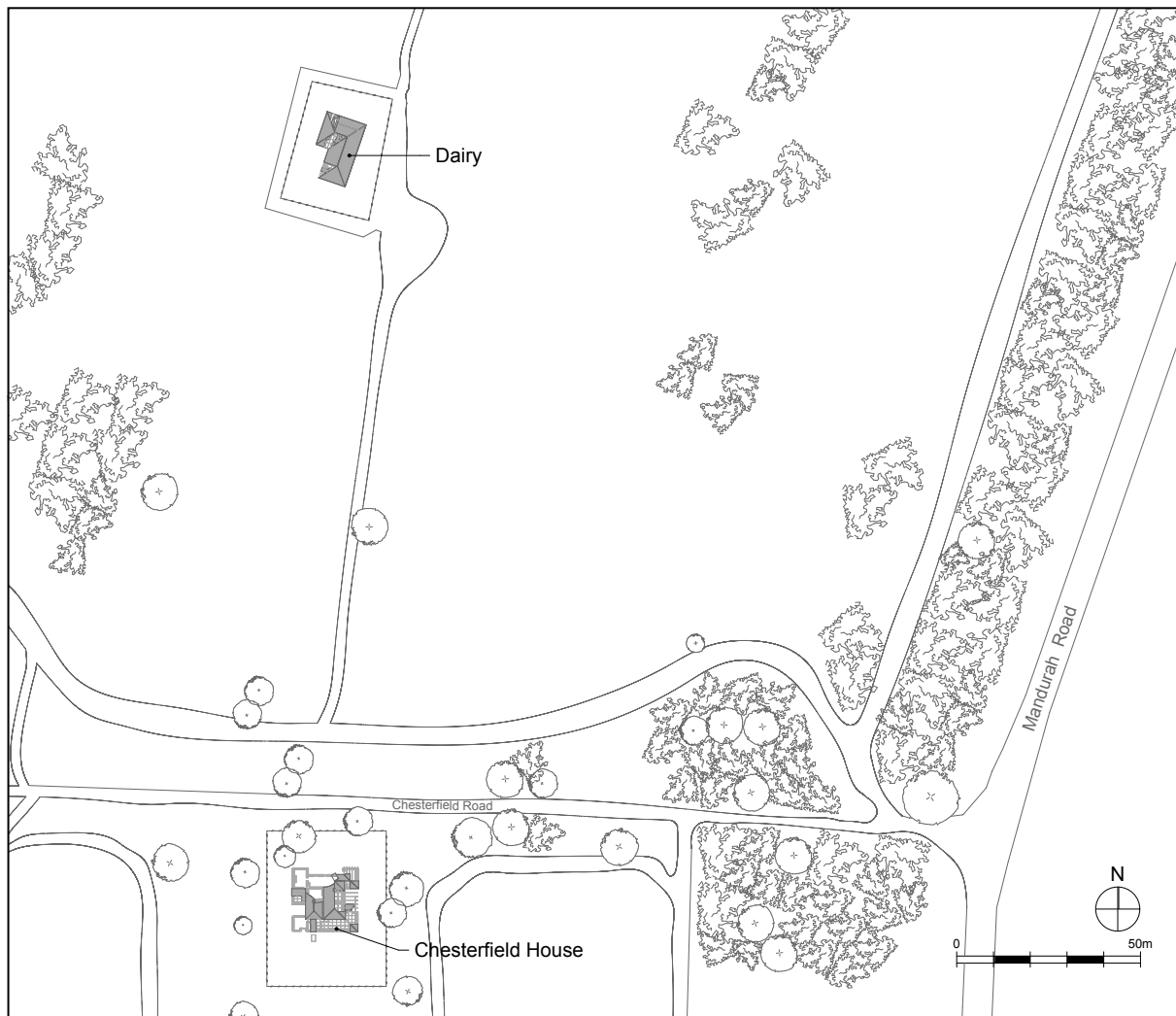
chesterfield inn (fmr) dairy, archival record

Fig. 3 Site Plan of Chesterfield Inn (fmr) and Dairy. The Dairy is located to the north of Chesterfield Inn (fmr) (Palassis Architects, April 2009)

chesterfield inn (fmr) dairy, archival record

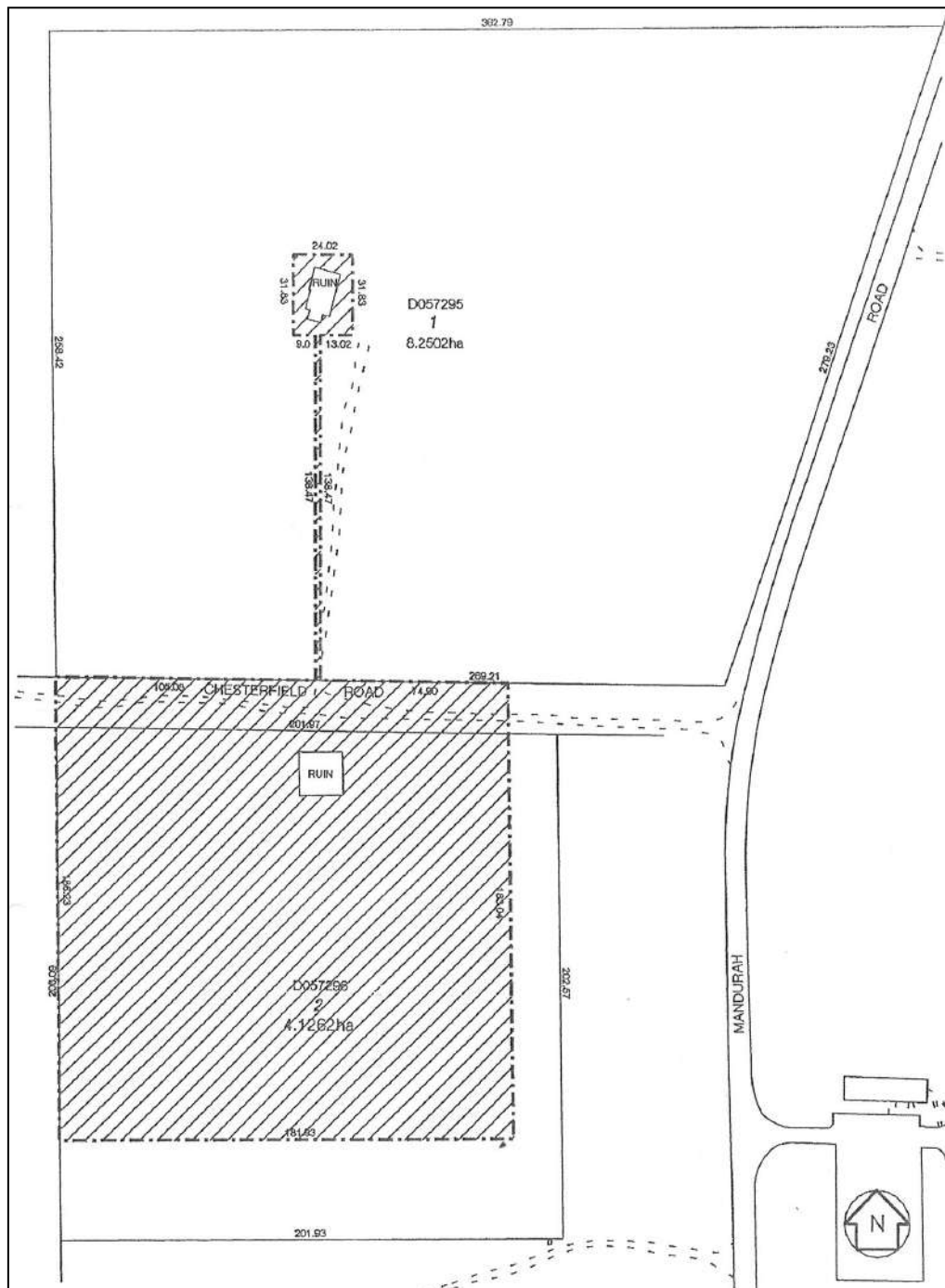


Fig. 4 Diagram indicating the heritage curtilage of Chesterfield Inn (fmr)
(Heritage Council of Western Australia 2003)

chesterfield inn (fmr) dairy, archival record

1.4 Methodology

This archival record has been prepared in accordance with the 'Minimum Requirements for Recording Places' document prepared by the Heritage and Precinct Management Branch, Building Works Department (BMW) in consultation with the Heritage Council of Western Australia (HCWA), October 2000.

As *Chesterfield Inn (fmr)* is a place listed by HCWA, the criteria of the 'Detailed Record' category have been adopted to record the existing buildings prior to the proposed demolition of the dairy and works on site.

Palassis Architects visited the place on 13 March 2009 and a photographic record was made of the place and its setting and details of the interior spaces and fabric using a digital camera. A selection of the photographs is included in this report.

Reference has been made to previous conservation studies, heritage assessments and inventories including:

- *Chesterfield House, Chesterfield Road, East Rockingham W.A. - Conservation Plan*, prepared by Palassis Architects for the City of Rockingham, November 1999;
- *Chesterfield Inn, East Rockingham – Heritage Assessment Analysis and Implications*, prepared by Considine and Griffiths Architects Pty Ltd for Landcorp, 8 May 2003;
- *Chesterfield Inn (fmr)*, Heritage Council of Western Australia, State Register of Heritage Places Assessment Documentation for Place No. 02325), Interim Entry, June 2003; and
- *City of Rockingham Municipal Heritage Inventory* prepared by Palassis Architects for City of Rockingham, April 2008.

1.5 Study Team

The Palassis Architects project team for this archival record comprised:

Christopher Paterson B.Sc., B.Arch. (Hons), RIBA

Nerida Moredoundt B.Sc., B.Arch., Grad Dip. Sc., RAIA, M.ICOMOS

Lee Ai Wei B.App. Sc., B.Arch

Janine Symons B.A., B.App.Sc

2.0 Heritage Listings & Statement of Significance

Chesterfield Inn (fmr) is recognised as having cultural heritage significance to the State of Western Australia and was entered on the State Register of Heritage Places, on an interim basis, on 27 June 2003. The place was classified by the National Trust on 11 October 1999, and is also included in the City of Rockingham Municipal Inventory on 22 December 1998.

2.1 Statement of Significance

The following statement of significance is drawn from that contained in the State Register of Heritage Places documentation (Place no. 02325).

Chesterfield Inn (fmr), a substantial single storey building, built of rubble limestone and brick masonry walls with a corrugated iron roof and mostly wooden floors and designed in a vernacular Queen Anne Revival style, together with a dairy of similar construction and concrete floors, has cultural heritage significance for the following reasons:

the place is among the earliest land grants in the Rockingham region, and the House is one the region's oldest built structures. Together with a number of other sites in East Rockingham the place provides tangible evidence of the district's early history and is associated with a number of the district's pioneering families and other families and other individuals who were prominent in the early history of the district;

the place was one the earliest stopping places for travellers on the road between Fremantle and Mandurah, and is one of the few remaining wayside Houses in Western Australian that was established during the first fifty years of this state;

notwithstanding its current condition, the architectural composition of the façade of *Chesterfield Inn (fmr) (fmr)* has aesthetic merit for its restrained detailing, comfortable proportions, and the symmetrical arrangement of its fenestration which makes the front door the focus of the elevation;

the place played an important part in the social and civic development of the district, being the oldest commercial building in the City of Rockingham and also the district's first post office (1915-1918);

the dairy is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid twentieth century using stone that was locally available. The layout of the dairy is able to demonstrate aspects of the process of milking as this was carried out in the 1930s through to the 1960s; and,

the stonework and other fabric of the dairy has acquired a patina from the many years of exposure to the elements, and in the context of a follow field has aesthetic value for its compositional and textural qualities.

A site investigation was carried out in 1999 and the walls of the dairy are mostly satisfactory at that time except for the masonry work around the west facing door at the north end of the building. There was also an open skillion structure attached to the southern half of the west wall, returning around the south side.

chesterfield inn (fmr) dairy, archival record

chesterfield inn (fmr) dairy, archival record

3.0 *Archival Documents*

3.1 *Archival drawings and photographs*

july 2009

chesterfield inn (fmr) dairy, archival record

The following photographs of *Chesterfield Inn (fmr)* were sourced from the *Chesterfield House, Chesterfield Road, East Rockingham, Conservation Plan*, November 1999.



Fig. 7 East elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)



Fig. 8 North elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)

chesterfield inn (fmr) dairy, archival record



Fig. 9 West elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)



Fig. 10 South elevation of Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)

chesterfield inn (fmr) dairy, archival record

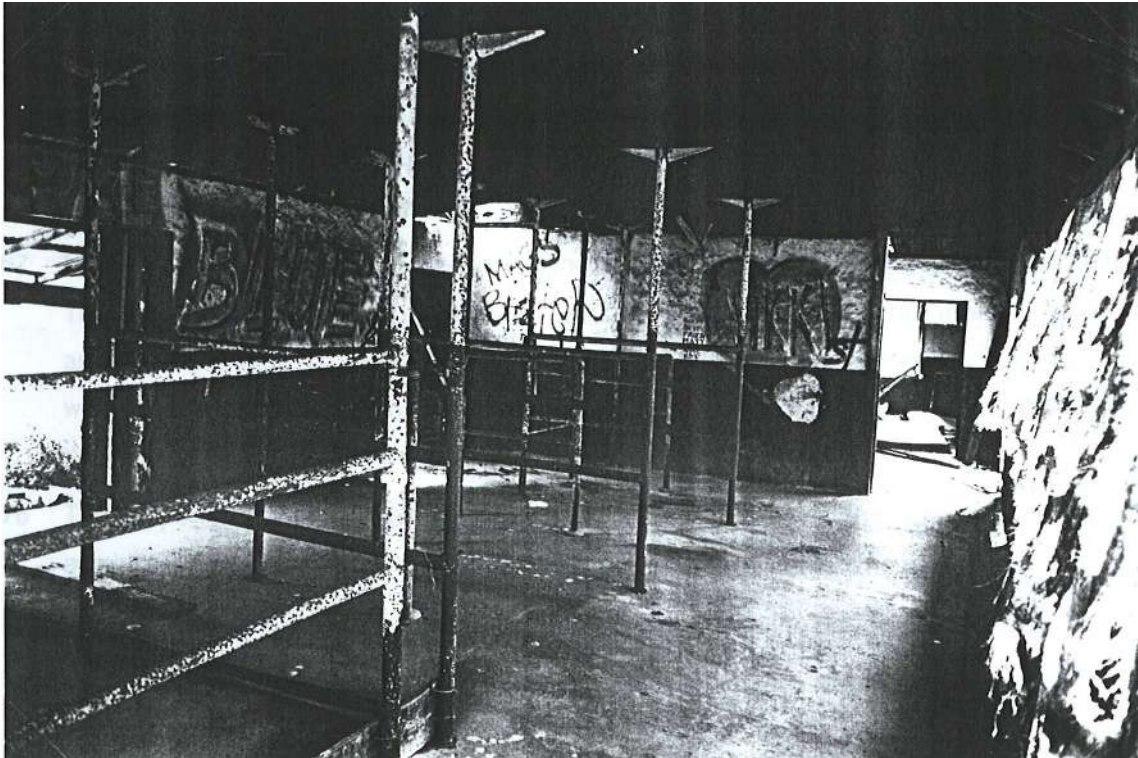


Fig. 11 Internal view of milking room, Chesterfield Inn (fmr) Dairy, 1999 (Palassis Architects)

4.0 Assessment Documentation

4.1 Historic Overview

The following information has been extracted from the *Chesterfield House Chesterfield Road, East Rockingham, Conservation Plan*, 1999. It has been updated by Dr. Robyn Taylor in 2009 for the preparation of a conservation plan and archival records required by the Heritage Council of Western Australia.

Documentary evidence suggests that the history of *Chesterfield Inn (fmr)* can be dated back to the earliest years of settlement in the East Rockingham district. The house, formerly known as the Chesterfield Inn, is believed to incorporate remnants of the earlier Rockingham Arms which was renamed Chesterfield Inn around the mid 1890s. The Rockingham Arms had functioned as a stopping point for travellers on the road between Fremantle and Mandurah, a boarding house, a place of entertainment, and apparently a popular destination for honeymooners. At various times it also operated as the district's Post Office. The place was central to the life of Rockingham before the focus shifted to the beach and the growing port of Rockingham where alternative places for recreation were provided. The place was eventually delicensed and the land used for grazing cattle. From the 1930s Chesterfield operated as a dairy, then a Youth Hostel until the early 1990s.

In 1876, William Summers sold the Rockingham Arms to John Chester. Possibly during the mid 1890s, Chester changed the name of the Rockingham Arms to Chesterfield Inn.

In 1890 the land title for Location 71 was transferred to Chester's daughters Caroline (Lina) and Eliza, then following Eliza's death in 1891, to Lina as sole owner. Following Mrs Chester's death, then Lina's marriage to Henry Verry in 1908, John Chester returned to Fremantle to live. Various lessees were to operate Chesterfield Inn (fmr); David and Susan Whyte (c.1896), Charles McMullen (1902), the Newmans (1904), then the Cotteralls in 1905. It was apparently during the Cotteralls' tenancy, possibly around 1910-11, that a fire broke out at the House and partially destroyed the roof. The place was restored and in 1912, the lease was taken over by Ernest and Selina (nee Hymus) Huxtable. In that year two Fremantle based stock salesmen, William M. Brogan and William T. Matthew, purchased the property, including Locations 71 and 130, as tenants in common.

For a short time Chesterfield Inn appears to have been given another lease of life. Brogan and Matthew established a popular Racing Club, and new tenants were installed. It is believed the Post Office operated at Chesterfield from 1915 to 1918. During these years, the lands around Chesterfield Inn were apparently used as an encampment for the 10th Light Horse.

The next tenants to occupy Chesterfield Inn from 1923 to c.1929 were Helena and William McCormick. Helena was a member of the Sloan family, and William worked as Group Foreman for Peel Group 68 that had been established under the State Government's Group Settlement Scheme. Fortunately William had skills as a builder and much needed repair work was undertaken to the place.

chesterfield inn (fmr) dairy, archival record

In 1932, the Certificate of Title for Location 71, and parts of 130 and 220 was transferred to Phillip Ward. Phillip and Sara Ward established Chesterfield Inn as their family home, while the property was developed as a dairy. Improvements and additions were made to the property:

...they built a new kitchen at the rear of the building, a new bathroom and a closet toilet. The stables were also moved because of the dampness of the swamp affecting the cows' hooves. They built the new dairy with the stone from the old stable and the iron and timber from an old deserted settlers' hut.

In 1967, the Wards sold the property, possibly to the Chesterfield Investment and Development Company. However, it continued to operate as a dairy by Mr and Mrs Ingram who are mentioned as living at Chesterfield Inn in 1976.

It would appear Chesterfield Inn had been vacant for a time when Mr Ramsay, a minister of the church, and his wife set up a Youth Hostel there. After the Ramsays left, this facility was continued by Rockingham Council. The place was now referred to as Chesterfield House. During this time, 1981-2, alterations and improvements were made to the place, and a replacement garage built. ...During the 1980s, the place was sold to the Industrial Lands Development Authority as part of the proposed East Rockingham heavy industry park.

In 1992, a fire broke out in one of the rooms at *Chesterfield Inn (fmr)*, and although the tenants were apparently not responsible, they were evicted and the place was closed down. Landcorp now owned the property and in 1994 there were plans to demolish *Chesterfield Inn (fmr)* to make way for a Compact Steel mill.

The proposed construction of the Compact Steel Mill did not eventuate and *Chesterfield Inn (fmr)* has remained empty and enclosed with cyclone mesh fencing. In 2008, following discussions with the Heritage Council of WA, the Western Australian Planning Commission gave approval for the old dairy building to be demolished to facilitate the development of the East Rockingham Waste Water Treatment Plant.

4.2 Physical Description

The following information has been extracted from the *Chesterfield House, Chesterfield Road, East Rockingham, Conservation Plan*, 1999 and updated following the site inspection of the place in 13 March 2009 by Palassis Architects.

Site Context

The dairy is located approximately 150 metres to the north of *Chesterfield Inn (fmr)* on Lot 1 of Diagram 57295. It is accessed via gravel road off Chesterfield Road. Chesterfield Road is an unsealed track stemming from and perpendicular to Mandurah road in East Rockingham.

Building

The dairy is a single-storey building constructed of limestone masonry walls with brick quoins to the corners and window reveals. Quoins used for the east wall are a calcium silicate block, but those used elsewhere are a red pressed clay brick. The mortar appears to be lime based. Limestone masonry units used for the east wall are of a uniform height, have a dressed face and squared sides. Limestone employed for the construction of the other walls has a dressed face but is of a more regular form. Concrete lintels have been used over door and window openings. The building has been extensively graffitied and the condition of the walls is poor and structurally unsound. Some sections of walls to openings on the elevations have collapsed. Concrete lintels over west and south facing doors collapsed with the result that the roof structure on both sides is no longer supported on the building. A column to an opening on east elevation has been removed and the concrete beam over this section is unsupported.

Concrete has been used for the floors throughout the dairy. The roof is framed with hardwood, hipped in form, and clad with corrugated galvanised iron. The roof sheets are rusted, and a number of sheets are missing.

There are five rooms within the masonry part of the dairy, the largest of which forms the southern half of the building and contains the remains of tubular metal milking stalls. Immediately north of this room is a wide passage area that has a double width door to the outside on the east side and doors to all of the rooms (rooms A, B and C) in the building. There are remains of a boiler in the southwest corner of the passage, commonly referred to as a 'copper'. There are also remains of concrete machinery mounts in both of the rooms (room A & B) on the north side of the passage, and wooden brackets fixed to a wall in the Room A (north-east). A portion of wall to the door in the north-western end of room B has collapsed, with the result that the concrete beam over the door is no longer supported at one end.

The place has been left unattended and has been extensively vandalised. It is structurally unsound and a wire fence has been built around the dairy to avoid trespassers and further vandalism.

chesterfield inn (fmr) dairy, archival record

4.3 Photographs illustrating current condition

A photographic record using a digital camera was made of the place and its setting, and details of the interior spaces and fabric on 13 March 2009. Plans identifying the direction and location of the photographs follow. The drawings have been prepared by Palassis Architects.

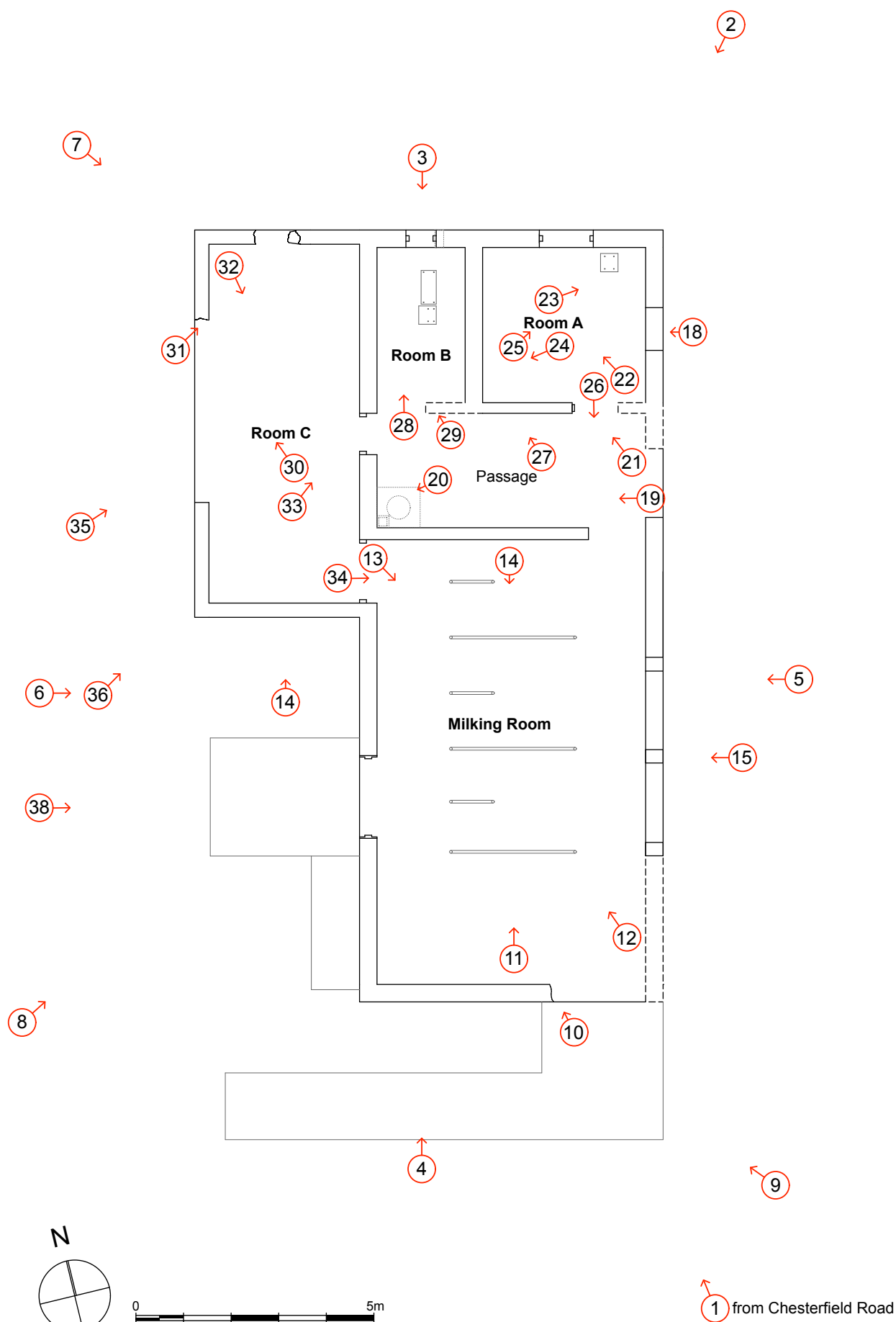


Fig. 12 Floor plan showing number and direction of photographs
(Palassis Architects, April 2009)

chesterfield inn (fmr) dairy, archival record



Photo 1 View looking north towards the dairy from Chesterfield Road



Photo 2 View looking south towards the dairy, with Chesterfield Inn (fmr) in the background

chesterfield inn (fmr) dairy, archival record



Photo 3 View showing north elevation of the dairy



Photo 4 View showing south elevation of the dairy

chesterfield inn (fmr) dairy, archival record



Photo 5 View showing east elevation of the dairy



Photo 6 View showing west elevation of the dairy

chesterfield inn (fmr) dairy, archival record



Photo 7 View showing north-west corner of the dairy



Photo 8 View of the dairy looking north-east



Photo 9 View showing south-east corner of the dairy



Photo 10 Detail view of collapsed wall to the south of milking room



Photo 11 Internal view of the milking room looking north



Photo 12 Internal view of the milking room looking north-east

chesterfield inn (fmr) dairy, archival record



Photo 13 Internal view of the milking room looking south-east



Photo 14 Detail view of tubular metal milking stalls and timber roof frame in the milking room



Photo 15 Partial view of eastern of east elevation of the dairy showing missing column to the opening and failure to beam



Photo 16 View showing the collapsed portion of eastern wall



Photo 17 Detail of eastern wall



Photo 18 Detail view of opening in the northern end of eastern wall

chesterfield inn (fmr) dairy, archival record



Photo 19 Internal view of the passage area looking west



Photo 20 View showing remains of boiler in the south-west corner of the passage area



Photo 21 Internal view looking north towards Room A



Photo 22 Internal view of Room A looking north, showing remains of timber brackets on its western wall



Photo 23 Internal view of Room A looking north-east, with remains of concrete engine mount to the left



Photo 24 Internal view of Room A looking south-west, with remains of metal bracket to the left and timber bracket to the right

chesterfield inn (fmr) dairy, archival record



Photo 25 Detail view of roof vent in Room A



Photo 26 Internal view looking south towards milking room from Room A



Photo 27 Detail view showing southern wall to Rooms A & B



Photo 28 Internal view of Room B looking north, showing remains of concrete engine mounts in the center and boiler in the southern corner



Photo 29 Internal view showing collapsed portion of wall to the door opening and failure to the beam in Room B



Photo 30 Internal view of Room C looking north

chesterfield inn (fmr) dairy, archival record



Photo 31 View showing collapsed walls in the northern corner



Photo 32 Internal view of Room C looking south



Photo 33 Internal view of Room C looking north-east



Photo 34 Internal view looking south-east towards milking room from Room C



Photo 35 Looking east towards Room C



Photo 36 View showing eastern corner of Room C

chesterfield inn (fmr) dairy, archival record



Photo 37 Partial view of the dairy's south-western walls.



Photo 38 Looking west towards milking room along east elevation

chesterfield inn (fmr) dairy, archival record

5.0 Current Drawings

The drawing set on the following pages by Palassis Architects documents the building fabric in 2009:

- Site Plan
- Roof Plan
- Floor Plan
- Elevations

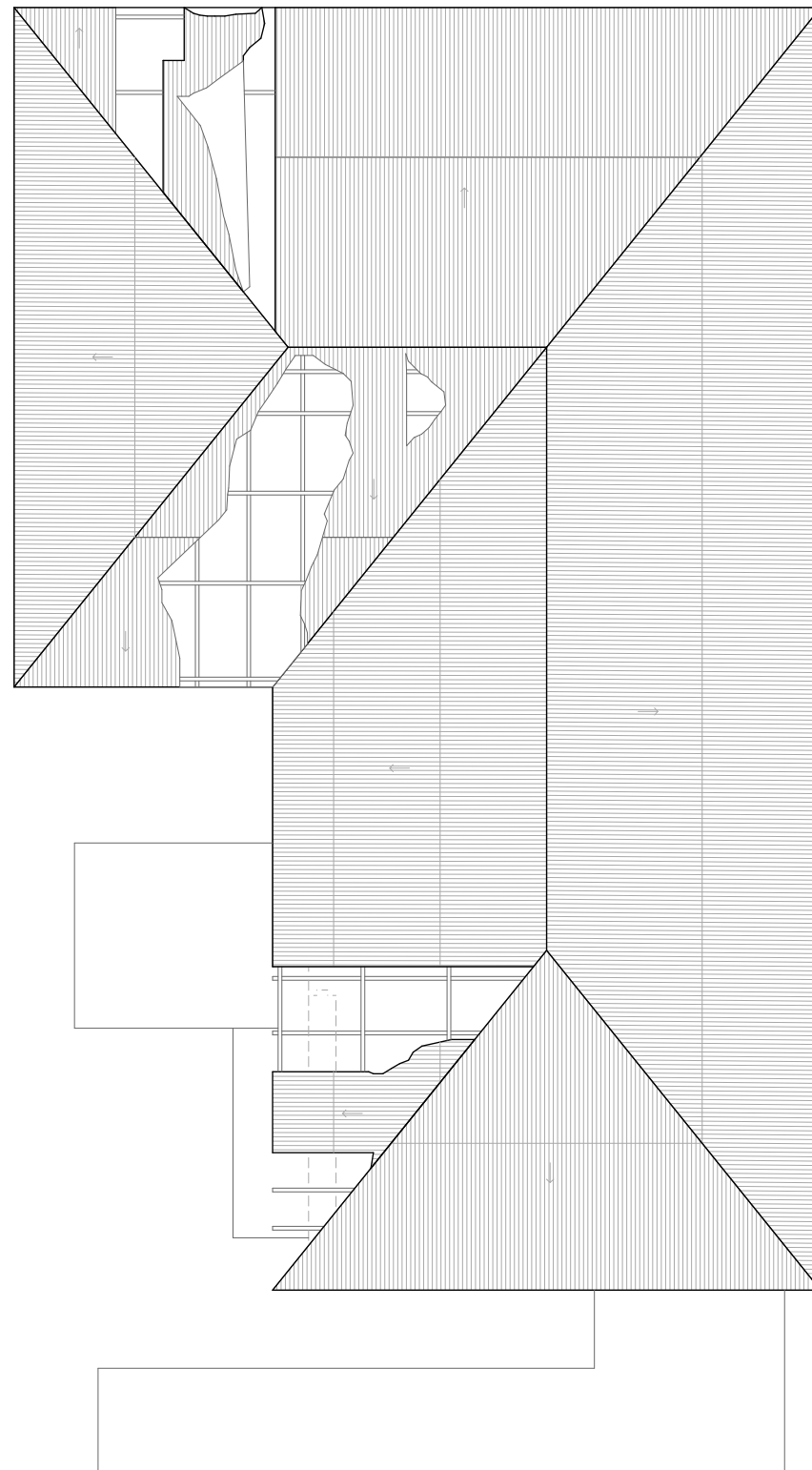
chesterfield inn (fmr) dairy, archival record

chesterfield inn (fmr) dairy, archival record



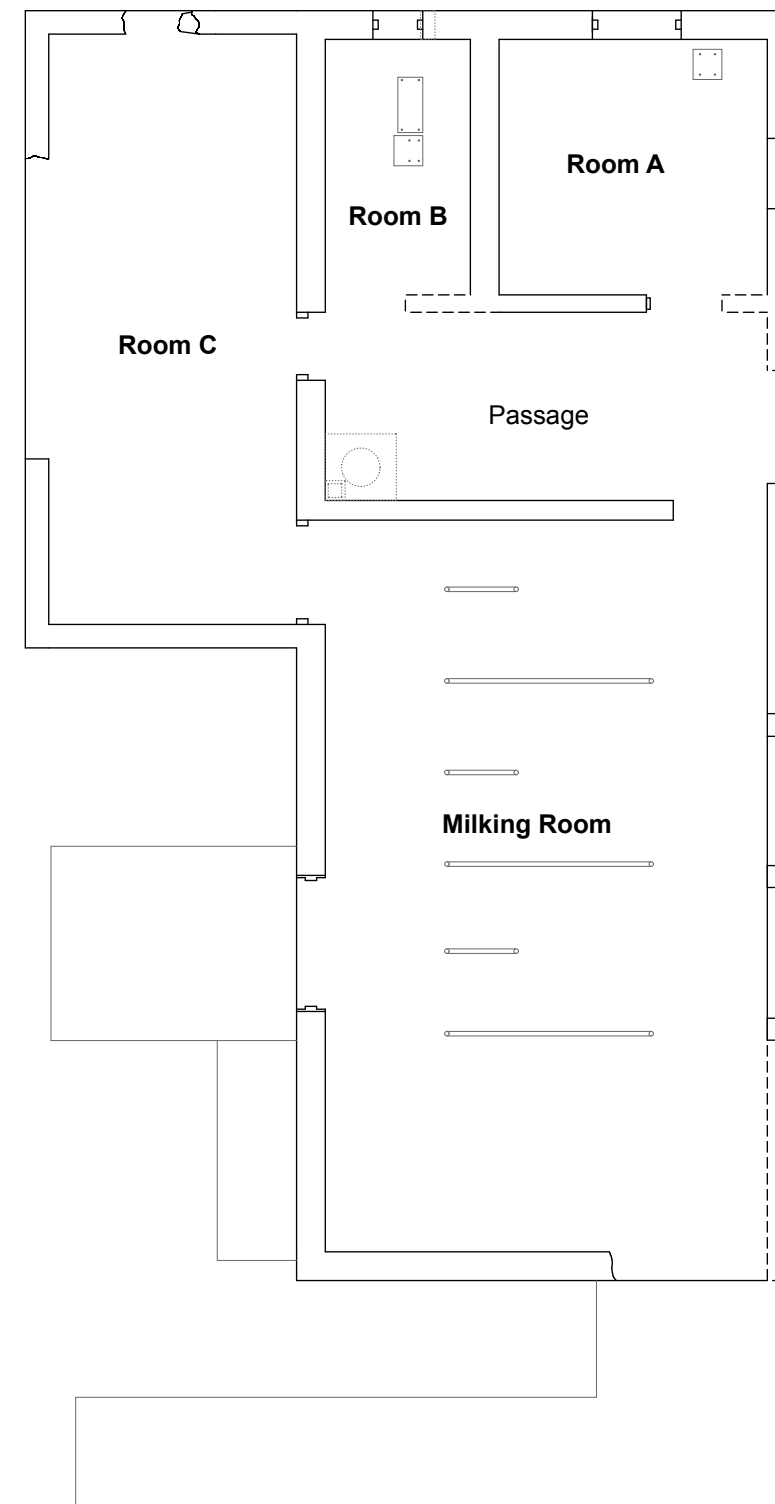
Fig. 14 Site Plan, Chesterfield House Dairy (Palassis Architects, 2009)

chesterfield inn (fmr) dairy, archival record



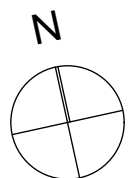
Roof Plan

Fig. 15 Roof plan & floor plan, Chesterfield House Dairy (Palassis Architects, 2009)

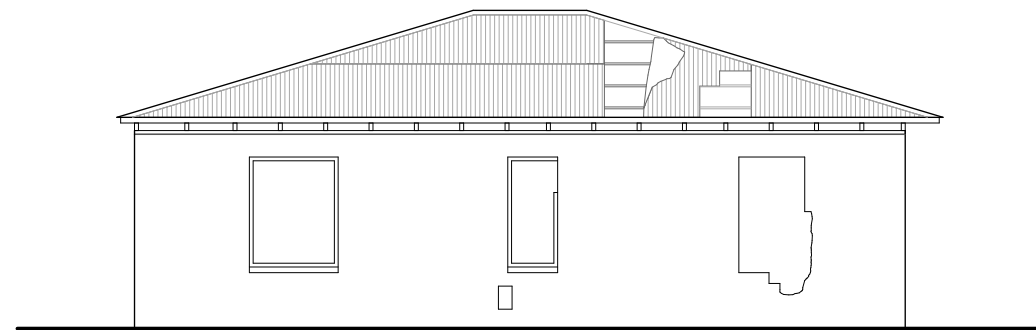


Floor Plan

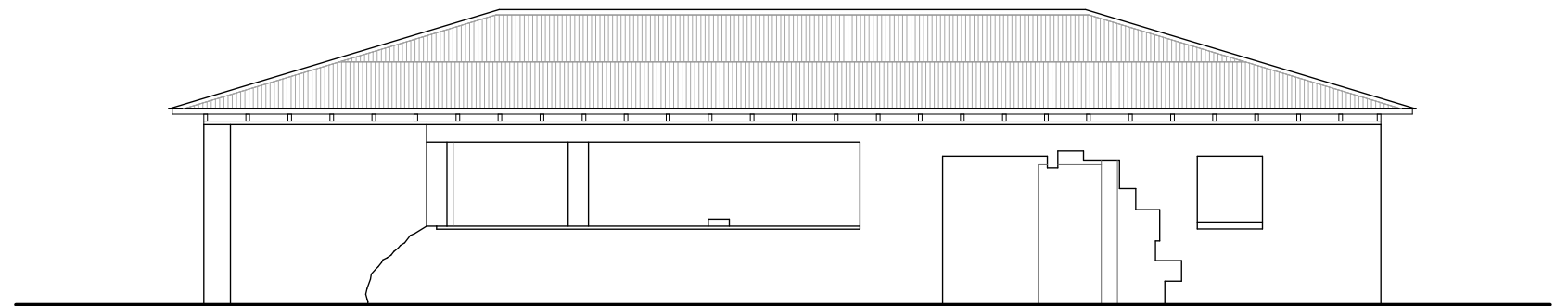
Scale 1:100



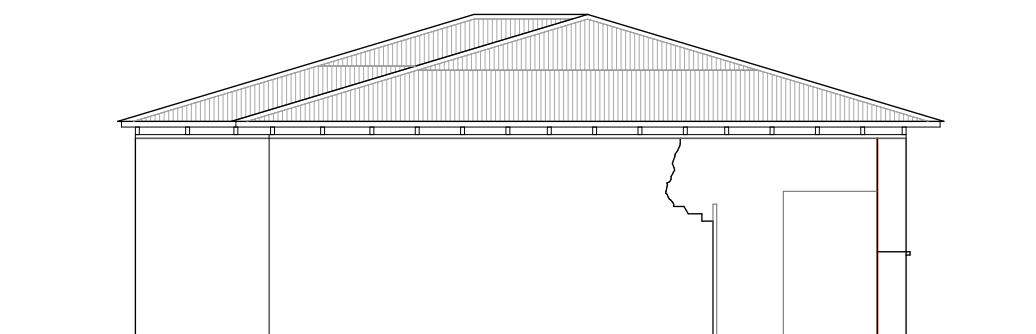
chesterfield inn (fmr) dairy, archival record



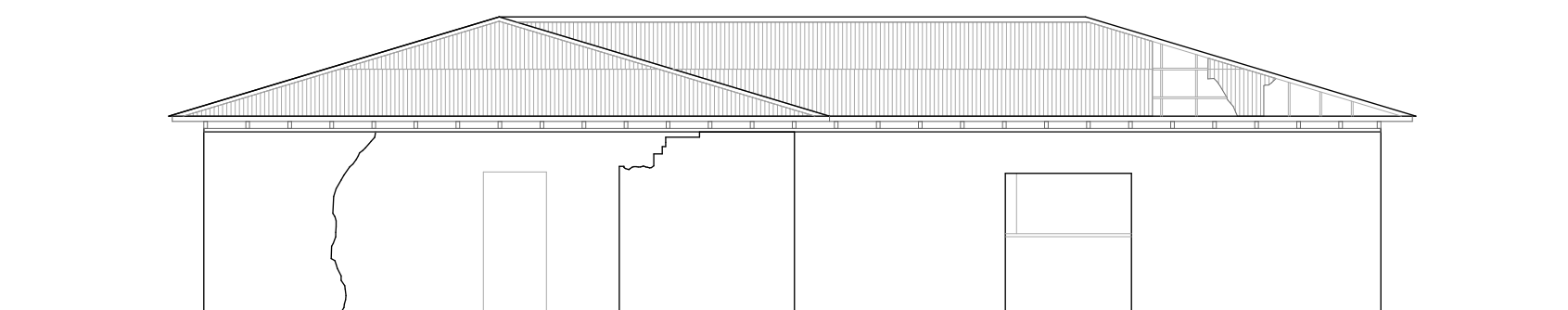
North Elevation



East Elevation



South Elevation



West Elevation

Scale 1:100

Fig. 16 Elevations, Chesterfield House Dairy (Palassis Architects, 2009)

chesterfield inn (fmr) dairy, archival record

6.0 Appendices

6.1 Bibliography

Chesterfield House, Chesterfield Road, East Rockingham W.A. - Conservation Plan, prepared by Palassis Architects for the City of Rockingham, November 1999;

Chesterfield Inn, East Rockingham – Heritage Assessment Analysis and Implications, prepared by Considine and Griffiths Architects Pty Ltd for Landcorp, 8 May 2003;

Chesterfield Inn (fmr), Heritage Council of Western Australia, State Register of Heritage Places Assessment Documentation for Place No. 02325), Interim Entry, June 2003; and

City of Rockingham Municipal Heritage Inventory, prepared by Palassis Architects for City of Rockingham, April 2008

chesterfield inn (fmr) dairy, archival record

chesterfield inn (fmr) dairy, archival record

6.2 Certificate of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 1/D57295	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1549

FOLIO
227

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

R. Roberts

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 1 ON DIAGRAM 57295

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

INDUSTRIAL LANDS DEVELOPMENT AUTHORITY OF 12 SAINT GEORGE'S TERRACE, PERTH
(T C405555) REGISTERED 11 AUGUST 1982

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *I650747 MEMORIAL HERITAGE OF WESTERN AUSTRALIA ACT 1990. AS TO PORTION ONLY
 LODGED 6.10.2003.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1549-227 (1/D57295).
PREVIOUS TITLE: 1521-257, 1521-178.
PROPERTY STREET ADDRESS: LOT 1 MANDURAH RD, EAST ROCKINGHAM.
LOCAL GOVERNMENT AREA: CITY OF ROCKINGHAM.

LT. 37

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF

CT 1549 0227 F



1549 227

 Transfer B820161
 Application B820164

WESTERN



AUSTRALIA

 Volume Folio
 1521 178
 1521 257

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 22nd November, 1979

Limborough
 REGISTRAR OF TITLES


ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of each of Cockburn Sound Locations 130 and 220 and being Lot 1 the subject of Diagram 57295, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

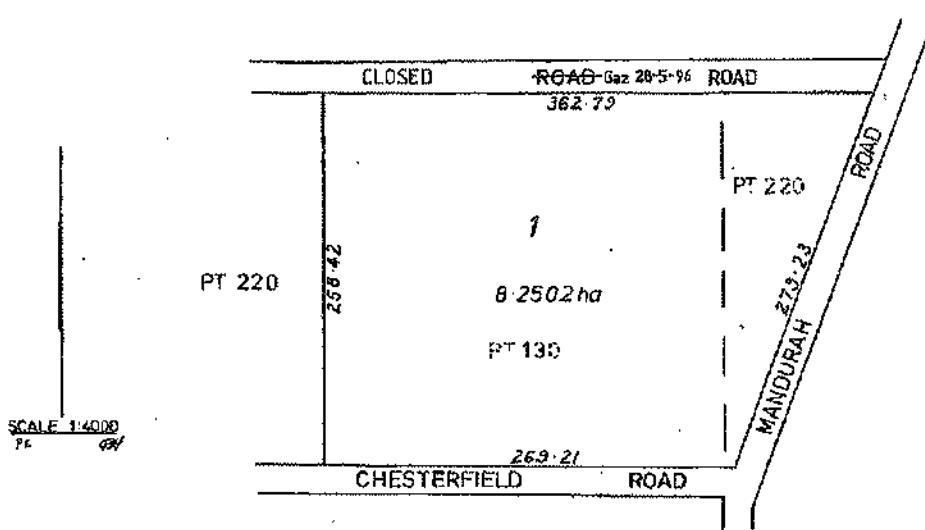
~~Claire Wollaston Hassell of 262 Beaufort Street, Perth, Company Manager~~

SECOND SCHEDULE (continued overleaf)

NIL

Limborough
 REGISTRAR OF TITLES

THIRD SCHEDULE



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

72009/12/17-45M-S/2080

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for Sketch Only



CHESTERFIELD INN (FMR) DAIRY Heritage Impact Statement

Prepared by



For
Landcorp
January 2018

Cover image: Chesterfield Inn (fmr) Dairy, Rockingham. Photo by HHS

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HHS Job No. 2017-63

Rev No	Author	Reviewer	Date
A	Renae Giudice	Gemma Smith	01/12/2017
B	Renae Giudice	Gemma Smith	29/01/2018

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1.0 Introduction

Hocking Heritage Studio has been appointed by Landcorp to prepare a heritage impact statement in connection to the proposed demolition of the former dairy associated with Chesterfield Inn (fmr) in East Rockingham.

The Dairy was built in c.1950 and is part of the State Heritage listed Chesterfield Inn (fmr). An application for the demolition of the Dairy was submitted and approved by the City of Rockingham and the Heritage Council of Western Australia (HCWA) in 2008. HCWA supported the proposal subject to five conditions being fulfilled prior to demolition occurring. The conditions were as follows;

1. A comprehensive archival record for the former Chesterfield Inn and associated Dairy building shall be prepared in accordance with the Minimum requirements for Recording Places document
2. The owner shall enter into a Heritage Agreement with the Heritage Council of WA to ensure the retention, conservation, and interpretation of the former Chesterfield Inn, including the interpretation of the Dairy building. The Heritage Agreement is to include an up-dated schedule of conservation works prepared by a heritage consultant.
3. A proposal for a 'holding pattern' of immediate works for the Inn shall be prepared, with input from a heritage consultant and structural engineer, outlining requirements for the removal of fire hazards, stabilisation of remnant walls and roof, re-roofing and securing.
4. Works specified in (3) above shall be implemented prior to any demolition works occurring
5. Prior to any ground disturbance at the site, an archaeologist shall be consulted to investigate and record evidence of areas of potential archaeological significance, including the cellar under the Inn. The archaeologist shall also prepare a protocol for addressing archaeology during works.

Landcorp was unable to fulfil the conditions within the validity period of the approval, and it has consequently lapsed. The intention is still to demolish the Dairy and Landcorp has in the last 10 years worked towards addressing the HCWA conditions.

Informal advice relating to the new application to demolish the Chesterfield Dairy has been sought from the State Heritage Office and is included Section 6.0 of this report.

This heritage impact statement will follow the guidelines established by the State Heritage Office for the preparation of heritage impact statements.

2.0 Location

Chesterfield Inn (fmr) Dairy is located to the north of Chesterfield Inn (fmr), off Chesterfield Rd, Rockingham. It is associated with Chesterfield Inn (fmr) and is within its heritage curtilage.

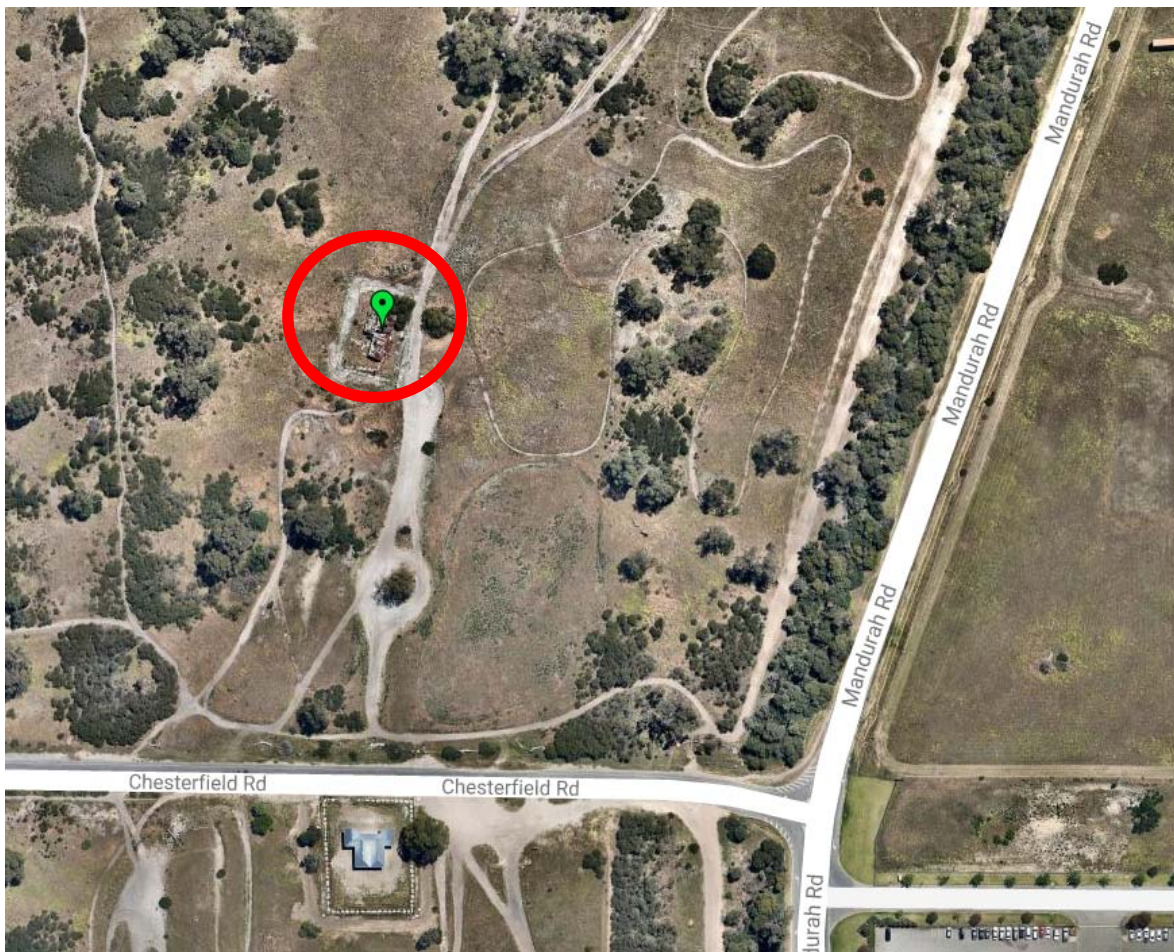


Figure 1: Location of Chesterfield Dairy
Courtesy: Nearmaps, 2017



3.0 Heritage Listings

Chesterfield Inn (fmr) Dairy (also known as Chesterfield Inn Stables (fmr)) is entered in the inHerit database maintained by the State Heritage Council as place no. 02326.

Chesterfield Inn (fmr) Dairy has the following heritage listing;

Listing	Status	Date
Municipal Inventory – City of Rockingham	Adopted	25/03/2008

The dairy is part of the parent place Chesterfield Inn (fmr) which is entered in the inHerit database as place no. 02325. It is also part of the East Rockingham Heritage Precinct, place no. 03841.

Chesterfield Inn (fmr) has the following heritage listings;

Listing	Status	Date
Register of Heritage Places	Interim	27/06/2003
Classified by the National Trust	Classified	11/010/1999
Statewide Hotel Survey	Completed	01/11/1997
Municipal Inventory – City of Rockingham	Adopted	22/12/1998
Rockingham Heritage Precinct	Current	19/04/2013

4.0 Statement of Significance

The following Statement of Significance has been taken from the Register Documentation prepared by the Heritage Council of Western Australia for entry of Chesterfield Inn (fmr)

Chesterfield Inn (fmr) has cultural heritage significance for the following reasons:

the place is among the earliest land grants in the Rockingham region, and the inn is one of the region's oldest built structures. Together with a number of other sites in East Rockingham the place provides tangible evidence of the district's early history and is associated with a number of the district's pioneering families and other individuals who were prominent in the early history of the district;

the place was one of the earliest stopping places for travellers on the road between Fremantle and Mandurah, and is one of the few remaining wayside inns in Western Australia that was established during the first fifty years of this state;

notwithstanding its current condition, the architectural composition of the façade of Chesterfield Inn (fmr) has aesthetic merit for its restrained detailing, comfortable proportions, and the symmetrical arrangement of its fenestration which makes the front door the focus of the elevation;

the place played an important part in the social and civic development of the district, being the oldest commercial building in the City of Rockingham and also the district's first post office (1915-1918), ;

the dairy is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid twentieth century using stone that was locally available. The layout of the dairy is able to demonstrate aspects of the process of milking as this was carried out in the 1930s through to the 1960s; and,

the stonework and other fabric of the dairy has acquired a patina from many years of exposure to the elements, and in the context of a fallow field has aesthetic value for its compositional and textural qualities.

Apart from the cyclone mesh fence recently erected around the perimeter of the house, the site contains no cultural fabric that is deemed to be intrusive to the character of the place.

* * *

The following Statement of Significance has been taken from the City of Rockingham Municipal Inventory for the dairy;

Aesthetic Value: The stonework and other fabric of the dairy has acquired a patina from many years exposure to the elements, which combines with its rural setting to create pleasing environs.

Historic Value: The place is associated with the dairying industry which was developed in East Rockingham during the first half of the 20th century.

The place is associated with the Ward family who established Chesterfield Inn as their family home in the early 1930s and carried out a number of significant improvements and additions to the property, including building the dairy in the late 1940s early 1950s.

Social Value: The place is valued by the community for its association with Chesterfield Inn, as evidenced by campaigning by the Rockingham & Districts Historical Society to save the place when under threat of demolition in the 1960s.

Representativeness: The place is representative of a class of outbuildings commonly constructed in the East Rockingham area in the mid-20th century using stone that was locally available.

5.0 Physical condition

The Chesterfield Inn (fmr) Dairy is a single storey building, built of limestone masonry walls with brick quoins to the corners and window reveals. It has a corrugated iron roof and concrete floors. It is in a very poor condition and has been considerably damaged by fire and vandalism. Most of the roof and some of the walls have collapsed. The building is considered structurally unsound and a wire fence has been built around the dairy to prevent trespassing and further vandalism.

In 2008, Landcorp obtained development approval from the Western Australian Planning Commission to demolish the dairy. As the intention was to proceed with the demolition, no maintenance works have been carried out to the dairy since 2008 and the building has continued to deteriorate.



*Figure 3 Aerial view of Chesterfield Inn (fmr) Dairy, 30 October 2017.
Image courtesy of Nearmaps 2017*



Figure 4 West Elevation of Chesterfield (fmr) Dairy



Figure 5 Partially collapsed walls of the Dairy



Figure 6 View from the west



Figure 7 View from the west showing the remnants of the roof



Figure 8 Partially collapsed walls and remnants of the roof



Figure 9 View of North West corner



Figure 10 Collapsed roof to the East



Figure 11 East Elevation of the dairy



Figure 12 View towards the East of the Dairy

6.0 Assessment of Impact

In 2008 Landcorp received approval to demolish the Chesterfield Inn (fmr) Dairy. The Heritage Council of Western Australia's Development Committee supported the proposal subject to five conditions being fulfilled prior to the issuing of a demolition permit. These conditions were;

Condition	Level of Completion
6. A comprehensive archival record for the former Chesterfield Inn and associated Dairy building shall be prepared in accordance with the Minimum requirements for Recording Places document	Completed
7. The owner shall enter into a Heritage Agreement with the Heritage Council of WA to ensure the retention, conservation, and interpretation of the former Chesterfield Inn, including the interpretation of the Dairy building. The Heritage Agreement is to include an up-dated schedule of conservation works prepared by a heritage consultant.	TBC
8. A proposal for a 'holding pattern' of immediate works for the Inn shall be prepared, with input from a heritage consultant and structural engineer, outlining requirements for the removal of fire hazards, stabilisation of remnant walls and roof, re-roofing and securing.	Completed
9. Works specified in (3) above shall be implemented prior to any demolition works occurring	Completed
10. Prior to any ground disturbance at the site, an archaeologist shall be consulted to investigate and record evidence of areas of potential archaeological significance, including the cellar under the Inn. The archaeologist shall also prepare a protocol for addressing archaeology during works.	Completed

In 2009, Landcorp engaged Palassis Architects to complete a detailed archival record of the Dairy, which is included with this application. The archival record was prepared in accordance with the 'Minimum Requirements for Recording Places' document prepared by the Heritage and Precinct Management Branch, Building Works Department in consultation with the Heritage Council of Western Australia (HCWA), October 2000. The completion of the archival record addressed the HCWA condition 1 and has been lodged with the HCWA.

In 2010, Landcorp engaged Palassis Architects to prepare a conservation plan for Chesterfield Inn (fmr). In response to condition 3, the conservation plan included a preliminary proposal for 'Holding Pattern' scope of works, prepared by Wood and Grieve Engineers and Palassis Architects.

The 2010 conservation plan includes a Historical Archaeological Survey Assessment prepared by Eureka Archaeological Research and Consulting UWA, in response to condition 5. The assessment provides a summary of areas of potential archaeological sensitivity and establishes a management protocol for addressing archaeological material encountered during any ground disturbance works. The assessment classifies the archaeological significance of the dairy site as low (refer figure 13), although it remains an integral part of the Chesterfield site's history of use over time. The Archaeological assessment makes the following management recommendation relating to the dairy;

If disturbance is unavoidable, archaeological remains may be removed and works continue in this area; and

A detailed archival record of the dairy should be completed prior to any disturbance.

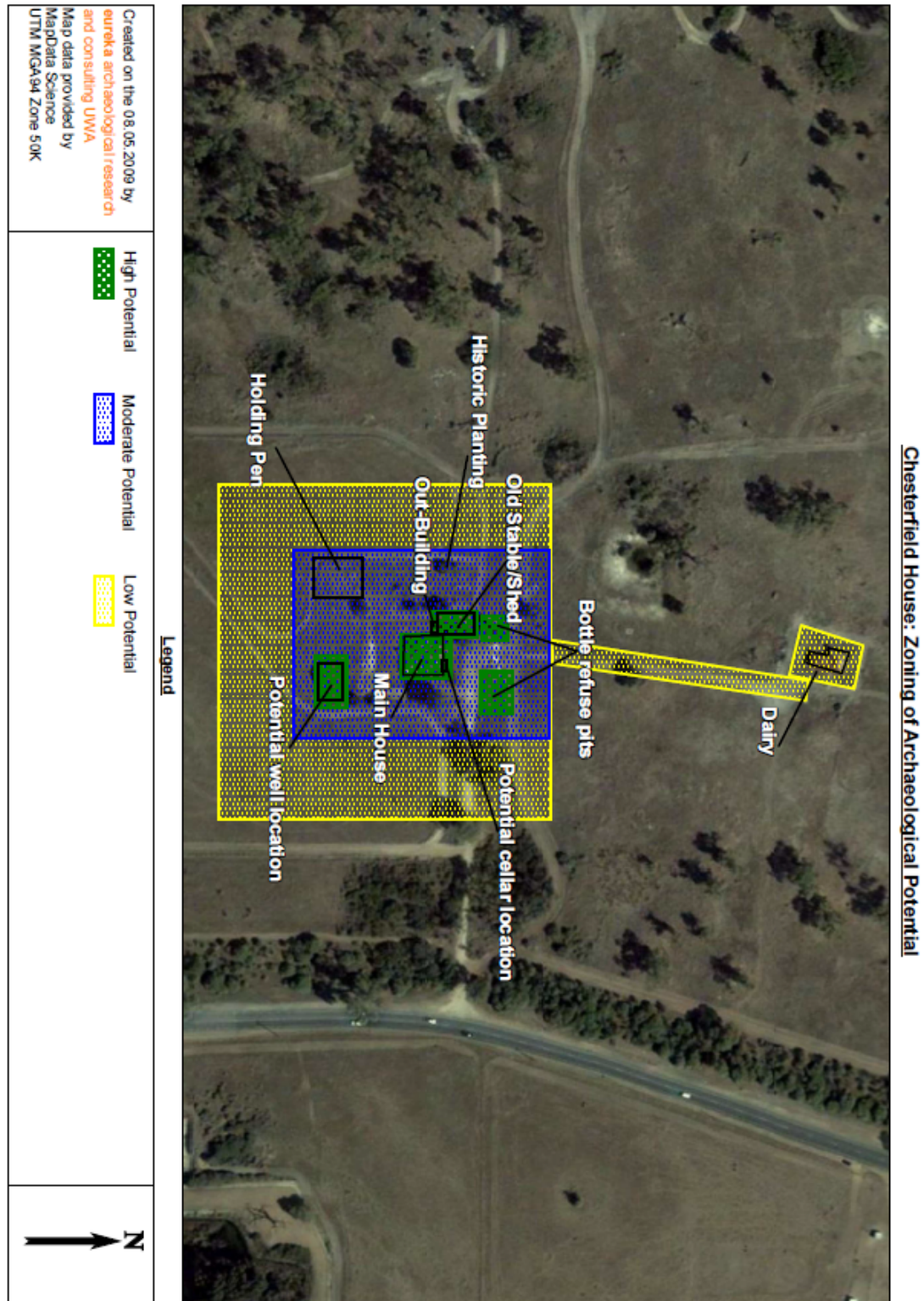
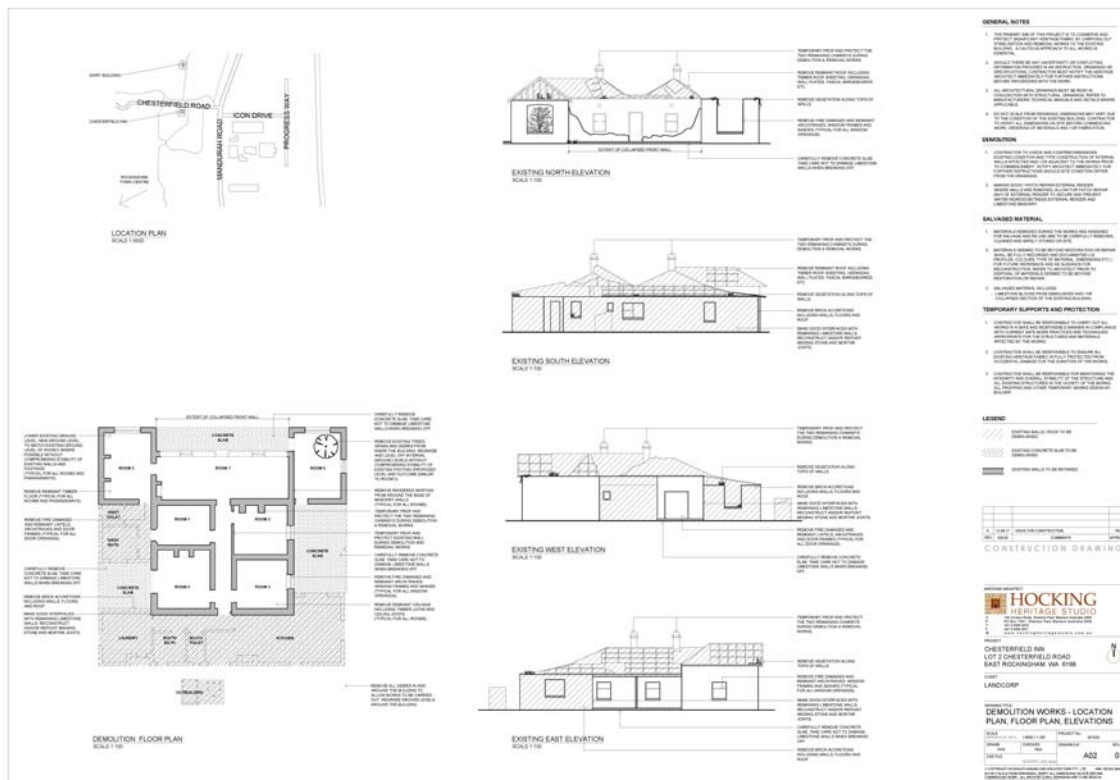


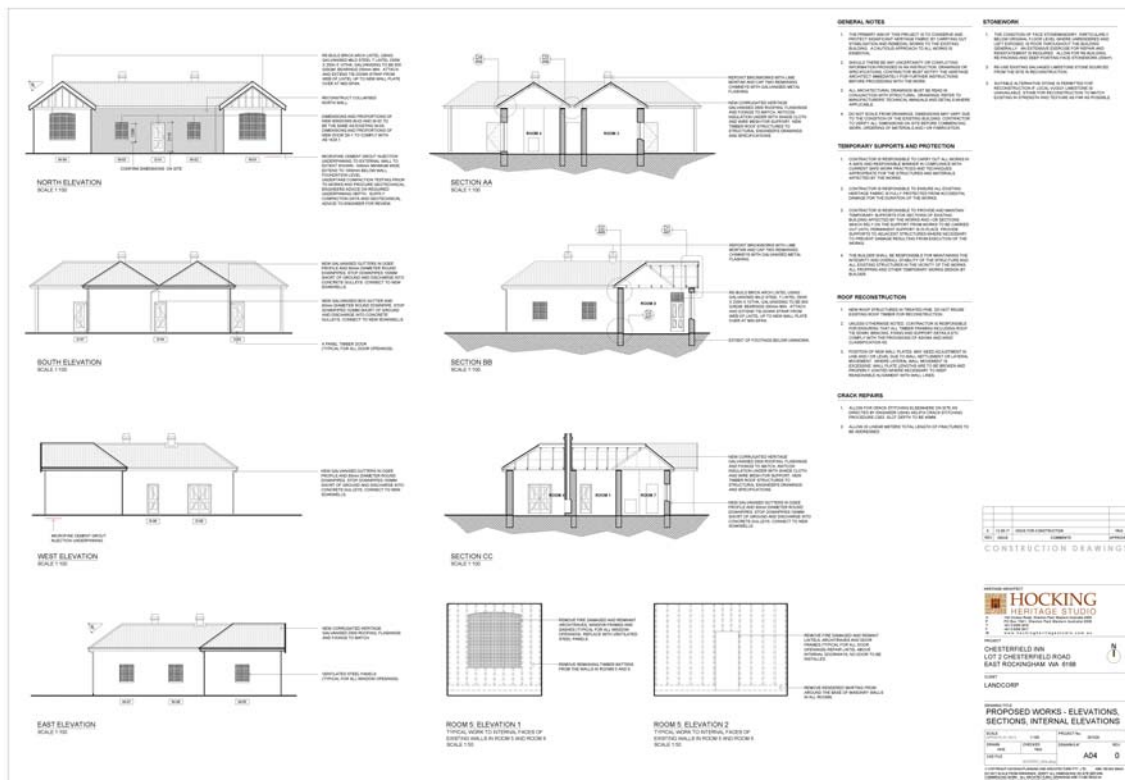
Figure 13 Zoning of Archaeological Potential for Chesterfield Inn (fmr)

Source: by Eureka Archaeological Research and Consulting UWA

The 2014 Chesterfield Inn Conservation and Heritage Strategy by TPG assessed the Chesterfield Inn (fmr) site's viability for conservation and adaptive re-use to ensure its long-term survival. The report identified the extent of conservation works at that point in time, including the urgent works required to stabilise the building to prevent further deterioration.

In October 2017, urgent conservation works to stabilise Chesterfield Inn (fmr) were completed, addressing condition 4 (refer Hocking Heritage Studio drawings for scope of works). The primary aim of the project was to conserve and protect the significant heritage fabric from further deterioration by carrying out stabilisation and remedial works. The works included the re-roofing with heritage galvanised corrugated roof sheets, complete with new roof structure, flashings, gutters and rainwater goods. The building was made secure through the installation of vandal proof screens and solid core timber doors to all external openings. Areas of collapsed walls were rebuilt and the walls overall were repointed using lime mortar.





Figures 14 and 15 show an aerial view of Chesterfield Inn (fmr) before and after the urgent conservation works were completed. The images show the new heritage galvanised corrugated roof and the new 'double skin' perimeter fence.



*Figure 14 Aerial photo April 2017,
Courtesy Nearmaps*



*Figure 15 Aerial photo October 2017,
Courtesy Nearmaps*



Figure 16 View from road of Chesterfield Inn (fmr) prior to urgent conservation works



Figure 17 View from road of Chesterfield Inn (fmr) after completion of urgent conservation works



Figure 18 West elevation of Chesterfield Inn (fmr) following completion of conservation works



Figure 19 South elevation of Chesterfield Inn (fmr) following completion of conservation works



Figure 20 East elevation of Chesterfield Inn (fmr) following completion of conservation works

As part of the recent works to Chesterfield Inn (fmr) signage has been placed on the fence surrounding the building providing general information about the place and the recently completed conservation works (refer figure 21).



Figure 21 Signage installed as part of the recent works to Chesterfield Inn (fmr)

At the time the conservation plan and archaeological assessment were completed, the dairy was in a poor state, though the roof was relatively intact, parts of the wall and floor had been removed (refer figure 22). As the approval to demolish the dairy had been received, no maintenance works have been carried out on the building, with the focus being on the conservation and protection of the more significant Chesterfield Inn (fmr). As a result, the dairy has continued to decay (refer Section 5 of this report and figure 23 below).



Figure 22 Aerial Chesterfield Inn (fmr) Dairy, July 2009
Courtesy Nearmaps 2017



Figure 23 Aerial Chesterfield Inn (fmr) Dairy, October 2017
Courtesy Nearmaps 2017

Chesterfield Inn (fmr) Dairy has been assessed as being of some significance and is contained within the heritage curtilage for Chesterfield Inn (fmr). The potential loss of original building stock from heritage areas should always be given serious consideration at application stage and permission for demolition should not be given lightly.

In this instance, the dairy has been deemed to be structurally unsafe and this assessment must be taken into account. Little of the roof remains intact and much of the walls are collapsing. Addressing the remediation of the place in its current condition would require largescale reconstruction of the place. Most of the existing fabric and structure would have to be removed/replaced or substantially repaired. These works would require the introduction of a substantial amount of new material and whilst the building may resemble its original design intent, it would no longer be original and would instead be a reconstruction of the original dairy.

Informal advice received from the State Heritage Office

Revision A of this heritage impact statement was submitted to the State Heritage Office for their informal comment in December 2017. The following advice was received on the 9 January 2018;

Thank you for your email of 7 December regarding Landcorp's proposal to reapply for demolition of the Chesterfield Dairy, and for providing us with a copy of the 2010 Conservation Plan. As discussed in the HIS, all the Heritage Council's previous conditions of support for the demolition have been fulfilled except for the execution of a Heritage Agreement. It is most likely that when Landcorp submit the application again that this outstanding condition will be reapplied by the Heritage Council.

Janine Symons | Senior Technical and Heritage Officer | State Heritage Office

Conclusion

Given its perceived low level of archaeological significance and its dangerous condition, it is recommended that the demolition be granted in this instance. The dairy sits apart from the Chesterfield Inn (fmr) and its demolition would have little impact on the significance of the Inn and its overall presentation.

The commitment by Landcorp in ensuring the conservation of Chesterfield Inn (fmr) to stabilise the building and prevent further deterioration, as an offset to the demolition of the dairy would

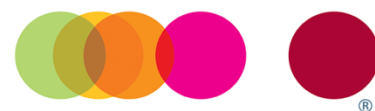
allow for the conservation of a significant heritage building within the East Rockingham precinct. Since receiving permission to demolish the dairy in 2008, Landcorp has been working to address the five conditions set by the Heritage Council of Western Australia in support of the demolition. Although the approval has since lapsed, 4 of the 5 conditions have been completed, with the only outstanding condition the undertaking of a heritage agreement.

In light of the above it is recommended that demolition of Chesterfield Inn (fmr) Dairy be granted.

LOCAL PLANNING SCHEME AMENDMENT

City of Rockingham Local Planning Scheme No. 2

Lot 4 (No. 44) Fifty Road, Baldivis



Harley Dykstra®

PLANNING & SURVEY SOLUTIONS

DOCUMENT CONTROL

Control Version	Date	Status	Distribution	Comment
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1 INTRODUCTION

1.1 Purpose

This Scheme Amendment request (SAR) has been prepared by Harley Dykstra on behalf of the landowner, for Lot 4 (No. 44) Fifty Road, Baldivis ('subject site'). The SAR respectfully requests that the Minister for Planning, Lands and Heritage approve an amendment to the City of Rockingham's Local Planning Scheme No. 2 (LPS 2) to rezone Lot 4 from "Rural" to "Special Rural".

The SAR is seeking to appropriately locate a special rural precinct in accordance with the City of Rockingham's LPS 2 – Plan No. 2 which responds to the existing environmental and topographical constraints onsite and is appropriately located in close proximity to the surrounding urban settlement. The ultimate gazettal of this SAR will facilitate a future two lot subdivision at the site, with a minimum lot size of one hectare.

1.2 Site Context

The subject site comprises a single rural lot with a total area of 2.8221 hectares. The land contains an existing dwelling with associated outbuildings and pool. The balance of the site is vacant, fronting both Fifty Road and Cudliss Close along its southern and northern boundaries, respectively.

The subject site is located adjacent to a special residential precinct to the west, and a parks and recreational reserve south of Fifty Road. Special Rural zoned landholdings are located north of Cudliss close.

The Spires Private Estate and Baldivis Primary School are located approximately 950m and 1,500m east of the subject site respectively. The subject site therefore is appropriately located in close proximity to urban services as outlined within **Figure 1** below.



Figure 1 – Lot 4 (No. 44) Fifty Road, Baldivis Context Plan

1.3 The Subject Site

The property details for Lot 4 (No. 44) Fifty Road, Baldvis are as follows:

LOT NUMBER:	DIAGRAM:	VOLUME/FOLIO:	LOT AREA:	REGISTERED PROPRIETOR:
4	30934	1872/207	2.8221 Ha	WAVESTAR NOMINEES PTY LTD

A copy of the Certificate of Title for Lot 4 is attached as **Appendix A** to this report.

2 PLANNING CONTEXT

2.1 State Planning Framework

2.1.1 Metropolitan Region Scheme (MRS)

The property is zoned “Rural” under the Metropolitan Region Scheme (MRS). Surrounding landholdings to the north are similarly zoned Rural, with the other regional road reservation for Mandurah Road situated approximately 420m west of the subject site. A ‘Parks and Recreation’ reservation is located south of Fifty Road and west of Mandurah Road comprising bushforever area number 356.

An excerpt of the MRS mapping is provided as **Figure 2** below.

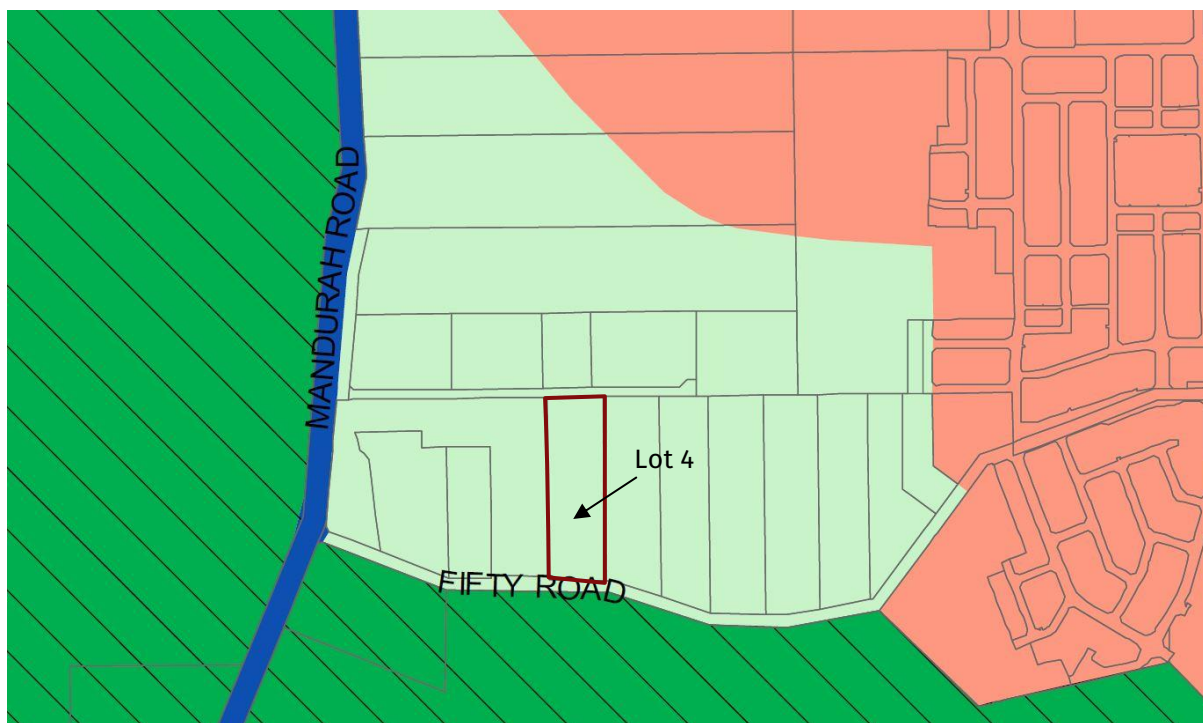


Figure 2 – Metropolitan Region Scheme Zoning

2.1.2 State Planning Policies

2.1.2.1 State Planning Policy 3.0 – Urban Growth and Settlement (SPP 3)

SPP 3.0 promotes appropriately located settlement to provide for sustainable patterns of urban growth to enable the efficient, economic and timely provision of infrastructure and services to urban areas.

In considering the objectives of SPP 3 in relation to this SAR, the proposal is considered to appropriately locate a special rural precinct as a transition between Rural and urban development, within an area which contains environmental and landscape value.

2.1.2.2 State Planning Policy 3.7 – Planning in Bushfire Prone Areas (SPP3.7)

SPP 3.7 requires that any scheme amendment request incorporate a Bushfire Management Plan to consider bushfire hazards onsite. The policy notes that development should only occur within areas classified as BAL 29 or less.

Envision Bushfire Protection have completed a Bushfire Management Plan (BMP) for the subject site, in accordance with SPP3.7, having regard to the form of future subdivision. The detail within the BMP is discussed further in this report, but nevertheless demonstrates compliance with the objectives of SPP3.7.

2.1.2.3 State Planning Policy 2.5 Rural Planning (SPP 2.5)

State Planning Policy 2.5, Rural Planning, (SPP 2.5) outlines the guidelines associated with Rural development. It seeks to provide opportunity for rural living as rural land becomes more contested due to the State's population growth. Section 5.2 (a), states the following in regard to 'Rural Residential' proposals, noting that rural residential development is consistent with the proposed 'Special Rural' zone:

- a) rural residential proposals for rural land that do not align with endorsed sub-regional planning frameworks are considered inconsistent with the policy objectives and shall not be supported;*

The subject land, as identified in section 2.1.2.5 of this SAR, is located within the area contained within the South Metropolitan Sub-Regional Framework. In this Framework, the land is identified as 'Rural Residential', which ensures this SAR is consistent with SPP 2.5 and capable of approval.

2.1.2.4 Perth and Peel @ 3.5 Million

The Perth and Peel@3.5 Million suite of documents released by the WAPC seek to provide a planning framework for the Perth and Peel Regions as they grow to a population of 3.5 million people by 2050. The strategy is supported by "sub-regional planning frameworks" with the subject site located within the 'South Metropolitan Peel Sub-Regional Planning Framework'.

2.1.2.5 South Metropolitan Peel Sub-Regional Planning Framework (2018)

The South Metropolitan Peel Sub-Regional Planning Framework identifies the subject site as 'Rural Residential' as identified within **Figure 3** below.

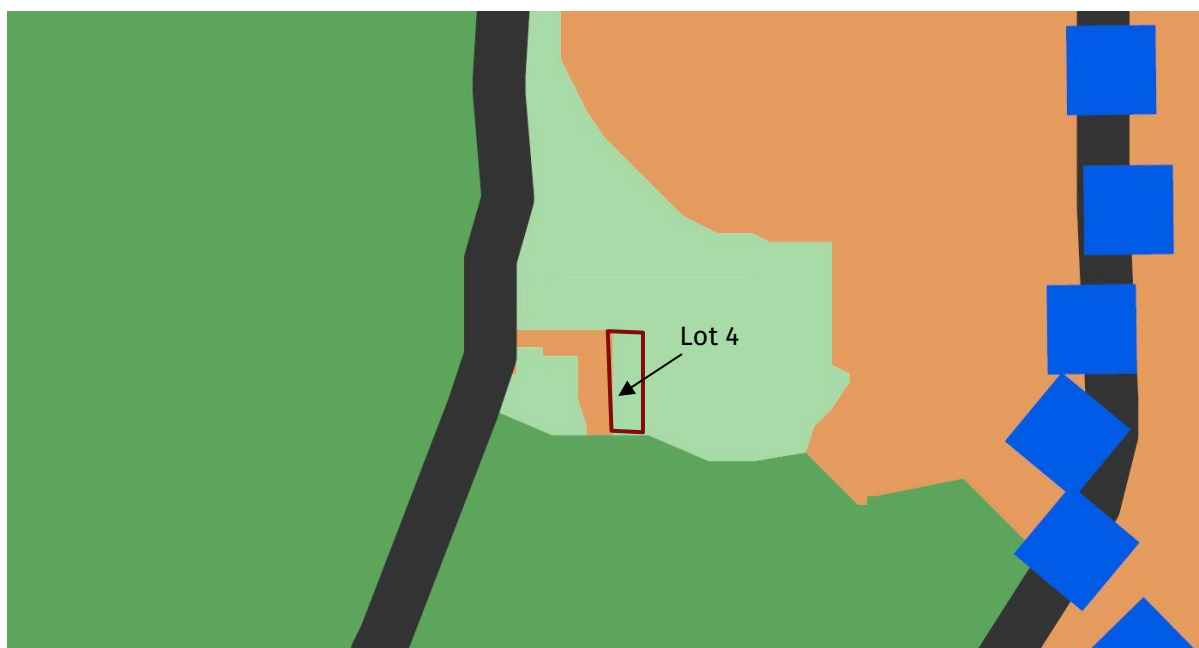


Figure 3 – South Metropolitan Peel Sub-Regional Planning Framework

Within the section 3.1 of the framework under the key planning framework principles, it is indicated that limited support for new rural residential development will be granted with emphasis placed on the areas currently zoned for this purpose. Given that the subject land is identified as rural residential in the framework this SAR to achieves the goals and principles of the Framework.

Further the framework outlines the characteristics of a 'Rural Residential' zone. The zone is to provide *'alternative lifestyle and housing opportunities and may also provide a transition between urban and rural areas.'* In the case of this SAR the land towards the east and the land directly west of the subject site are zoned urban. Therefore, the proposed zoning of the site acts as a buffer between the urban area and the land to the south and north which are zoned 'Parks and Recreation' and 'Rural' respectively.

2.1.3 Government Sewer Policy

The Government Sewer Policy is a whole of Government policy, intent on establishing the governmental position on the provision of sewer services within WA through the progressive planning and development of land. In particular, the Government sewer policy promotes the sustainable use and development of land through the following objectives:

1. *To generally require connection of new subdivision and development to reticulated sewerage;*
2. *To protect public health and amenity;*
3. *To protect the environment and the State's water and land resources;*
4. *To promote the efficient use of infrastructure and land;*
5. *To minimise costs to the broader community including by ensuring an appropriate level and form of sewage servicing is provided; and*
6. *To adopt the precautionary principle to on-site sewage disposal.*

Future subdivision and development within the subject site is to utilise onsite effluent disposal systems as outlined within section: 5.2 *On-site Sewage Disposal* as follows:

5.2 On-site sewage disposal

Where the provisions of 5.1.1 do not apply (requirement to connect to reticulated sewerage), on-site disposal may be considered where the responsible authority is satisfied that:

- Each lot is capable of accommodating on-site sewage disposal without endangering public health or the environment; and
- The minimum site requirements for on-site sewage disposal outlined in this section and Schedule 2 can be met.

Given the minimum site requirements (one hectare) for onsite effluent disposal are met by the proposal, this SAR meets the policy requirements of the Government Sewer Policy.

2.2 Local Planning Framework

2.2.1 City of Rockingham's Local Planning Scheme No. 2 (LPS 2)

Lot 4 (44) Fifty Road is located within the municipal boundary of the City of Rockingham, with planning and development subject to the provisions contained within LPS 2. The subject site zoned 'Rural' within LPS 2 as outlined within **figure 4** below.

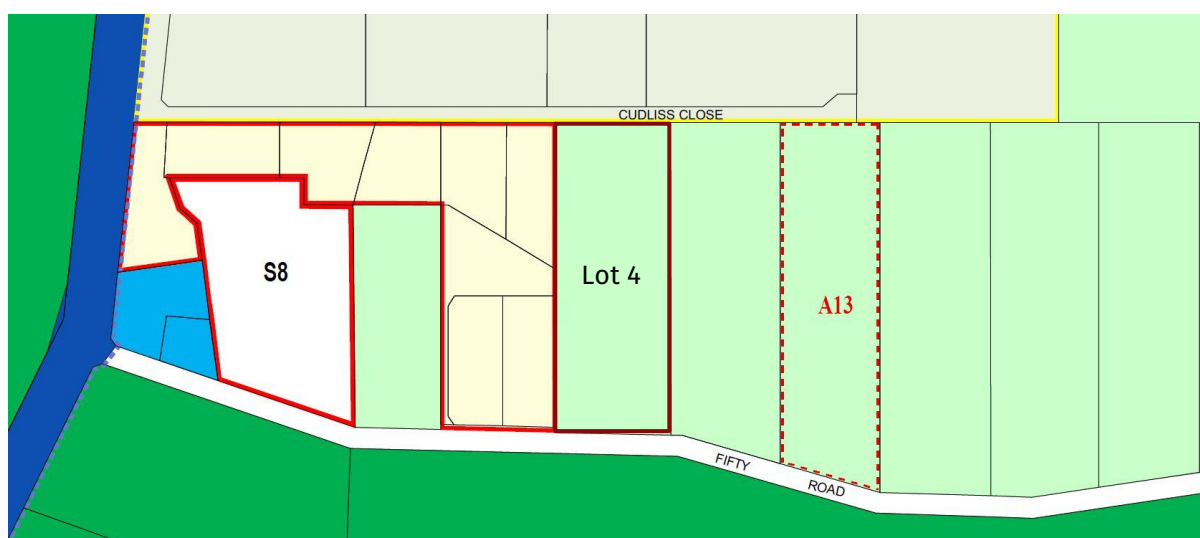


Figure 4 – Local Planning Scheme No. 2 Zoning

Adjacent to the western boundary of the subject site, are lots of 5000m² in size and appropriately zoned 'Special Residential' with 'Special Rural' 1ha lots located fronting Cudliss Close in accordance with the City of Rockingham's Rural Land Strategy that was first adopted in 1996.

LPS 2 states the following regarding precinct planning for rural land and associated planning controls relating specifically to this SAR as follows:

4.11.3 Precinct Planning

a) The Rural Land Strategy divides the Scheme area into Rural Planning Units which reflect varying development potential based on land capability, location and the committed nature of land. The Rural Planning Precincts are shown on Plan No.2.

As identified within **Figure 5** (overleaf), the subject site is identified within Rural Planning Unit 4 which provides for future Special Rural and Special Residential Development in accordance with Schedule 4 and 5 of LPS 2 respectively. Therefore, the strategic intent for the subject site to be rezoned to appropriately reflect the strategic intent of Plan 2 is considered within LPS 2.

4.11.4 Planning Control

In assessing applications for rezoning, development approval and formulating comments and recommendations on applications for the subdivision of land, the local government shall take into account the objective for the particular Zone and the principles and policies as set out in the Rural Land Strategy.

This SAR therefore builds upon the strategic direction provided within LPS 2 as is reflected within the City of Rockingham's Planning Policy 3.1.1 – Rural Land Strategy (2020) and outlined further within **section 2.2.2** of this report below.

Future Subdivision and Development of the subject site for 'Special Rural' purposes is to be in accordance with the objectives of the Special Rural Zone as outlined within clause 4.12 as follows:

4.12.1 Objective

a) To identify areas within which co-ordinated subdivision can occur for the purposes of providing a rural lifestyle that is not associated with large scale, intensive rural activities, whilst also allowing for the effective management of the land to ensure the retention of the rural landscape and amenity and conserve and enhance the natural environment.

b) To ensure that all development within Special Rural zones is in accordance with the Provisions Relating to Specified Areas as set out in Schedule No.4 of the Scheme that has due regard to the objectives and principles outlined in the Rural Land Strategy and supported by any other Plan or Policy that the Local Government may adopt from time to time as a guide to future development within the Zone.

Therefore, future development of the subject site is to be in accordance with the provisions outlined within Schedule 4 of LPS 2, thereby meeting the objectives of the Special Rural Zone above. In particular it is noted that the subject site is connected to reticulated water which ensures that a minimum lot size of one hectare is permissible.

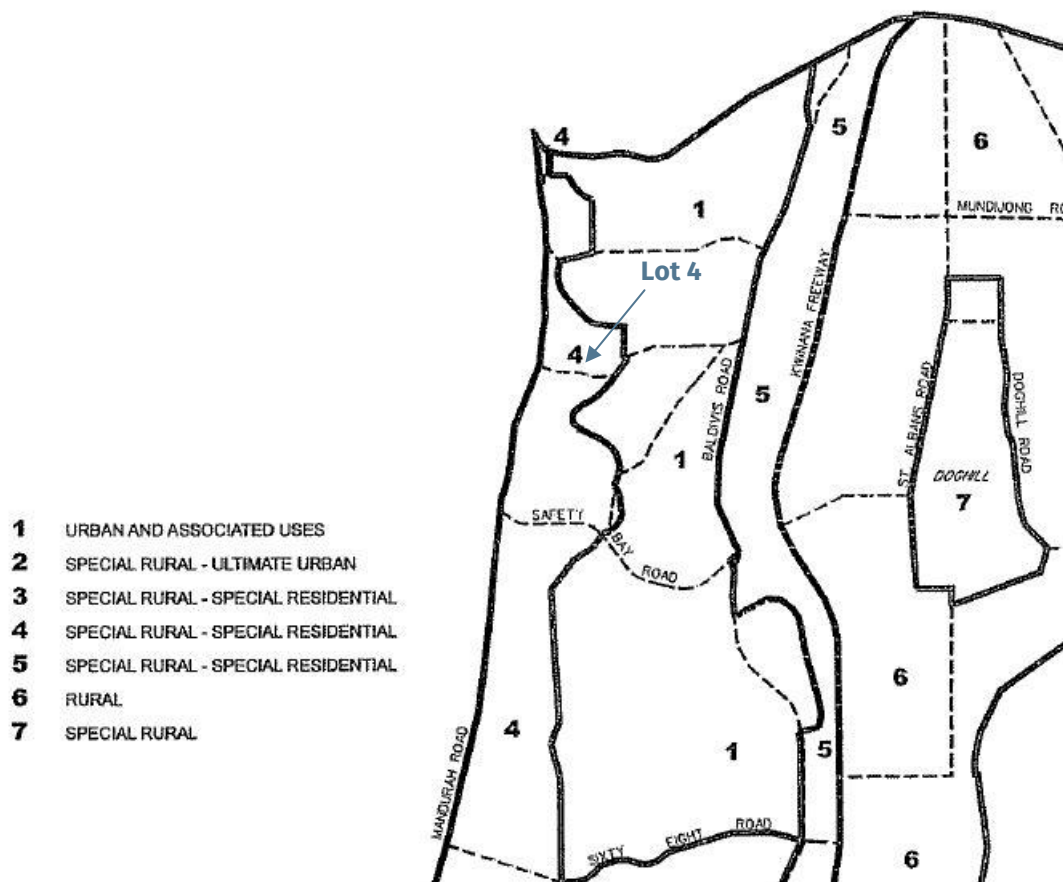


Figure 5 – Plan No. 2 – Rural Planning Units of LPS 2

2.2.2 City of Rockingham’s Planning Policy No. 3.1.1 – Rural Land Strategy

The City of Rockingham’s Local Planning Policy 3.1.1 Rural Land Strategy (2020) (RLS 3.1.1) classifies the subject land as ‘Rural Residential’ which is considered to be the contemporary terminology associated with the ‘Special Rural’ zone. The subject site is located within precinct 1A ‘Rural Wedge’ bounded by area east of Mandurah Road between Kerosene Lane and Anstey Swamp. (See Figure 6 overleaf) Further detail of the intent, the future character and policy measures are listed in sections 7.1.1 and 7.1.6.

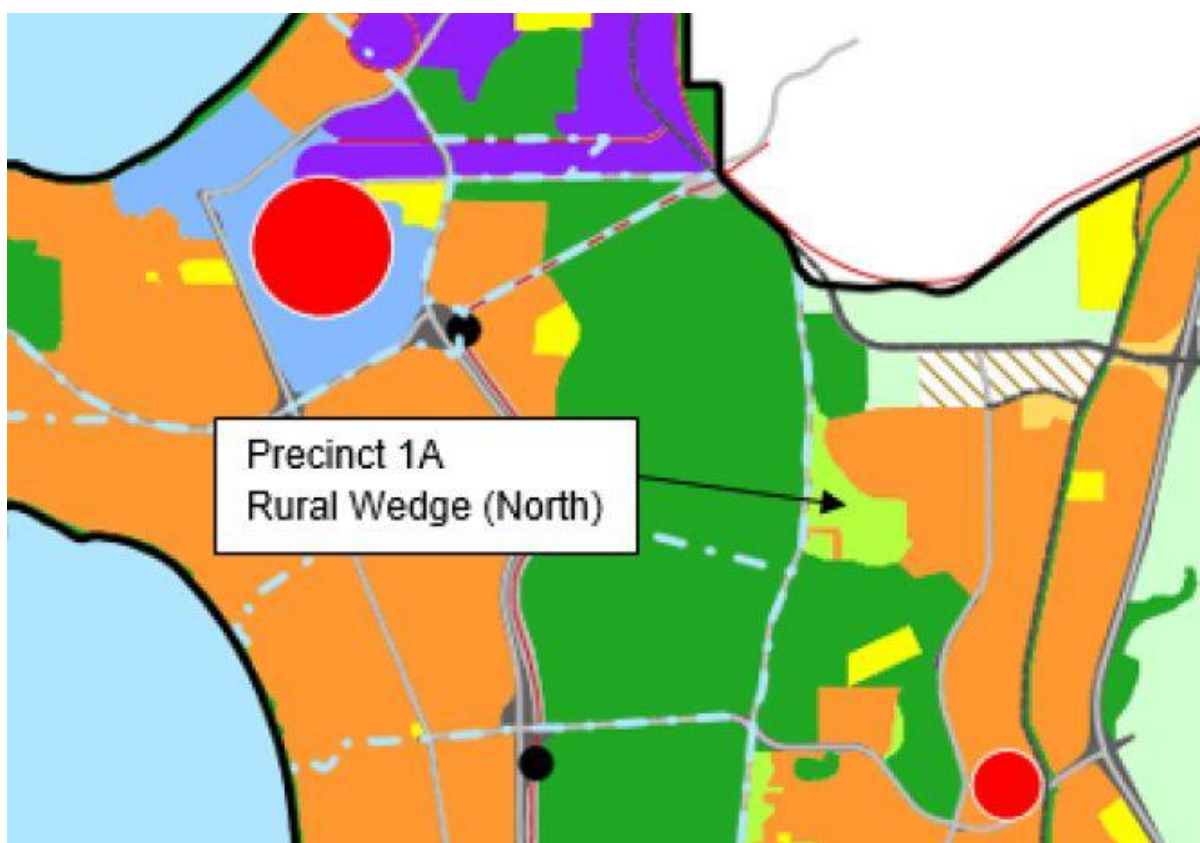


Figure 6 – City of Rockingham’s Planning Policy No. 3.1.1 – Rural Land Strategy

Section 7.1.1 of the RLS 3.1.1 defines the key elements, development pressures and desired future character of the site. The desired future Character of the site is stated as follows:

“The Rural Wedge precinct provides for an important rural transition between the inland and coastal urban corridors and maintains the valuable rural vista to Mandurah Road. It contains multiple overlapping ecological values and linkages, including an extensive chain of wetlands, elevated ridgelines, prominent high points and remnant vegetation that provide an essential landscape and rural context. These areas of environmental and landscape significance are fundamental to the visual character and amenity of the area and their ongoing preservation is a key strategic objective of the RLS.”

This SAR seeks to meet the future character of the site in the provision of future building envelopes that will be located in desirable locations that minimise tree loss, promote the ecological linkages, and are located away from elevated ridgelines and prominent high points.

The strategic intent of the ‘Rural Wedge’ set out in section 7.1.1 is set out as follows:

- *“To minimise the loss of landform associated with development.*
- *To minimise the loss of remnant vegetation associated with development.*
- *To minimise the loss of remnant vegetation associated with bushfire risk mitigation.*
- *To avoid potential adverse impacts upon CCWs, REWs, PECs, associated vegetation and buffers.*
- *To avoid potential adverse impacts upon the Bush Forever sites.*
- *To protect and enhance visual character and amenity.*

- *To prevent land use planning proposals which will result in an extreme Bushfire Hazard Level (BHL) and/or BAL-40 (very high risk) or BAL-Flame Zone (extreme risk)."*

The proposed SAR seeks to meet the strategic intent of the strategy as follows:

1. Limited landform modifications are to be required within approved building envelopes due to their appropriate location to the satisfaction of the City of Rockingham;
2. Remnant vegetation is to be preserved in accordance the provisions set out within Schedule 4 – Special Rural as outlined within the Scheme;
3. Management of the property for bushfire purposes including vegetation loss is considered to be minimised in accordance with the Bushfire Management Plan;
4. No impact is proposed on surrounding bush forever areas;
5. The visual amenity and character of the locality is to be maintained in accordance with the adjoining special residential development; and
6. Future development onsite may be appropriately constructed within a portion of each proposed special residential lot classified as BAL 29 or less.

Section 7.1.6 of the RLS 3.1.1 outlines the Policy Measures, Performance Standards and General Standards relating to Special Rural subdivision.

As set out in the Policy Measures of this section, rezoning to 'Special Rural' in TPS No.2 is required as a prerequisite to subdivision and development at the subject site. Further to this it is noted that the following reports are to be provided within this SAR:

- Environmental Assessment Report.
- Bushfire Management Plan.
- Wetland Management Plan (where relevant).
- Tree Survey.
- Indicative Earthworks Plan.
- Landscape and Visual Impact Assessment.
- Structure Plan. (where required)
- Local Water Management Strategy.

These points are addressed in section 3 of this SAR; however, it is further noted that the performance standards outlined within the RLS 3.1.1 are also met in that the future subdivision of the land will create lots that are more than one (1) ha in size meaning the site achieves a lot size greater than the minimum lot size, which results in the retention of trees and biodiversity on site. Further, setbacks from surrounding wetlands, and remnant vegetation can be achieved, and a bushfire management plan has been provided in support of this SAR.

Therefore, the proposed SAR seeks to meet the strategic intent above in accordance with clause 4.11.4 of LPS 2. Future subdivision and development in accordance with the Special Rural provisions, contained within Schedule 4 of LPS 2, are considered to meet the general standards of the Rural Land Strategy objectives are appropriately addressed.

3 SITE ANALYSIS

3.1 Landform & Topography

The topography of the subject site is as per the Conceptual Plan of Subdivision attached as **Appendix B**. The subject site slopes west to east from 30m AHD to 20m AHD within both the north-eastern and south-eastern corners. The existing landform is determined to not pose any significant impact on future development within an appropriately located building envelope at subdivision.

3.2 Geomorphic Wetlands

A detailed review of the department of Biodiversity Conservation and Attractions Geomorphic Wetlands of the Swan Coastal Plain mapping dataset indicate that no geomorphic wetlands are located within close proximity of the subject site as outlined within **Figure 7** below.



Figure 7 – Geomorphic Wetland Mapping of the Swan Coastal Plain (DBCA)

3.3 Acid Sulphate Soil Risk

The potential risk of Acid Sulphate Soils (ASS) occurring within the subject site is considered negligible due to the existing elevation and soil profile of the subject site. A copy of DWER's ASS mapping is provided within **Figure 7** below.

Given no future excavation works are anticipated for 'Special Rural' development beyond 3m in depth, the risk of ASS to future special rural development is considered negligible.



Figure 8 – Acid Sulphate Soil Risk mapping (DWER)

3.4 Existing Vegetation – Flora & Fauna

Vegetation identified onsite comprises of tuart woodlands as identified within **figure 8** below. Existing tuart woodland vegetation onsite is considered to potentially provide for Carnaby cockatoo foraging and feeding habitat as outlined within **Figure 9** below.



Figure 9 – Mapped Tuart Woodlands (DBCA)



Figure 10 - Carnaby's Cockatoo Areas requiring investigation as feeding habitat (DBCA)

The applicant considers the quality of remnant vegetation onsite to further support the proposed density of development and associated development provisions as outlined within this SAR. In particular, this SAR recommends future residential development to be contained within singular building envelopes approved by the City which prohibits clearing of native vegetation. It is noted that this proposal will only create one additional lot ensuring an appropriate level of vegetation protection occurs.

3.5 Land Capability

No detailed land capability studies have been completed in support of this SAR at this stage. It is anticipated that at the time of subdivision, appropriate geotechnical reporting may be completed in support of a detailed special rural subdivision design to further inform appropriately located building envelopes. Due to the proximity of the subject site to adjoining special residential zoned land previously subdivided, the application considers the subject land capable of supporting development as proposed.

3.6 Bushfire Hazard

A Bushfire Management Plan (BMP) has been prepared by Envision Bushfire Protection and attached in **Appendix C**. the BMP confirms that the site will be able to accommodate a developable area within each Lot, that achieves a BAL rating of BAL 29 or less.

Under the concept plan attached at **Appendix B** it is clear that a future lot will have access to Cudliss Close, which is a 600m no-through-road. Therefore, an alternate access will be provided via an access way along either the eastern or western boundary of the site. This ensures that each proposed lot can have two-way access.

The BMP indicates that the zoning of 'Special Rural' on the subject site is capable of meeting the standards and guidelines set out in SPP 3.7.

3.7 Servicing

3.7.1 Power

Aerial power is located within the Fifty Road reserve while underground power is located within the Cudliss Close road reserve north of the subject site. It is anticipated that at the time of subdivision, all future 'Special Rural' lots may be appropriately connected to this service to the satisfaction of Western Power.

3.7.2 Water

Reticulated water is available within the Fifty Road and Cudliss Close road reserves respectively. Extension to the Cudliss road water main may be required as part of future subdivision works to fully service all future 'Special Rural' lots. It is anticipated that as a condition of subdivision approval, all future lots are to be appropriately connected to a reticulated water supply.

3.7.3 Onsite effluent

A sewer connection is not available within proximity of the subject site. Therefore, as is approved for the surrounding special rural and special residential landholdings, onsite effluent disposal may be appropriately located within a future building envelope and have sufficient clearance to groundwater in accordance with the Government Sewer Policy as outlined within **section 2.1.6** above.

4 PROPOSED SCHEME AMENDMENT

4.1 Overview of Proposal

This SAR seeks to facilitate the rezoning of the subject land from “Rural” to “Special Rural” to allow for future subdivision to occur in accordance with the provisions set out within Schedule No. 4 – Special Rural Zones.

The proposal represents an appropriately located ‘Special Rural’ precinct to protect the landscape and environmental value of the locality while ensuring an appropriate transition exists between rural and urban development. Future subdivision and development may be in accordance with the plan of subdivision provided, with lots to be established with a minimum lot size of 1ha as determined at subdivision stage.

As part of this SAR, future subdivision and development of the subject land will provide two-way access for all lots via an EAW constructed to a trafficable standard in accordance with SPP 3.7 – Planning in Bushfire Prone Area guidelines. At present, Cudliss Court is a 615m bushfire prone no-through-road. Support of the SAR may represent an opportunity to provide two-way emergency access to all residents along Cudliss Close.

4.2 Type of Amendment

Pursuant to regulation 34 of the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended), the proposed Scheme Amendment represents a ‘basic amendment’. The relevant clauses defining a basic amendment are as follows:

Basic Amendment means any of the following amendments to a local planning scheme –

- a) An amendment to correct an administrative error;
- b) An amendment to the scheme so that it is consistent with the model provisions in Schedule 1 or with another provision of the local planning scheme;
- c) An amendment to the scheme text to delete provisions that have been superseded by the deemed provisions in Schedule 2;
- d) An amendment to the scheme so that it is consistent with any other Act that applies to the scheme or the scheme area;
- e) An amendment to the scheme so that it is consistent with a State planning policy;
- f) An amendment to the scheme map to include a boundary to show the land covered by an improvement scheme or a planning control area;
- g) An amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme currently includes zones of all the types that are outlined in the plan;
- h) An amendment that results from a consolidation of the scheme in accordance with section 92(1) of the Act;
- i) An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area;

The relevant definition of a 'Basic amendment,' considered relevant to the proposal, is:

- (i) *"An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area if the amendment will have minimal effect on the scheme or landowners in the scheme area."*

The requested change of zoning from 'Rural' to 'Special Rural' is consistent with the 2.1.8.1 South Metropolitan Peel Sub-Regional Planning Framework (2018), and Rural land Strategy 3.1.1, and consequently should be considered as a 'basic amendment'.

5 CONCLUSION

In conclusion, this SAR seeks to support to enable a rezoning of Lot 4 (No. 44) Fifty Road, Baldivis to 'Special Rural'. This SAR is considered to be consistent with the intent purpose of the South Metropolitan Peel Sub-Regional Planning Framework (2018) and with the City of Rockingham's Planning Policy 3.1.1 Rural Land Strategy, which identifies the site as 'Rural Residential'. The Special Rural rezoning will be compliant with the adjoining special residential zoned land south of Cudliss Close, and appropriately located to transition the Baldivis urban settlement to the rural surrounds and adjoining bush forever sites.

Future Special Rural subdivision will allow for a secondary emergency access to be developed connecting Cudliss Close to Fifty Road, Baldivis as outlined within the imminent BMP, rectifying an existing bushfire hazard for the locality.

The environmental opportunities identified onsite are to be appropriately managed through the review of building envelope locations to restrict the removal of vegetation while ensuring management of bushfire risk onsite.

Finally, the SAR represents a logical "rounding off" of existing special residential subdivision west of the subject site, bordered by Fifty Road and Cudliss Close ensuring there is a clear transition between Parks and Recreation sites south of Fifty Street and the Special residential interface with urban development to the east in accordance with the provisions of LPS 2.

It is therefore respectfully requested on the basis of the above justified rationale, that the Minister for Planning, Lands and Heritage approve the amendment to the City of Rockingham's Local Planning Scheme No. 2 to rezone Lot 4 Fifty Road, Baldivis from "Rural" to "Special Rural".

Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME**

**City of Rockingham Local Planning Scheme No. 2
Amendment No.**

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

1. Rezone Lot 4 Fifty Road, Baldivis from 'Rural' to 'Special Rural' and amending the Scheme Map; accordingly, and

Dated this _____ day of _____ 20____

(Chief Executive Officer)

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Rockingham at the Ordinary Meeting of the Council held on the _____ day of _____20__.

.....
CITY MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Rockingham at the Ordinary Meeting of the Council held on the _____day of _____, 20__, proceed to advertise this Amendment.

.....
CITY MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for _____ by resolution of the City of Rockingham at the Ordinary Meeting of the Council held on the _____ day of _____, 20____ and the Common Seal of the City of Rockingham was hereunto affixed by the authority of a resolution of the Council in the presence of:

(Seal)

.....
CITY MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
THE P&D ACT 2005

DATE.....

APPROVAL GRANTED

.....
MINISTER FOR PLANNING

DATE.....

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY	City of Rockingham
DESCRIPTION OF SCHEME	Local Planning Scheme No. 2
TYPE OF SCHEME	Local Planning Scheme
SERIAL NUMBER OF AMENDMENT	Amendment No.
PROPOSAL	<div>1. Rezone Lot 4 Fifty Road, Baldivis from 'Rural' to 'Special Rural' and amending the Scheme Map accordingly</div>

APPENDIX A
CERTIFICATE OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 4/D30934	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 14/8/2014

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
1872FOLIO
207

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4 ON DIAGRAM 30934

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

WAVESTAR NOMINEES PTY LTD OF PO BOX 1400 MANDURAH WA 6210

(T O176258) REGISTERED 20/6/2019

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

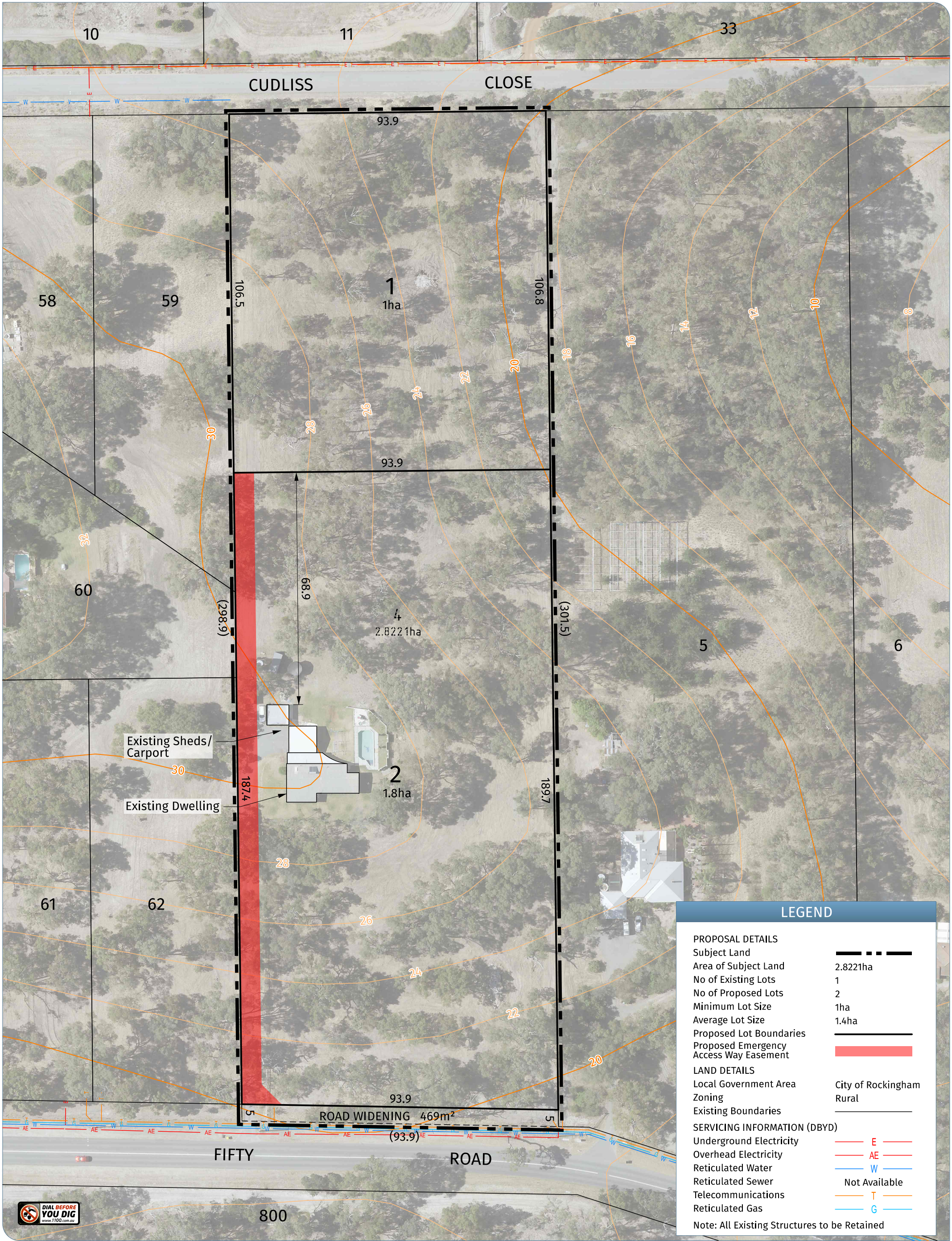
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1872-207 (4/D30934)
PREVIOUS TITLE: 1292-127
PROPERTY STREET ADDRESS: 44 FIFTY RD, BALDIVIS.
LOCAL GOVERNMENT AUTHORITY: CITY OF ROCKINGHAM

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
M784920

APPENDIX B

CONCEPTUAL PLAN OF SUBDIVISION



FREEHOLD SUBDIVISION

Lot 4 (No. 44) Fifty Road,
BALDIVIS

Plan No. | 22406-02
Date | 21/02/22
Drawn | BdR
Checked | CP
Revision | G

PERTH & FORRESTDALE:
Lvl 1, 252 Fitzgerald St
PERTH WA 6000
15/2 Hensbrook Loop,
FORRESTDALE WA 6112
T: 08 9495 1947
E: metro@harleydykstra.com.au

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any form whatsoever is prohibited.

ALBANY | BUNBURY | BUSSELTON | FORRESTDALE | PERTH

Scale | 1:1000@A3

0 10m 20m 30m



NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

APPENDIX SC

BUSHFIRE MANAGEMENT PLAN

Bushfire management plan/Statement addressing the Bushfire Protection Criteria coversheet

Site address:

Site visit: Yes ☐ No ☐

Date of site visit (if applicable): Day Month Year

Report author or reviewer:

WA BPAD accreditation level (please circle):

Not accredited ☐ Level 1 BAL assessor ☐ Level 2 practitioner ☐ Level 3 practitioner ☐

If accredited please provide the following.

BPAD accreditation number: Accreditation expiry: Month Year

Bushfire management plan version number:

Bushfire management plan date: Day Month Year

Client/business name:

	Yes	No
Has the BAL been calculated by a method other than method 1 as outlined in AS3959 (tick no if AS3959 method 1 has been used to calculate the BAL)?	<input type="checkbox"/>	<input type="checkbox"/>
Have any of the bushfire protection criteria elements been addressed through the use of a performance principle (tick no if only acceptable solutions have been used to address all of the bushfire protection criteria elements)?	<input type="checkbox"/>	<input type="checkbox"/>

Is the proposal any of the following (see [SPP 3.7 for definitions](#))?

	Yes	No
Unavoidable development (in BAL-40 or BAL-FZ)	<input type="checkbox"/>	<input type="checkbox"/>
Strategic planning proposal (including rezoning applications)	<input type="checkbox"/>	<input type="checkbox"/>
High risk land-use	<input type="checkbox"/>	<input type="checkbox"/>
Vulnerable land-use	<input type="checkbox"/>	<input type="checkbox"/>


None of the above ☐

Note: Only if one (or more) of the above answers in the tables is yes should the decision maker (e.g. local government or the WAPC) refer the proposal to DFES for comment.

Why has it been given one of the above listed classifications (E.g. Considered vulnerable land-use as the development is for accommodation of the elderly, etc.)?

The information provided within this bushfire management plan to the best of my knowledge is true and correct:

Signature of report author or reviewer



Date

Bushfire Management Plan

Scheme Amendment

Lot 4 (No. 44) Fifty Road, Baldivis

Client – T Musgrave

April 2022

LIMITATIONS STATEMENT

This Bushfire Management Plan ('BMP') has been prepared to support a Scheme Amendment, affecting Lot 4 Fifty Road Baldvis (**the Site**) located within the City of Rockingham, to facilitate the future subdivision of the site.

Envision Bushfire Protection

ABN: 90958370365

PO Box 7209 SHENTON PARK WA 6008

P: 0428 066 147

Email: admin@envisionbp.com.au

Version Control

Lot 4 Fifty Road Baldvis			
Version	Date	Author	
V1	6 April 2022	Anthony Rowe	final

Copyright

Unless otherwise agreed in writing this report is the intellectual property of Envision Bushfire Protection. The report is designed to be used exclusively by the person who commissioned it. Permission must be sought prior to the reproduction of any portion of this document, and every effort is made to ensure proper referencing of this document.

Disclaimer

In undertaking this work, the authors have made every effort to accurately apply the available information at the time of writing following the instructions of the regulatory authorities and applying best practice as described by the Fire Protection Association Australia. Any conclusions drawn or recommendations made in the report are made in good faith, and the consultants take no responsibility for how this information and the report are subsequently used.

Envision Bushfire Protection accepts no liability for a third party's use of, or reliance upon, this specific report.

Envision Bushfire Protection accepts no liability for the inaction of the owner to provide or maintain the bushfire protection measures identified in this report. Vegetation is dynamic, building materials may distort, and the accumulation and the location of flammable materials near the building may affect the potential for damage or loss of a building to occur.

Failure to maintain the property and/or building to these standards may compromise an insurance policy if currently covering any of your assets or those of any third party that may be consequentially affected due such failure. If not insured, and if you are seeking insurance, this report may not influence the decision of any insurer not to offer cover.

Importantly the measures contained in this report cannot guarantee human safety or an absence of harm or that the building will not be damaged or would survive a bushfire event on every occasion. This is due to the unpredictable nature of fire behaviour (knowledge in this field continues to develop) and the unpredictable nature of extreme weather conditions.

Scope of this report

Envision Bushfire Protection has been engaged to provide expert bushfire safety and planning advice.

The scope of the advice has been to assess the proposal for compliance with the policy measures described in State Planning Policy 3.7 and identify appropriate mitigation measures to be considered by the determining authority. This is described in a Bushfire Management Plan and prepared with regard to the Department of Planning Lands and Heritage templates.

The investigations and mitigation measures identified in the BMP, has, in turn, formed the basis for the preparation of a Bushfire Emergency Evacuation Plan.

Client relationship

I was engaged to provide expert bushfire safety and planning advice. My relationship with the client is a standard commercial contract, and no private, personal, or other matter has influenced the content of the BMP or my findings.

STATEMENT OF CONFORMITY – PLANNING AND DEVELOPMENT ACT 2005



Anthony Rowe Level 3 - BPAD36690

Principal



The signatory declares that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 and the Guidelines for Planning in Bushfire Prone Areas V1.3.

SUMMARY

The proposal is a Scheme amendment to facilitate subdivision at Lot 4 Fifty Road Baldivis **(the site)**.

The site (2.8 ha) is located within the City of Rockingham and is within a Bushfire Prone Area (OBRM October 2019).

A Scheme amendment, for the subdivision of land within a Bushfire Prone Area requires an assessment of the capability of the future land use to comply with State Planning Policy 3.7 Planning in Bushfire Prone Areas, and the associated Guidelines (Planning in Bushfire Prone Areas V1.4).

In accordance with SPP 3.7 the planning authority must be satisfied the proposal, upon completion, is consistent with the policy intent, **to preserve life and reduce the impact of bushfire on property and infrastructure** and to the degree applicable comply with the Bushfire Protection Criteria (Appendix 4) in the Guidelines to achieve the policy intent.

This BMP, notwithstanding it is a Scheme amendment, has been prepared in accordance with the WAPC *BMP template to support a BAL Contour assessment for structure plans where the lot layout is known and subdivision application*, because the layout is known.

The following headings follow the investigations of the WAPC template.

1. Proposal details (addressed in Section 1)

The proposed Scheme amendment will facilitate the subdivision of Lot 44 Fifty Road Baldivis (2.8 ha) into two lots, Lot 1 at 1 ha and Lot 2 at 1.8 ha.

2. Environmental considerations (addressed in Section 2)

The purpose of this BMP (Scheme amendment) is to demonstrate the capability for future development. The clearing of regulated vegetation will be required for the benefit of establishing dwellings on each lot (including a replacement on Lot 2), and for the modifications required to establish the bushfire protection (Asset Protection Zone equivalent to BAL 29). The precise location of the Asset Protection Zone (APZ) at each site however will be dependent on the location of the habitable building.

An indicative assessment of the APZ standard and the removal of trees, for placement of the habitable building and access routes, and the modifications required to establish the APZ has been provided in Appendix 1. It is based upon the minimisation of tree loss by spatial distribution and is one possible configuration. Other configurations may be influenced by the allocation of ranking/priorities assigned to individual trees.

Appendix 1 illustrates that the development of the site may result in 32 trees across the site being removed, displaced by the habitable building and access, and the modification for establishing the APZ. 65 trees will be retained across the site and the APZ configuration would enable an additional 15 trees to be planted across the site.

Because the purpose of a BMP is to illustrate capability, it is appropriate at a later administrative stage, to include investigations to identify the specific priority trees to be retained by the outcome of the subdivision application.

3. Bushfire assessment results (addressed in Section 3)

A Bushfire Attack Level assessment following Method 1 AS 3959:2018, and the DPLH *Visual guide for bushfire risk assessment in Western Australia*, has been undertaken using an FFDI of 80.

The site has an even slope downwards (5-10°) to the east. The site and the adjoining land is classed as forest.

The indicative BAL, at Figure 5, illustrates a developable area (not exceeding <BAL 29) can be achieved at each proposed lot (post development). The existing dwelling at Lot 2 is too close to the west boundary of the site to achieve BAL 29 and is BAL 40. This is the existing risk for the building. The subdivision provides the opportunity in the future to locate a building in the lot that is BAL 29.

4. Identification of bushfire hazard issues (addressed in Section 4)

The site is within 2 km of extended contiguous scrub and forest vegetation (>2 km) located west and south of the site (Lake Cooloongup and Lake Walyungup wetland system). The prevailing afternoon summer winds are from the south and west. The likely fire risk is from the west through advanced ember attack or direct exposure to a contiguous fire run.

The lots are large facilitating establishment of an APZ sufficient to accommodate an extended distance to account for the higher fire intensity due to the eastern slope (a fire intensity increases when running up a slope).

The site is located between Cudliss Close (cul-de-sac) and Fifty Road (through road). Cudliss Close is a 600 m long cul-de-sac extending east from Mandurah Road. The primary access for proposed Lot 1 is Cudliss Close. An Emergency Access Way is proposed along the east boundary of proposed Lot 2 as an alternate access to Fifty Road (through road) to provide access both east and west.

The site is connected to a reticulated water supply and hydrants are located in both Fifty Road and Cudliss Close.

The nearest fire brigade is Baldivis Volunteer Fire & Emergency Services Station 4.9 km from the site at the corner of Tranby Drive and Eighty Road, Baldivis.

5. Assessment against the bushfire protection criteria (addressed in Section 5)

The proposed subdivision arrangement was compared with the Acceptable Solutions in the four Bushfire Protection Criteria elements: Location, Siting and Design, Access, and Water.

Element 1 Location - this provision requires a strategic proposal demonstrates upon completion the area will be classified as a low or moderate Bushfire Hazard Level.

The site is within an area that is predominantly rural living with retained trees (forest) but classed as extreme BHL, due to the continuity of forest fuels south and west. Although the most severe bushfire impact to the site is likely to be from a fire running upslope from the east. The site is able to ameliorate the potential bushfire attack from the adjoining land conditions.

Element 2 Siting and Design – this provision requires that a planning application should demonstrate the habitable buildings will not be exposed to a BAL greater than BAL-29.

Figure 5 illustrates the capability of each lot to comply with the requirement to achieve BAL 29.

A developable area has been illustrated (Figure 5) on each lot capable of accommodating an APZ capable of achieving BAL 29 at a building. The developable area is only a demonstration of potential location to achieve compliance. The APZ and the extent of vegetation to be modified, will be determined by the location of the dwelling and the APZ required to achieve BAL-29 at the exterior wall of the building. (The APZ will be routinely pursued by development application).

Element 3 Vehicle Access – this provision requires the site has access to a through road to provide alternate routes of escape and access for fire fighters.

The arrangement provides each lot with a direct access to a public road. Lot 1 will be provided with an Emergency Access Way, right of way over Lot 2 to provide access to a through road (Fifty Road).

The Emergency Access Way is to be assured through an easement s.195 of the *Lands Administration Act 1997* (Following WAPC condition F6). The EAW will be maintained by Lot 1.

Where a dwelling is to be located on a lot that is more than 70 m from a public road the private driveway is to comply with the technical requirements described in Table 6 column 4 (The driveway will be routinely pursued by development application).

Element 4 Water – this provision requires the availability of water for firefighting purposes.

The site has access to a reticulated water supply and hydrants are located in Cudliss Close and Fifty Road within 70 m of the site.

Additional Bushfire Management Strategies (addressed in section 5.2)

No additional bushfire management strategies have been identified in addition to the treatments identified in the bushfire protection criteria Elements 1 - 4.

Spatial representation of the bushfire management strategies (Figure EX 1)

The key features demonstrating compliance with the bushfire protection measures are identified on the *Spatial representation of the bushfire management strategies*.

These actions are reflected in the following *Responsibilities for implementation and management of the bushfire measures* – notably the illustration of the APZ.

6. Responsibilities for implementation and management of the bushfire measures

The purpose of this BMP is to demonstrate that subsequent development can comply with the requirements of SPP 3.7 and the bushfire protection criteria.







The proposal to divide the site into two lots has been assessed by the bushfire protection criteria and found to be potentially compliant with the Acceptable Solutions in the bushfire protection criteria.

The Scheme amendment proposes to amend the Zone Map to facilitate the subdivision. The subdivision and subsequent development will in turn be subject to demonstrating compliance with the bushfire protection criteria at each stage.

There is no necessity to repeat in the Scheme Amendment the requirements that will apply through the subsequent consideration of the subdivision and development application.

- a) The habitable building, on each additional lot, is to be located equivalent to BAL 29 at the face of the habitable building (dwelling). The extent of the APZ will be the minimum distance to achieve BAL 29 at the habitable building (dwelling).
- b) The habitable building on each additional lot, is to be constructed to the BAL Level at the face of the building (in accordance with AS 3959:2018).
- c) An emergency access way (right of way) is to be provided, along the east boundary connecting Lot 1 to Fifty Road. The EAW is to be provided by easement (Sections 195 Land Administration Act 1997)
- d) Where the habitable building is to be located more than 70 m from a public road, the private driveway shall be constructed and maintained in accordance with the technical requirements described in Table 6 Column 3 (SPP 3.7 Guidelines V1.4) and provided with a turnaround, for a type 3.4 fire appliance.
- e) Each Lot is provided with access to the reticulate water supply.

- a) Notification 165 PDA - land within a bushfire prone area > than BAL- Low
- b) Restrictive covenant – 129BA Transfer of Land Act 1893 – restricting habitable buildings within areas identified as BAL-40 or BAL-Flame Zone. (Local Government)

- | | |
|---|--|
|  | Site Boundary |
|  | Lot boundary |
|  | Developable Area (indicative option for the placement of a dwelling capable of achieving BAL 29. |
|  | Access Way |
|  | Emergency Access Way - <i>Right of Way</i> (Table 6 column 3) |
|  | Hydrant – access to a reticulated water supply |

Prepared: Anthony Rowe
Accreditation Number: 36690
Accreditation Level: Level 3
Date: 6 April 2022

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1. PROPOSAL DETAILS

1.1 Introduction

The owner of lot 4 Fifty Road ('the site') is seeking to facilitate, through a Scheme amendment, the subdivision of the existing lot (2.8 ha) into two lots 1ha and 1.8 ha.

The site is located within an area identified as bushfire prone area (OBRM 2019) and the proposed structure plan is a strategic level document to be assessed by the provisions of State Planning Policy 3 .7 Planning in Bushfire Prone Areas and its Guidelines.

The purpose of this Bushfire Management Plan BMP is to assess, by Scheme Amendment, the capability of the future subdivision to support future development that can comply with the requirements of the State Planning Policy 3 .7 Planning in Bushfire Prone Areas.

The State Planning Policy 3 .7 is a risk based arrangement, the intent is **to preserve life and reduce the impact of bushfire on property and infrastructure**. The risk is assessed by AS 3959:2018 and the corresponding treatments are described in satisfying each Element in the Bushfire Protection Criteria either by Acceptable Solutions or by performance principle.

State Planning Policy 3 .7 is not a prohibition but seeks to avoid significant adverse bushfire impact through appropriate treatments. The emphasis is therefore upon satisfaction of the Policy Intent by the design outcome – "upon completion."

1.1.1 Site and Proposal Description

Address	(Lot 4) 44 Fifty Road Baldivis			
Local Government Area	City of Rockingham			
Local Planning Scheme Zone	Rural			
Bushfire Season	1 December – 12 May (precise dates may vary annually)			
Lot size	2.8 ha			
Development proposal	Guidance (Scheme Amendment) for Subdivision into five lots Lot 1 = 1 ha Cudliss Close Lot 2 = 1.8 ha including (EAW) for the benefit of Lot 1			
Building class	Class 1			
Land description site	Single dwelling, primarily pasture grass with open forest.			
Adjoining Land uses	North	East	South	West
Within 150 m	Rural (used as Rural Living), upslope	Rural (used as Rural Living) Pasture/open forest, down slope 6°.	Pasture/open forest	Rural Living (Special residential divided into 5 lot 0.5 ha each) Pasture/open forest, upslope.

Within 2 km	Rural living up to 1 km followed by Scrub Forest – Leda Nature Reserve	Rural Living Residential	Forest	Rural living (Special Residential) Scrub Forest (Lake Cooloongup and Lake Walyungup wetland system)
Road Access	<p>Lot 1 has frontage access to Cudliss Close, which is a dead end road extending from Mandurah Road (west).</p> <p>Lot 2 has frontage access to Fifty Road, which is a through road that connects Mandurah Road and Baldivis Road</p>			
Water supply	<p>The site has access to a reticulated water supply.</p> <p>Hydrants are located in Cudliss Close and Fifty Road within 70 m of the site.</p>			
Tele communications	The site is within the Telstra 4G network			
Emergency services	<p>The nearest rural fire brigade is 4.9 km from the site</p> <p>Baldivis Volunteer Fire & Emergency Services Station corner of Tranby Drive and Eighty Road, Baldivis</p>			
Minor Development	N/A			
Unavoidable development	N/A			
Vulnerable Development	N/A			
High risk land use	N/A			

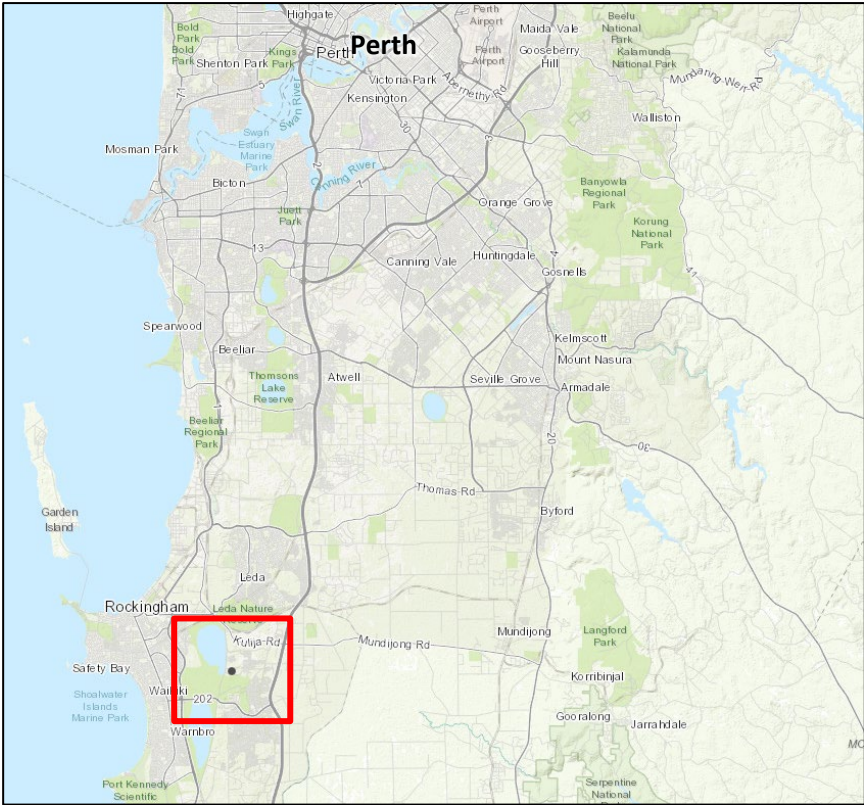


Plate 1: Site in Locality



Plate 2: OBRM Bushfire Prone Area (Pink area)

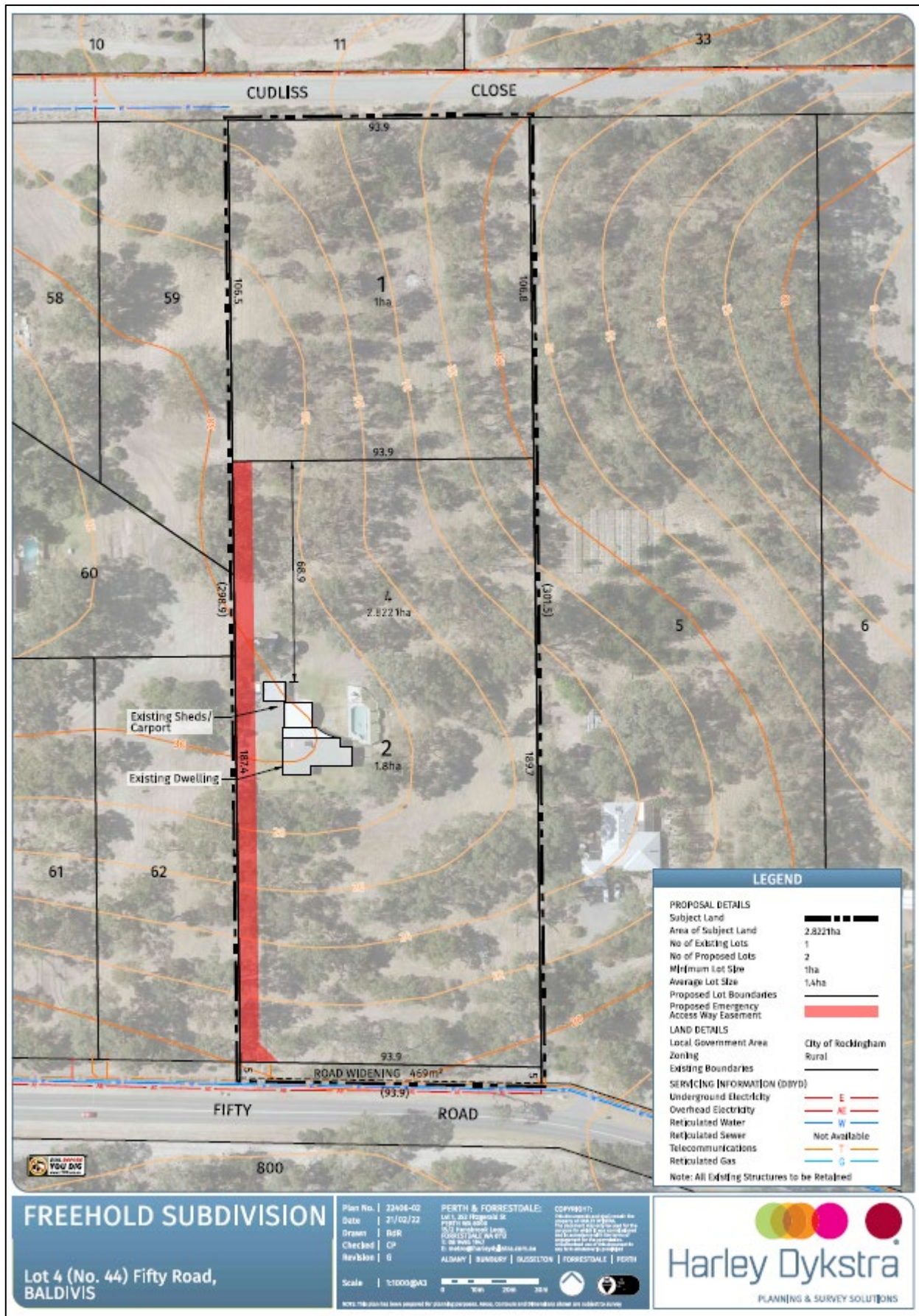


Plate 3: Site Plan

1.2 Regulatory Compliance Requirements

Planning and Development Act 2005 - SPP 3.7

On 7 December 2015, the State Government introduced by Gazette, a state map of Bushfire Prone Areas by order under the *Fire and Emergency Services Act 1998* and introduced development controls in Bushfire Prone Areas through the *Planning and Development Act 2005*. These controls were authorised by State Planning Policy 3.7 (Planning in Bushfire Prone Areas) regulations introduced under Part 10A Schedule 2 of the *Planning and Development (Local Planning Scheme) Regulations 2015* and guided by the *Guidelines for Planning in Bushfire Prone Areas*.

The proposal is a Structure Plan (Strategic Planning Proposal), where the lot lay out is known. Because the proposed lots are known the capability of the lot to comply with the Policy Intent can be assessed and the relevant WAPC template joins the considerations for subdivision.

State Planning Policy 3.7 Planning in Bushfire prone areas.

The State Planning Policy, Regulations, and Guidelines now form the foundation for fire risk management planning in WA at a community and land development level. The Policy Intent of SPP 3.7 is ***to preserve life and reduce the impact of bushfire on property and infrastructure.***

Section 4 of SPP 3.7 provides the policy is to be read in conjunction with the (Local Planning Schemes) Amendment Regulations 2015, supplementary provisions of a scheme (if present), the supporting Guidelines and the Australian Standard AS3959.

Applicable clauses from SPP 3.7, addressing Scheme amendments /structure plan where the lot layout is known, include:

- SPP 6.2: A development application within a bushfire prone area has or will, **on completion**, have a moderate BHL and/or where BAL-12.5 to BAL-29 applies, may be considered for approval.
- SPP 6.3: Any strategic planning proposal is to be accompanied by a Bushfire Hazard Level (BHL) assessment (Guidance provided by a WAPC Position Statement) and Bushfire attack Level Contour Map illustrating a developable area < BAL 29 **can be achieved** and demonstrate the bushfire hazard issues **can be addressed** in compliance with the Policy Intent. *In this instance a moderate BHL can be achieved in accordance with the Position Statement.*
- SPP 6.4: The information required to accompany subdivision applications is to include a BAL contour Map, the identification of any hazard resulting from the BAL Contour Map and an assessment against the bushfire protection criteria that demonstrate the capability of the subsequent development to comply with the Policy Intent. *In this instance the Scheme amendment should demonstrate the future capability and is best shown on a BAL contour Figure 5.*
- SPP 6.7: A development that will result in the introduction or intensification of development or land use in an area that has or will, **on completion**, have an extreme BHL and/or BAL-40 or BAL-FZ will not be supported. *In this instance the proposed Scheme amendment can demonstrate a developable area, BAL 29 is available on each lot, refer to Figures 5.*
- SPP 6.11: Precautionary Principle if a landowner/proponent cannot satisfy the performance principles of the relevant policy measures (intent) through either the acceptable solutions outlined in the Guidelines, or through the alternative solutions (Performance Principle) the application may not be approved. *The proposal can achieve compliance with the with the acceptable solutions.*

Position Statement: Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design

This Position Statement is to be read in conjunction with SPP 3.7.

It provides that consideration should be given to the level of bushfire exposure that adjoins or is within the subject site and where lot(s) contain BAL-40 or BAL-FZ, that sufficient area is provided within the site to accommodate a building and an APZ to achieve BAL-29 (a developable area based around a 300 m² building for the purpose of demonstrating capability).

Bush Fire Risk Treatment Standards 2020

The Bush Fire Risk Treatment Standards 2020 provides an exemption from the requirement to obtain a permit to clear vegetation around a dwelling, under State legislation, if for the purpose of bushfire protection subject to:

- The house being constructed prior to 8 December 2015 (introduction of the State bushfire planning framework, Map of bushfire prone area and State Planning Policy 3.7)
- The area cleared is not greater than 20 m
- The dwelling is not within an Environmentally Sensitive Area

Environment Protection Act 1986 and Environmental Protection (clearing native vegetation) Regulation 2004

A primary assessment consideration is bushfire risk management and environmental conservation (Guidelines V1.3 at s.2.3).

Bushfire risk management options may be limited due to restrictions upon affecting nearby regulated vegetation (to provide separation to reduce fire intensity at the point of the receiver).

It is an offence to clear native vegetation without the authority of a permit or an exemption. The act of clearing native vegetation, requires a permit from either the Department of Water and Environmental Regulation (DWER) or the Department of Mines, Industry Regulation and Safety (DMIRS), unless an exemption applies.

Separate and independent approvals are required where an expressed exemption is not provided. Where an exemption is not satisfied approval from the relevant authority for the legislation is required.

The proposed development will result in the displacement of regulated vegetation requiring separate clearing approval as part of the subdivision considerations.

The primary legislation (State and Commonwealth) exemptions include:

Environment Protection Act 1986

- Clearing required by local government Section 33 *Bushfire Act 1954*.
- **Clearing in accordance with the terms of a subdivision approval.**
- Clearing in accordance with a permit under the *Bushfires Act 1954* (prescribed burning) and clearing by a bushfire control officer.

Environmental Protection (clearing native vegetation) Regulation 2004 (exemptions do not apply in Environmentally Sensitive Areas, and clearing > than 5ha)

<https://www.der.wa.gov.au/your-environment/environmentally-sensitive-areas>

- Clearing to the extent necessary to construct an approved building.
- Clearing that is for fire hazard reduction burning.
- Clearing to maintain an area cleared in the last ten years.

(WA) Biodiversity Conservation Act 2016 and Bio-diversity Conservation Regulations 2018

The *Biodiversity Conservation Act, 2016*, replaces the *Wildlife Conservation Act, 1950*, and the *Sandalwood Act, 1929*, it became operational with the *Bio-diversity Conservation Regulations 2018*, on 1 January 2019.

The Act provides for listing species, threatened ecological communities (TECs), key threatening processes, and critical habitats. It introduces criteria for listing species 'endangered', 'critically endangered' or 'vulnerable,' to align with the Environment Conservation and Biodiversity Conservation Act 1999 (Cth).

The *Biodiversity Conservation Act 2016* recognises that activities approved under the *Environment Protection Act 1986* do not require further approval include clearing of native vegetation that is either exempt or done under the authority of a clearing permit or done in accordance with an implementation decision under Part IV of the *Environment Protection Act 1986*.

Commonwealth Environment Protection Biodiversity Conservation Act 1999

The Commonwealth Environment Protection Biodiversity Conservation Act 1999 provides for the protection of matters of national environmental significance. National environment law does not generally regulate fire prevention measures taken by state and territory governments, but no specific exemptions are provided.

2. ENVIRONMENTAL CONSIDERATIONS

2.1 Native Vegetation – Modification and Clearing

In accordance with the Department of Planning Lands and Heritage template (BMP Template to support a Bushfire Hazard Level (BHL) assessment for strategic planning proposal) a review of the listed databases has been undertaken as part of this assessment to identify whether restrictions or other specific considerations may apply that would affect the implementation of any bushfire protection initiatives that may otherwise be identified.

Table 1: Ecological database assessment.

Is the land affected by:	Yes/No/NA	If yes - describe	
Conservation Wetland or buffer (DBCA-019 DBCA-017)	No	Not identified on SLIP Landgate database	
RAMSAR Wetland (DBCA-010)	No	Not identified on SLIP Landgate database	
Threatened and Priority Flora (DBCA-036)	No	Not identified on SLIP Landgate database	
Threatened and Priority Fauna (DBCA-037)	No	Not identified on SLIP Landgate database	
Threatened Ecological Communities (DBCA-038)	Yes	Identified on SLIP Landgate database to be within an area of a threatened ecological community	
Bush Forever (COP-071)	No	Not identified on SLIP Landgate database	
Environmentally Sensitive Area (DWER-046)	No	Not identified on SLIP Landgate database	
Regionally Significant Natural Areas (DWER-070)	No	Not identified on SLIP Landgate database	
Conservation Covenant (DPIRD-023)	N/A		
Does the proposal require the removal of restricted vegetation?		Yes	No

The placement of a dwelling on each lot and establishing the APZ, which is required only for the habitable building, will displace or modify vegetation.

The APZ is not barren land but is a horizontal and vertical distribution of bushfire fuel in accordance with the arrangement (separations) described in the Guidelines at Element 2 Schedule 1- *Asset Protection Zone standards*.

Lot 2 contains an existing dwelling that predates 8 December 2015, when the State bushfire frameworks was introduced.

New dwellings, for Lot 1 and Lot 2 (replaced) will be subject to development approval and the establishment of an APZ.

2.2 Re-vegetation/Landscape Plans

Re-vegetation/landscape plans are not included with a Scheme amendment but can be subject (conditioned) to the approval of the development application for the dwelling, when the extent of the APZ required will be determined.

The description in the Guidelines at Element 2 Schedule 1- *Asset Protection Zone standards* is a default landscape plan that describes the spatial arrangement of vegetation to be applied in the APZ.

3. BUSHFIRE ASSESSMENT

3.1 Bushfire Attack Level Assessment (Inputs)

The following assessment has applied the methodologies described in AS 3959:2018, the Guidelines, and has used the Fire Protection Association Australia accredited practitioner methodology for the preparation of Bushfire Attack Level (BAL) assessments.

All vegetation within 150 m (context) of the subject building has been classified following Clause 2.2.3 (AS 3959:2018) to determine the predominant vegetation affecting the behaviour at the locality. The Bushfire Attack Level is determined by the **predominant** vegetation within 100 m of the site boundary (for subdivision), or around the development site (building envelope) or the external face from a habitable building.

The classifications of vegetation used in AS 3959:2018 are based on foliage cover, measured as a percentage of a hectare and by the fuel (vegetation) height.

Foliage cover: *The portion of the ground that would be shaded by foliage when the sun is shining directly overhead, expressed as a percentage for each stratum or identifiable layer of vegetation*

AS 3959:2018

Layer/ Stratum	Description	Hazard
Bark	Tight/fine – course/ribbon	Spotting and ember attack potential
Canopy	Trees taller than 6 m	Influences the flame height
Elevated fuel	Trees and Shrubs up to 6 m	Influences the flame height
Near surface	Grasses and shrubs taller than 100 mm and up to 2 m	Influences the rate of spread
Surface	On ground material, leaves, twigs, bark	Influences the rate of spread

From CFA (Vic) Overall fuel assessment guide 2010

AS 3959:2018 prescribes six categories of Bushfire Attack Level (BAL): BAL-LOW, BAL-12.5, BAL-19, BAL-29, BAL-40, and BAL-FZ. In addition, BAL-FZ describes only performance solutions where the separation from classified vegetation (on completion) is less than 10 m. The BAL level is used for determining the siting of development (to be less than BAL-40) and in turn the construction standard that is equivalent to the BAL at the proposed building location.

This assessment has followed the guidance of AS 3959:2018. This includes:

- A recognition of excluded vegetation types described at cl.2.2.3.2 (e) and (f), but the underlying vegetation should still be classed e.g. an orchard may be excluded but not the grassland within it.
- A separate plot is applied if there is a variation in the slope greater than 5.0°
- For various vegetation classes a representation that is less than 10%, does not constitute the predominant class. Foliage cover referred to in AS 3959:2018 for various classes is based on the foliage cover for that class as a percentage of a ha. (shadow cast is not representative of foliage cover).

- The measurement point and the most influential vegetation class (presenting the highest BAL at the building) is used for the determination of the BAL at the building (Figure 2.2 AS 3959:2018).
- Consideration of the predominant vegetation is to consider the likelihood of regeneration.
- Orchards, and single tree rows (planted in a row less than 10 m wide) is determined by underlying the near surface fuel.

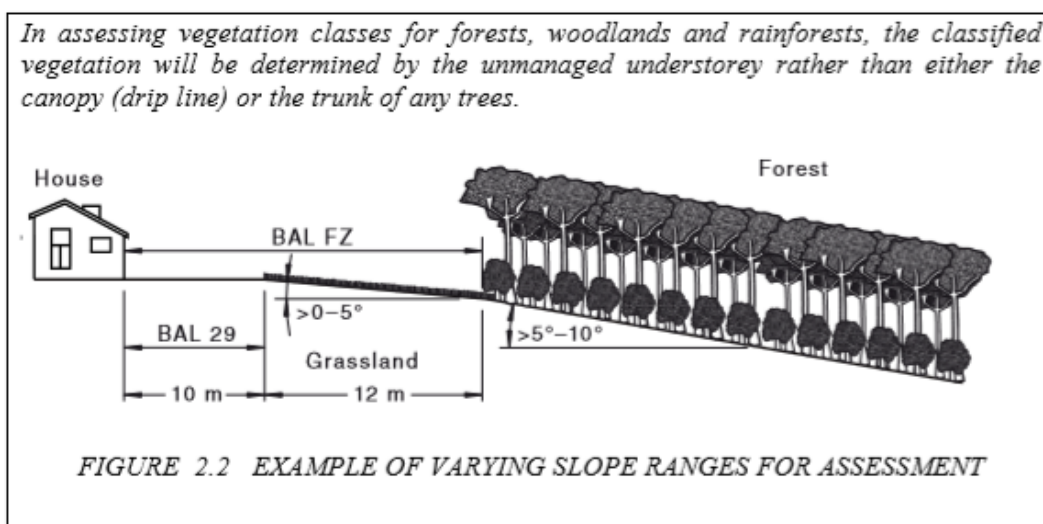


Plate 4: Effective Slope and measurement taken from AS3959:2018

Effective slope under each vegetation plot was assessed in accordance with the methodology detailed in AS 3959:2018. Construction of buildings in bushfire prone areas (AS 3959) (Standards Australia, 2018 Bushfire Fuels). Slope data was measured on site and cross referenced with Landgate elevation data.

Figure 1: Location - 44 Fifty Road Baldvis



Figure 2: Topography – 44 Fifty Road Baldvis

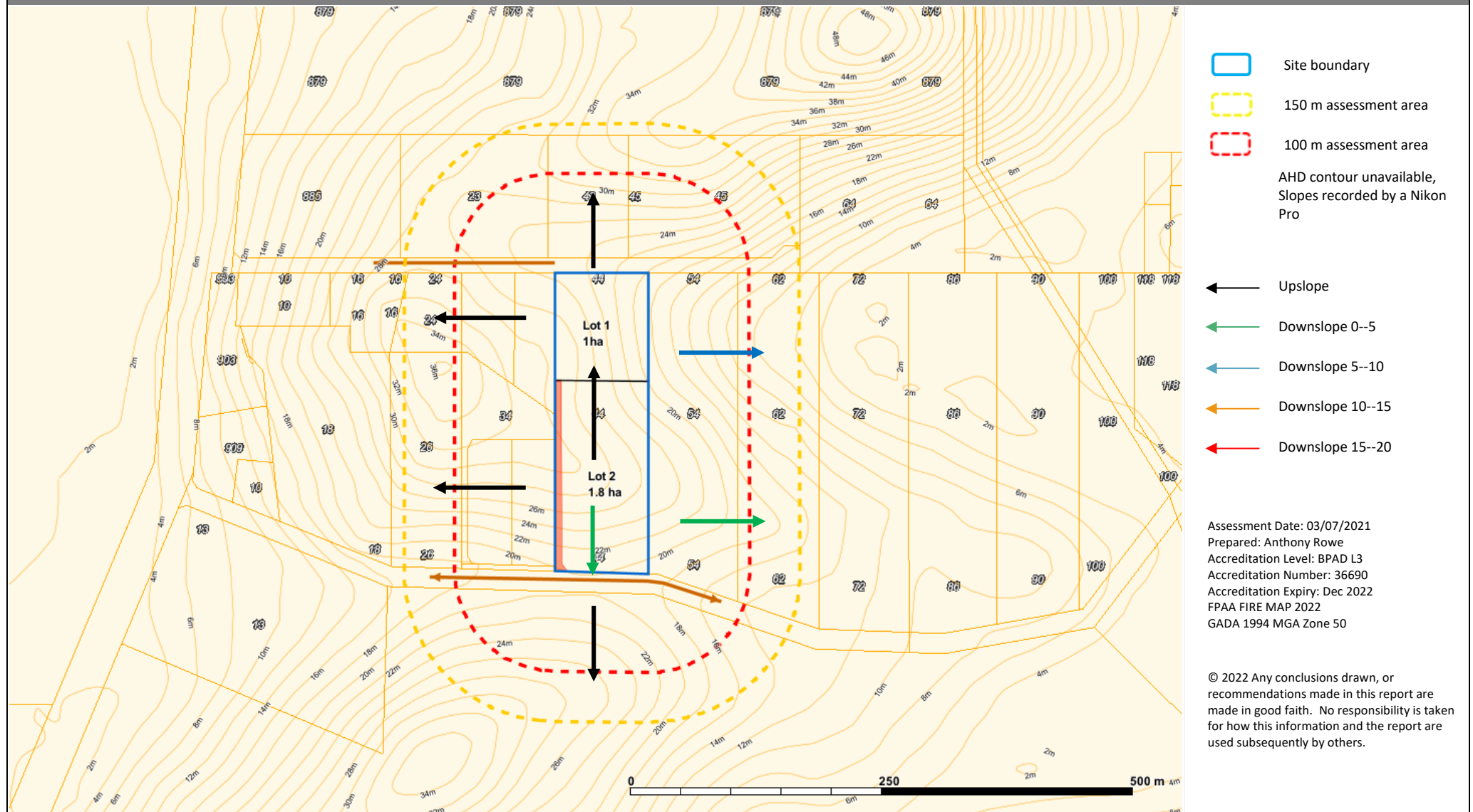


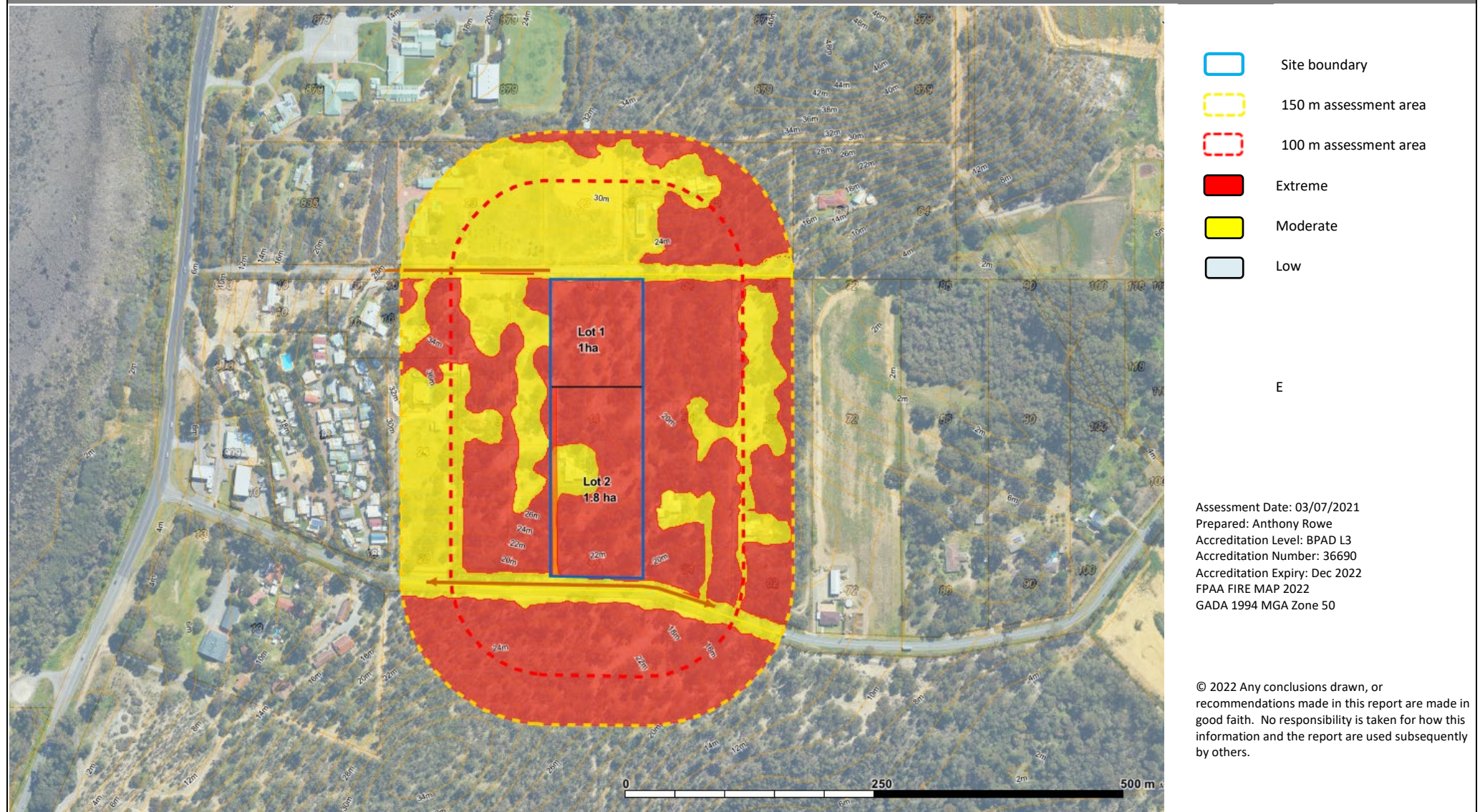
Figure 3: Vegetation Classification - 44 Fifty Road Baldvis










Figure 3a: Vegetation Classification - 44 Fifty Road Baldvis - Enlarged







Figure 4: Bushfire Hazared Level – 44 Fifty Road Baldivis





PLOT: 1						
Vegetation Classification		PHOTO ID: 1.1		PHOTO ID: 1.2		
Excludable - 2.2.3.2(f) Low Threat Vegetation						
Slope						
NA						
Description (AS3959)						
Vegetation regarded as low threat due to factors such as flammability, moisture content or fuel load. This includes grassland managed in a minimal fuel condition, mangroves and other saline wetlands, maintained lawns, golf courses (such as playing areas and fairways), maintained public reserves and parklands, vineyards, orchards, banana plantations, market gardens (and other non-curing crops) cultivated gardens, commercial nurseries, nature strips and windbreaks.						
Observation/Justification for classification		PHOTO ID: 1.3		PHOTO ID: 1.4		
Fuel Hazard	Surface	Near surface	Elevated	Bark		
Low	✓	✓	✓	✓		
Moderate						
High						
Very High						
Extreme						
Post development						
		Comment:				


PLOT: 2					
Vegetation Classification		PHOTO ID: 2.1		PHOTO ID: 2.2	
Class A Forest - Tall open forest A-01					
Slope					
Downslope 5-10					
Description (AS3959)					
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.		PHOTO ID: 2.3		PHOTO ID: 2.4	
Fuel Hazard	Surface	Near surface	Elevated	Bark	
Low	✓	✓			
Moderate				✓	
High			✓		
Very High					
Extreme					
Post development					
Displaced or modified to APZ standard					
Comment: Grasses under elevated tree canopies, with some elevated fuels, canopy exceeding 30% cover.					


PLOT: 3								
Vegetation Classification		PHOTO ID: 3.1		PHOTO ID: 3.2				
Class A Forest - Tall open forest A-01								
Slope								
Flat								
Description (AS3959)								
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.								
Observation/Justification for classification		Comment: Grasses under elevated tree canopies, with some elevated fuels, canopy exceeding 30% cover.						
Fuel Hazard	Surface					Near surface	Elevated	Bark
Low	✓					✓		
Moderate								✓
High							✓	
Very High								
Extreme								
Post development								
Displaced or modified to APZ standard								

PLOT: 4					
Vegetation Classification		PHOTO ID: 4.1		PHOTO ID: 4.2	
Class A Forest - Tall open forest A-01					
Slope					
Downslope 5-10					
Description (AS3959)					
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.		PHOTO ID: 4.3		PHOTO ID: 4.4	
Fuel Hazard	Surface	Near surface	Elevated	Bark	
Low	✓	✓			
Moderate				✓	
High			✓		
Very High					
Extreme					
Post development					
Adjoining Vegetation expected to be retained					
Comment: Grasses under elevated tree canopies, with some elevated fuels, canopy exceeding 30% cover					

PLOT: 5				
Vegetation Classification		PHOTO ID: 5.1		PHOTO ID: 5.2
Class A Forest - Low open forest A-04				
Slope				
Downslope 0-5				
Description (AS3959)				
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.				
Observation/Justification for classification				
Fuel Hazard	Surface	Near surface	Elevated	Bark
Low	✓			
Moderate				
High		✓		✓
Very High			✓	
Extreme				
Post development				
Adjoining Vegetation expected to be retained				

PLOT: 6						
Vegetation Classification					PHOTO ID: 6.1	PHOTO ID: 6.2
Class A Forest - Low open forest A-04						
Slope						
Flat						
Description (AS3959)						
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.						
Observation/Justification for classification					PHOTO ID: 6.3	PHOTO ID: 6.4
Fuel Hazard	Surface	Near surface	Elevated	Bark	Comment: upslope Grasses under elevated tree canopies, but with some elevated fuels, canopy exceeding 30% cover	
Low	✓					
Moderate		✓		✓		
High			✓			
Very High						
Extreme						
Post development						
Adjoining Vegetation expected to be retained. Phots 6.1-6.3 are over divided land 5000 m ² which may affect the coverage and overall classification.						

PLOT: 7								
Vegetation Classification		PHOTO ID: 7.1						
Class A Forest - Low open forest A-04		 <p>96°E (T) 32°18'27"S, 115°48'8"E ±33m ▲ 8m</p> <p>Envision Fifty 03 Jul 2021 11:55:57</p>						
Slope								
Upslope								
Description (AS3959)								
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.								
Observation/Justification for classification		Comment: Unmanaged area elevated tree canopies and elevated fuels, canopy exceeding 30% cover						
Fuel Hazard	Surface					Near surface	Elevated	Bark
Low	✓					✓		✓
Moderate								
High							✓	
Very High								
Extreme								
Post development								
Adjoining Vegetation expected to be retained								

PLOT: 8					
Vegetation Classification		PHOTO ID: 8.1		PHOTO ID: 8.2	
Class G Grassland – Low open shrubland G-19					
Slope					
Flat					
Description (AS3959)					
Trees over 30 m high; 30%-70% foliage cover (may include understorey ranging from rainforest species and tree ferns to low trees and tall shrubs). Found in areas of high reliable rainfall. Typically dominated by eucalypts with a sub-dominant tree layer.		PHOTO ID: 8.3		PHOTO ID: 8.4	
Fuel Hazard	Surface	Near surface	Elevated	Bark	
Low	✓	✓	✓	✓	
Moderate					
High					
Very High					
Extreme					
Post development				<p>Comment: Areas of slashed grasses, foliage cover less than 10%. Roadside vegetation is single tree row over grass, classed as grassland.</p>	
Adjoining Vegetation expected to be retained					

POTENTIAL BUSHFIRE IMPACT - Outputs

In accordance with SPP 3.7, a BAL Contour Map has been prepared to illustrate the potential radiant heat impacts and associated BAL ratings for the assessment area after the development is completed (Figure 5d). Figure 5d is based upon an overall completion (Stage 5) and illustrates that no lot will exceed BAL 29.

Require separations for future development

Plot	Vegetation classification	Effective slope (degrees)	Separation Distance (AS 3959:2018 Table 2.5)	BAL
3, 6 and 7	Forest	Flat/upslope	< 16 m	BAL-FZ
			16- < 21 m	BAL-40
			21 - < 31 m	BAL-29
			31 - < 42 m	BAL-19
			42 - < 100 m	BAL-12.5
			> 100 m	BAL-LOW
5	Forest	0-5	< 20 m	BAL-FZ
			20 - < 27 m	BAL-40
			27 - < 37 m	BAL-29
			37 - < 50 m	BAL-19
			50 - < 100 m	BAL-12.5
			> 100 m	BAL-LOW
2 and 4	Forest	5-10	< 26 m	BAL-FZ
			26 - < 33 m	BAL-40
			33 - < 46 m	BAL-29
			46 - < 61 m	BAL-19
			61 - < 100 m	BAL-12.5
			> 100 m	BAL-LOW
8	Grassland	Flat/upslope	< 6 m	BAL-FZ
			6- < 8 m	BAL-40
			8 - < 12 m	BAL-29
			12 - < 17 m	BAL-19
			17 - < 50 m	BAL-12.5
			> 50 m	BAL-LOW

Figure 5a: BAL Contour 44 Fifty Road Baldvis

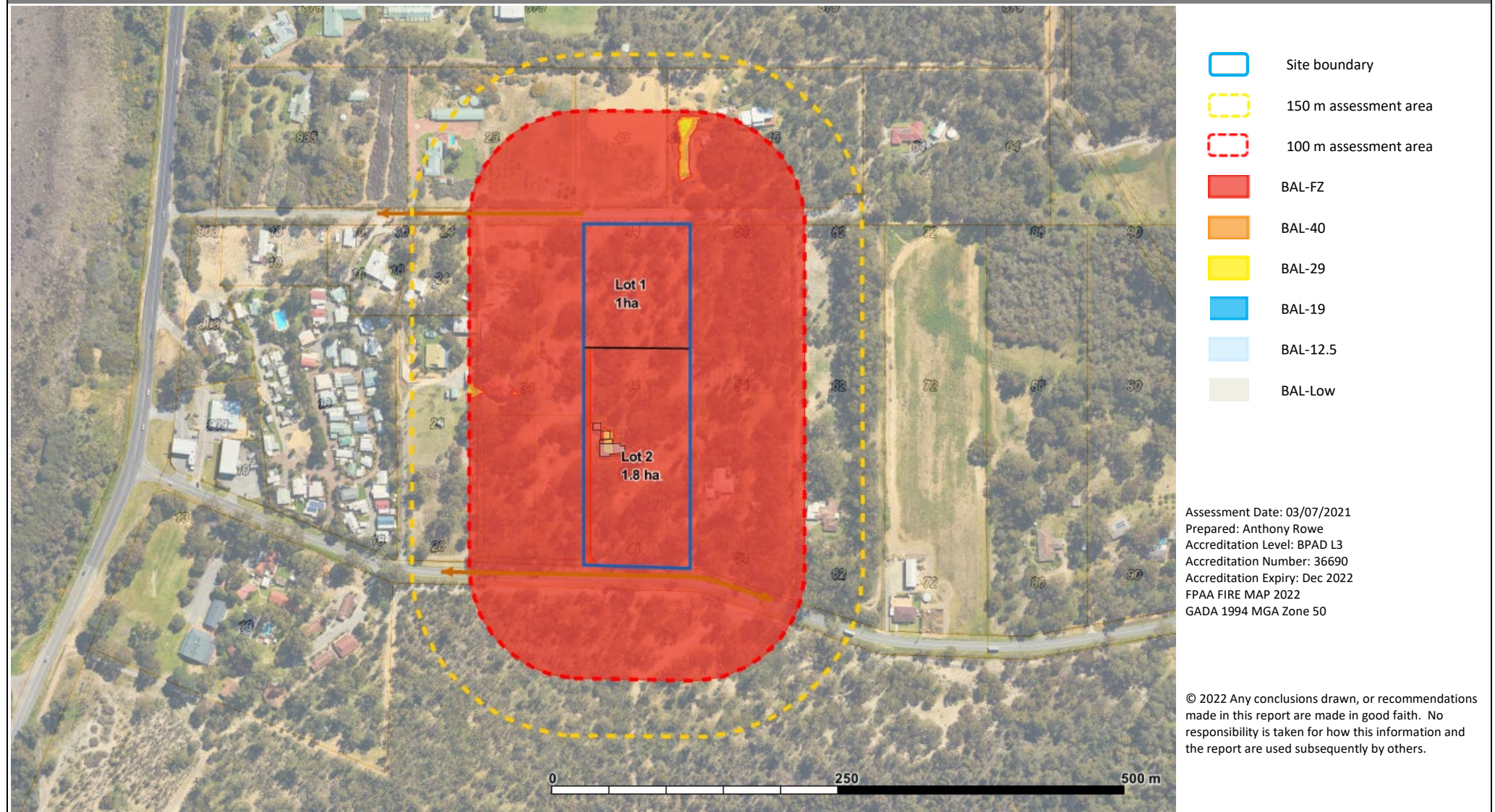


Figure 5b: BAL Contour 44 Fifty Road Baldvis



3.2 Bushfire Attack Level (Outputs) Method 1

The Indicative Bushfire Attack Level (highest BAL) for the site / proposed development is based upon the conditions and classified vegetation present at the time of completion. It represents the potential to implement the bushfire protection measures

Developable area

In accordance with Position Statement: *Planning in bushfire prone areas – Demonstrating Element 1: Location and Element 2: Siting and design*, the purpose of the Scheme amendment at SPP 3.7 is to demonstrate the resulting development/subdivision has the capability to achieve compliance with SPP 3.7. Because the building design is not known and an APZ is required from the exterior of a habitable building (dwelling), a developable area (not exceeding BAL 29) at an indicative habitable building of 300 m² is used for the purpose of demonstrating capability.

The Scheme amendment does not permit the undertaking of works. The approval to undertake works, to accommodate the development on the site, buildings, driveway and APZ around the habitable building, that may displace regulated vegetation (federal, state and local) is made upon the development application, when the modification of any regulated vegetation can be accurately assessed, based on the position of works proposed at the site.

The capability of the lot is determined by the vegetation adjoining the site, beyond the applicant's control (unless a perpetual arrangement is provided) and by any vegetation on site that proved restricted (as determined by the outcome of the regulated process).

In this instance no specific restriction has been identified on site by the review of ecological data bases, although a consideration will apply regarding the site within an area identified as threatened ecological community.

The developable area for Lot 1 is illustrated by the certain restrictions that follows the retention of classified vegetation adjacent the site. The positioning of the building and the required modification to the vegetation will be determined at the development application. The developable area within which an indicative building 300 m² with APZ is shown on Figure 5b.

SPP 3.7 is not retrospective. The BAL level at the existing dwelling on Lot 2 is BAL FZ (Figure 5a) due to the location of the garage near the west boundary and its close proximity to the dwelling. The garage is included as the outside of the dwelling for the purpose of determining a BAL (AS 3959:2018). If the house was separated from the shed by 6 m, the house would be BAL 40 (due to its proximity to the western boundary). The proposed Lot 2 does have sufficient area within it to locate a replacement for the existing dwelling, within an APZ that will provide BAL-29 at the dwelling.

The subdivision does not change the present risk (BAL 40/FZ) to the existing dwelling, but the proposed lot following the considerations for Lot 1, demonstrates a developable area on site sufficient to accommodate a replacement dwelling not exceeding BAL 29 (Figure 5b).

4. IDENTIFICATION OF BUSHFIRE HAZARD ISSUES

Risk

Sustainable fire combustion depends upon the availability of fuel, oxygen, and heat. Removal of any one of the three aspects will extinguish or not sustain a fire. Fuel management, the management of vegetation, is the most practical means of control.

Bushfire behaviour, as it increases in intensity and speed of travel, can exceed human control measures and when this occurs the risk increases to humans and property. Bushfire behaviour is a result of climate, topography, and the availability of bushfire fuel (vegetation).

- Climate (drought and season) & weather (temperature, humidity, wind, atmospheric instability).

Wind

Bushfires are influenced by the wind direction and the speed. The wind direction generally determines the direction of the fire and wind speed, along with ground slope, generally determines the speed a fire will travel over ground. As wind strength increases it increases the availability of oxygen allowing the fire intensity to increase.

Atmospheric conditions determine the potential for the uplift of embers and particles that can be distributed by the prevailing wind direction well ahead of the fire, up to 9 km, to create spot fires that can advance the location of the fire front.

Fire Danger Index FDI

FDI is an indicator of potential fire intensity and behaviour based upon weather conditions; temperature, humidity, and wind speed, together with climate measures, drought factor representing the dryness of the ground fuels.

The FDI is an indicator of the potential for house loss and fatalities.

The FDI is used as a basis for determining the required design performance of a building.

- Topography (slope of the ground, aspect) – fire travels faster uphill, and in some conditions may determine the direction of the fire. The landform can also channel and increase the windspeed at a locality and create turbulence. It is measured as 0.0° or in downslope increments of 5.0°.
- Vegetation (horizontal and vertical structure, flammability, mass, and availability). Measured as a vegetation classification, or an exclusion, in AS 3959 (Method 1). The arrangement of fuel has a greater effect upon the **intensity** of a fire than just its mass; its exposure to oxygen is referred to as its availability in a bushfire. The available fuel represents a potential fire intensity measured in tonnes per ha. For this reason the predominant vegetation as an expectation of fire intensity is used, rather than a determination based upon a minor proportion of exceptional vegetation; that may either under or overestimate the bushfire intensity. The potential for revegetation is also to be considered in context to the likely future use of the land, where there is potential to introduce an extreme bushfire hazard level.

Risk Evaluation

It is assumed that a bushfire will achieve a steady-state and be fully developed to maximum intensity over a 100 m (minimum) fire run. Grass fires travel faster (GFDI) than a forest canopy fire, but a forest canopy fire can eject a higher level of embers and also eject them over a greater distance. Crown fires occur when the ground fire is intense, and conversely, when ground fuels are managed, the resultant fire intensity may not be sufficient to involve the crown or sustain a fire.

Fuel reduction initiatives such as slashing and controlled burns are intended to reduce the fuel availability to a level where the intensity of the fire remains controllable.

The most relevant weather station to the site is at Jandakot Airport (23 km north of the site). The site is within an area described as having a Mediterranean climate of dry summers and mild, wet winters. The majority of rainfall is between May and September. The prohibited burning period is from mid-December to mid-March.

The Bushfire Danger Season has traditionally been between November and April each year, but recent climatic conditions have caused fire danger conditions to be present either side of this period.

Severe bushfire conditions FDI 50+, occur mostly between January and March. Extreme and Catastrophic conditions occur mostly in the afternoon and typically with westerly and-south westerly winds. A bushfire can however come from any direction and fires from the east, starting in the morning and into declining humidity have been the basis is for some of the largest landscape fires near the Perth urban area.

Bushfires generally travel in the direction of the prevailing wind. The direction of the prevailing wind conditions can affect the options for evacuation and anticipated fire intensity depending upon the slope and fuel.

The wind roses below (Plates 5 and 6) for February (averaged) recorded at 9 am and 3 pm illustrate morning wind directions are predominantly from the east, and afternoon winds generally stronger and of higher frequency from the west, south west.

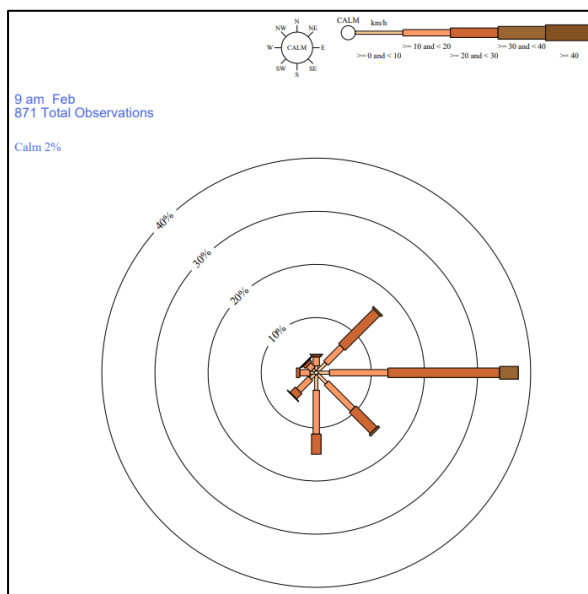


Plate 5: wind directions as at 9 am

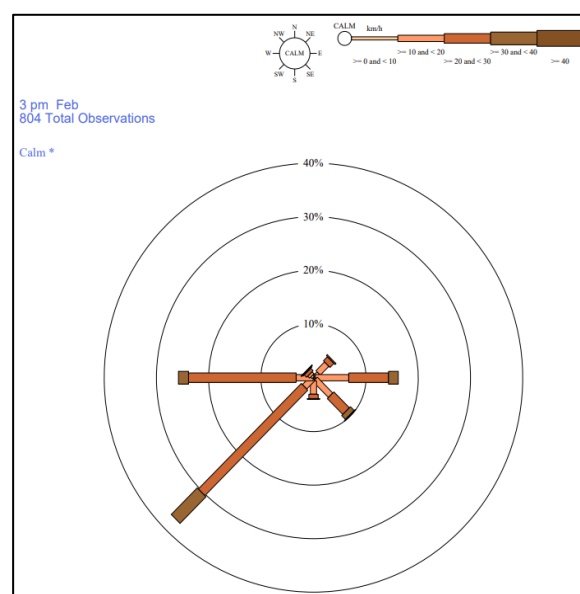


Plate 6: wind directions as 3 pm

Risk assessment



Plate7: Illustrates the surrounding area within 2 km is extended forest from the west and south.

Plate 7: When combined with Plates 5 and 6, suggests a fire likely to affect the site, is most likely to arrive from the south, and south west through scrub and forest fuels. A fire from this direction will arrive through broken fuels (immediate west) and be separated by Fifty Road from the south. Although the fire run from the east is shorter a fire would travel upslope, increasing its intensity and it would run up to the site. It is the most severe risk.

The establishment of an APZ around the existing buildings will displace and reduce the overall exposure to immediate forest fuels. The resulting dwellings will require separation form the forest vegetation. The down slope will require an extended separation area APZ to the east of the site, to account for the vegetation located downslope.

The proposed lots and future buildings will have a separation and construction standard equivalent to the determined bush fire risk. The existing dwelling on lot 2 will retain its existing risk, due to its proximity to the western boundary, and an insufficient distance to achieve BAL 29.

In the event of a fire arriving from the south and west evacuation to the west along Fifty Road is the shortest and preferred route into the greater urban area and BAL Low.

A fire from the east may not provide sufficient time for safe evacuation, placing importance upon the siting and building construction requirement to offer safety.

The site has access to a reticulated water supply to assist with fire suppression.

The risk treatments are addressed in the corresponding (following) Bushfire Protection elements

5. BUSHFIRE PROTECTION MEASURES

5.1 Guidelines for Planning in Bushfire Prone Areas Version 1.4 (the Guidelines)

The Guidelines apply to development applications located within designated bushfire prone areas. The Guidelines provide supporting information for implementation of SPP 3.7. Specifically, they provide the Bushfire Protection Criteria to be addressed for all applications.

The bushfire risk mitigation strategies detailed in (Table 2 below) are designed to comply with the Bushfire Protection Criteria detailed in Guidelines for Planning in Bushfire Prone Areas Version 1.4 (the Guidelines) Appendix 4 (WAPC, 2021).

Table 2: Bushfire Protection Criteria assessment.

For each of the elements listed within Appendix 4 of the Guidelines for Planning in bushfire-prone areas, the 'intent' must be achieved either by the proposal meeting the acceptable solutions; or where these acceptable solutions cannot be fully met, then by a performance-based solution that can achieve the 'intent.'

The purpose of the Structure Plan is to resolve bushfire hazard issues and treatments for the following subdivision. In order to avoid repetition at subdivision issues resolved at the structure plan need not be revisited at subdivision if the subdivision is consistent with the acknowledgements, acceptance and directions made by the structure plan.

✓	Acceptable solution provided	C	An Acceptable Solution to be conditioned	
N/A	Not Applicable	P	Performance Principle solution see 5.2	
Bushfire Protection Criteria	Method of Compliance	AS	PP	Proposed Bushfire Management Strategies
Element 1: location				
To ensure that strategic planning proposals, subdivision, and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property, and infrastructure				
P1 The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed. For unavoidable development in areas where BAL-40 or BAL-FZ applies, demonstrating that the risk can be managed to the satisfaction of the decision-maker.	A1.1 Development location The strategic planning proposal, subdivision, and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.	✓		<p>The site is within an area (2.5 km) of contiguous Scrub/Forest from the north, the south and the west and up to 1 km to the urban area to the east. The immediate land within 150 m fragmented with a mixture of rural living lots north, east and west.</p> <p>The classification of the area is extreme BHL.</p> <p>Element 1.1 can however be resolved if a developable area not exceeding BAL 29 can be achieved. This is addressed in Element 2 below.</p> <p><u>Development response</u></p> <p>The proposal is capable of compliance</p>

Element 2: Siting and Design To ensure that the siting and design of development minimises the level of bushfire impact				
<p>P2 The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. The proposal incorporates a defensible space and significantly reduces the heat intensities at the building surface thereby minimising the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.</p>	<p>A2.1 Asset Protection Zone</p> <p>Every habitable building is surrounded by, and every proposed lot can achieve, an APZ depicted on submitted plans, which meets the following requirements:</p> <ul style="list-style-type: none"> • Width: Measured from any external wall or supporting post or column of the proposed building, and of sufficient size to ensure the potential radiant heat impact of a bushfire does not exceed 29kW/m² (BAL-29) in all circumstances. • Location: the APZ should be contained solely within the boundaries of the lot on which the building is situated, except in instances where the neighbouring lot or lots will be managed in a low-fuel state on an ongoing basis, in perpetuity (see explanatory notes). • Management: the APZ is managed in accordance with the requirements of 'Standards for Asset Protection Zones.' (see Schedule 1). 	✓		<p>The Acceptable solution A2.1 requires that the development site can achieve on completion a BAL not exceeding BAL-29.</p> <p>Figure 5b illustrates that each lot has sufficient space to provide a habitable building not exceeding BAL 29, accounting for the adjoining vegetation and slope.</p> <p>Figure 5b illustrate only the area a compliance arrangement can be achieved for a habitable building up to 300 m² as a basis for comparison. The area of vegetation to be displaced will be determined at the development application, the location and extent of the APZ determined by the location of the habitable building. The development application will be subject to demonstrating compliance with ecological considerations Federal, State and Local, the BMP does not take precedence over the environmental considerations.</p> <p>The existing dwelling does not have sufficient space from the west boundary to achieve a BAL not exceeding BAL - 29. The proposed subdivision does not change the risk, but the lot is of sufficient size that a future building could be sited to achieve a BAL not exceeding BAL 29.</p> <p>The required construction standard at each lot, given the clearance of vegetation on the site will be minimised, will be BAL 29, to be determined at the development application.</p> <p>SPP 3.7 is not retrospective, the present risk to the existing dwelling is unaffected by the facilitation of the subdivision proposed.</p> <p>Routine WAPC conditions (Model conditions) are expected to apply that will include:</p> <ul style="list-style-type: none"> • A notification the site is within a bushfire prone area (WAPC F2) • A restriction upon development in BAL 40 and FZ (WAPC F3) <p><u>Development response</u></p> <p>The proposal is capable of compliance – subject the ecological approval for the removal/modification of vegetation.</p>

Element 3: Vehicular Access To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event				
P3i The design and capacity of vehicular access and egress is to provide for the community to evacuate to a suitable destination before a bushfire arrives at the site, allowing emergency services personnel to attend the site and/or hazard vegetation.	A3.1 Public roads The minimum requirements under this acceptable solution are applicable to all proposed and existing public roads. Public roads are to meet the minimum technical requirements in Table 6, Column 1. The trafficable (carriageway/pavement) width is to be in accordance with the relevant class of road in the Local Government Guidelines for Subdivisional Development (IPWEA Subdivision Guidelines), Liveable Neighbourhoods, Austroad standards and/or any applicable standards for the local government area			The site has vehicular access from public roads. Lot 1 is accessed by Cudliss Close (dead end) from Mandurah Road (west). Lot 2 is accessed from Fifty Road which links Baldivis Road (east) to Mandurah Road (west). The public roads are sealed carriage ways that are compliant with Table 6 Column 1 in width and grade. <u>Development response</u> The proposal is capable of compliance.
	A3.2a Multiple access routes Public road access is to be provided in two different directions to at least two different suitable destinations with an all-weather surface (two-way access). If the public road access to the subject site is via a no-through road which cannot be avoided due to demonstrated site constraints, the road access is to be a maximum of 200 metres from the subject lot(s) boundary to an intersection where two-way access is provided. The no-through road may exceed 200 metres if it is demonstrated that an alternative access, including an emergency access way, cannot be provided due to site constraints and the following requirements are met: <ul style="list-style-type: none"> the no-through road travels towards a suitable destination; and the balance of the no-through road, that is greater than 200 metres from the subject site, is wholly within BAL-LOW, or is within a residential built-out area – Figure 2333 	✓		The site is located between Cudliss Close and Fifty Road. The site is located 354 m from Mandurah Road by Cudliss Close (Lot 1). Fifty Road is a through road from Baldivis Road (east), or Mandurah Road (west). An Emergency Access Way across lot 2 will provide access for Lot 1 to Fifty Road. The arrangement will be compliant with A3.2b Emergency Access way - below. This provides an arrangement for both lots to have access to a through road and multiple destination, to evacuate in the opposite direction to an approaching bushfire. <u>Development response</u> The proposal is capable of compliance.
		✓		

	<p>A3.2b Emergency access way Where it is demonstrated that A3.2a cannot be achieved due to site constraints, or where an alternative design option does not exist, an emergency access way can be considered as an acceptable solution. An emergency access way is to meet all the following requirements: requirements in Table 6, Column 2; provides a through connection to a public road; be no more than 500 metres in length; and must be signposted and if gated, gates must open the whole trafficable width and remain unlocked.³⁴</p>	✓	<p>Lot 1 located on Cudliss Close 354 m from Mandurah Road will have an access to Fifty Road by Emergency Access Way 191 m over Lot 2.</p> <p>Each leg Cudliss Close (354 m) and the Emergency Access Way (191 m) are less than 500 m in length.</p> <p>The EAW can be established across each lot at subdivision by a Right of Way under, section 195 <i>Land Administration Act 1997</i>, for the benefit of Lot 1 and Emergency Services.</p> <p>The WAPC Model Subdivision condition F6 provides:</p> <p><i>“Easement(s) in accordance with Section 195 of the Land Administration Act 1997 specifying access rights for alternative bushfire access for lot(s) in favour of the Local Government and/or public authority are to be placed on the certificate(s) of title. The Local Government and landowner to agree on management arrangements of the easement area by deed. Notice of the easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows:</i></p> <p><i>“x metre wide right-of-carriageway easement is to be provided between... [INSERT LOCATION DETAILS AS APPLICABLE]”. (Local Government)”</i></p> <p>As a means of ongoing management it is proposed, because the EAW is for a single allotment, that the arrangement is managed by terms agreed between Lot 1 and 2, to be endorsed by the Local Government.</p> <p><u>Development response</u></p> <p>The proposal is capable of compliance.</p> <p>Routine WAPC conditions (Model conditions) are expected to apply at subdivision to address the arrangement of the EAW.</p>
	A3.3 Through-roads	N/A	No public roads to proposed as part of the proposed subdivision. The proposal will utilise the existing public road arrangement.
	A3.4a Perimeter roads	N/A	Perimeter roads are not required for subdivisions less than 10 lots
	A3.4b Fire service access route	N/A	A Fire service access route can be applied as an alternative to satisfying the requirement for a Perimeter Access Road. A perimeter road is not required for subdivision of less than 10 lots.

				The City Firebreak notice and the installation of firebreaks is applicable under the <i>Bushfires Act 1954</i> .
	A3.5 Battle-axe access legs	N/A		The proposal does not include a battle axe arrangement.
	A3.6 Private driveways There are no private driveway technical requirements where the private driveway is: <ul style="list-style-type: none">• within a lot serviced by reticulated water;• no greater than 70 metres in length between the most distant external part of the development site and the public road measured as a hose lay; and• accessed by a public road where the road speed limit is not greater than 70 km/h. In circumstances where all of the above conditions are not met, or the private driveway is in a non-reticulated water area, the private driveway is to meet all the following require: <ul style="list-style-type: none">• requirements in Table 6, Column 4;• passing bays every 200 metres with a minimum length of 20 metres and a minimum additional trafficable width of two metres (i.e. the combined trafficable width of the passing bay and constructed private driveway to be a minimum six metres); and• turn-around area as shown in Figure 28 and within 30 metres of the habitable building.³⁵	C		<p>The proposed dwelling at Lot 1 may be more than 70 m from a public road, the requirements will be determined at the development application.</p> <p>The driveway for Lot 2 is more than 70 m from a public road and can accommodate a private driveway in compliance with Table 6, Column 4.</p> <p>Upon inspection compliance would require pruning and maintenance of the horizontal separation and maintaining turn-around area clear of obstruction at the terminus of the driveway.</p> <p>The owner of Lot 2 as a beneficiary of the subdivision can reasonably be requested to provide (maintain) the private driveway in compliance with Table 6, Column 4, prior to the issue of titles.</p> <p><u>Development response</u></p> <p>The proposal is capable of compliance.</p> <p>Where a private driveway to serve Lots 1 and 2, is longer than 70 m from a public road, it should be constructed and maintained in accordance with Table 6, Column 4, including a turnaround as shown at Figure 28 in the Guidelines.</p>
Element 4: Water To ensure that water is available to the subdivision, development or land use to enable people, property and	A4.1 Identification of future water supply Evidence that a reticulated or sufficient non-reticulated water supply for bushfire fighting can be provided at the subdivision and/or development application stage, in accordance with the specifications of the relevant water supply authority or the requirements of Schedule 2. Where the provision of a strategic water tank(s) is required a	✓		<p>A reticulated water supply is available to the site.</p> <p>A hydrant is located immediate to the site on Fifty Drive.</p> <p><u>Development response</u></p> <p>Compliance acknowledged</p>

infrastructure to be defended from bushfire	suitable area within a road reserve or a dedicated lot the location should be identified, should be identified on the structure plan, to the satisfaction of the local government.			
	A4.2 Provision of water for firefighting purposes	N/A		<p>The site has access to a reticulated water supply and hydrants are located in Cudliss Close and Fifty Road within 70 m of the site.</p> <p>The provision of water for firefighting facilities are detailed at subdivision and in the development application.</p>

5.2 Additional Bushfire Management Strategies

The following additional management strategies are treatments in addition to the matters addressed in the Bushfire Protection Criteria. Note: WAPC model conditions are to be imposed by the WAPC at subdivision

Table 3: WAPC Model Subdivision Conditions Schedule December 2020 will be required at subdivision. They are identified here only for noting.

No.	Condition requirement - Summary
F2	Notification 165 PDA - land within a bushfire prone area > than BAL- Low (WAPC).
F3	Restrictive covenant – 129BA Transfer of Land Act 1893 – restricting habitable buildings within areas identified as BAL-40 or BAL-Flame Zone. (Local Government)
F6	'Right-of-carriageway' bushfire access – easement under s.195 LAA. (Local Government)

5.3 Spatial representation of the bushfire management strategies

The Spatial representation of the bushfire management strategies is provided in Figure EX1.

It illustrates the capability to locate a dwelling within the developable area that is capable of compliance with the bushfire protection criteria.

6. RESPONSIBILITIES FOR IMPLEMENTATION AND MANAGEMENT OF THE BUSHFIRE MEASURES

The purpose of this BMP is to demonstrate that subsequent development can comply with the requirements of SPP 3.7 and the bushfire protection criteria.

A Scheme Amendment can introduce additional provisions (planning considerations) into the Local Planning Scheme, to guide a development outcome. There is however no necessity to repeat in a Local Planning Scheme any requirements that will normally apply through the subsequent consideration of a subdivision and development application.

The proposal to divide the site into two lots has been assessed by the bushfire protection criteria and found to be potentially compliant with the Acceptable Solutions in the bushfire protection criteria. There is therefore no necessity to apply additional provisions in the Local Planning Scheme than will normally apply to the subsequent consideration of a subdivision and development application.

APPENDIX 1 – References

GENERAL REFERENCES

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Submissions for Proposed Permanent Closure La Seyne Crescent Carpark

No	Date	Name	Comment
1	29/07/2022	Mr Steven Belohlawek	Brillant. Do it. But why bother with bringing fill? You will just bring in pests and be using fill that could be more valuable elsewhere.
2.	31/07/2022	Mr Jason Rocke	Turn this eye-saw into a dog park – remove the asphalt and put in some pet friendly facilities
3.	04/08/2022	Ms Fiona Branson	Brilliant idea to remove the carpark and return to native bush. Can you also add more camera's along these areas to prevent and capture drug use and selling and other antisocial behaviour.
4.	05/08/2022	Mr Marc Scherer	As the usual the few bad eggs spoil it for the rest of the carton. This will restrict areas for the family's to access, perhaps instead of the easy way out, closing to everyone, maybe some added security, not sure what the correct answer is but cutting out access to 90% of users because of the 10%
5.	05/08/2022	Mr Mario Lazakovic	Agree with proposal, I ride a bike (sometimes daily in good weather) and we can see traces of this behaviour. Also a large carpark at the end of Cote D'Azur is never fully utilised perhaps could be re purposed and part of it given back to nature. I would argue that all carparks between Bayeaux and Shelton Street should be closed and this becomes walk/cycle pathway only with pedestrian access to the beach. I understand that the carparks may provide access to emergency services but that could be solutioned.
6.	08/08/2022	Mrs Catherine Curran	There are a few homes which were allowed to be established in the dunes which had been a reserve. Now it is these few that propose an elitist demand to cut off the public access by car. I have resided here since 1996 and seen the degradation of the dunes for the elite. During this time, I walked the children, dogs and grandchildren to the beach up this road for a swim, to access the dog beach, to see the sunset or view starry nights comets and conjunctions. Now I cannot walk up the hill as I am a senior with walking impairments. I must drive but I routinely take a meal in my car watching the sunset and rolling down the window to hear the waves. I cannot walk to the end of my driveway presently but hope with surgery delayed by covid that I might recover somewhat. I am not alone. Others seek access by vehicle. When my youngest was an infant and colicky , I would drive him to the water's edge through this carpark to calm him. Later we would access the bike path in this manner to teach children to ride push-bikes. When I recovered from spine surgeries , I used the carpark to access the metered measured footpath and record my walking progress. I could not have managed a walk from Fendham Street then or now. This is offensive to waste tax dollars to limit auto and bike access to the wealthy and healthy enough to walk up the high hills of the dunes they were allowed to build upon. I grievously protest the closure of the carpark. I planted the first bench on that Outlook repurposing it from the verge collection. I was gladdened by the appearance of bins and an aluminium bench .I was saddened when awaiting spine surgery that there was no access to the beach for my scooter or wheelchair. Now Rockingham is proposing to spend tax dollars to remove public access for the few and eliminate public access for the elderly infirm and those who seek to view from their vehicles. Each of the hoon precluding circles placed along Fendham Street cost over a quarter million dollars and these impede fire and rescue vehicles by their narrow carriage. These circles do not reduce hooning on my Street only on the beach front homes. This is Warnbro, not Cottesloe. One way and private roads preclude access there to wealthy residents when once a drive might be taken from Hillarys to Longpoint , coastal access continues to be impeded by the elite. Do not allow this waste of taxpayers money to remove access and provide for the privacy of a few. Before bowing to the most wealthy of Warnbro, consider the needs of the many instead.

No	Date	Name	Comment
7.	08/08/2022	Ms Josephine Macpherson	Brilliant idea!
8.	14/08/2022	Ms Maxine Miles	Yes we fully agree to the permanent closure of La Seyne Crescent carpark. We would also like to see a no parking sign tow away area on Westray Crescent, near the walkway heading up to the beach footpath. In the summer months the traffic parked on the bend is very dangerous, when exiting Kirkwall Close.
9.	16/08/2022	Ms Nicola Wood	I am writing to support the permanent closure of the car park at La Seyne Crescent. I would ask that there be a notice placed of the entrance to the crescent advising that there is no direct beach access from La Seyne Crescent. I would hope that the area can be successfully rehabilitated with native vegetation. I think that this is a positive initiative of the Council and I congratulate you for your consultative approach. The carpark has presented a risk in the past and it is exceptionally difficult to police. It is unfortunate that the actions of a small minority are going to be denying the majority of the populace this access point.
10.	19/08/2022	Mr Werner Wilmes	Council is stalling this closure for three years now. It is about time that Councillors remember that they are serving the community and were elected to act as per the wishes of the community. Get on with it! This should have been done a long time ago. The delays have shown the tardiness of Council.
11.	23/08/2022	Mr Liam Murray	<p>Firstly we would like to thank all involved for what was a very in-depth and well managed investigation over the past few years. No one can fault or question the methodology, interpretation of results and conclusion. We are also delighted to see that Option 3 has been chosen and also provides the most cost effective solution over option 2a, and 2a+2b.</p> <p>Some final points of note we would like considered, in no particular order:</p> <ul style="list-style-type: none"> • The current bollard location provides an area where people still park their car to gain access to the dunes path. If this area is to be an access way for DFES, I suggest putting in the bollards/swing gate flush with the street kerbing to remove the option. • Consider a "No parking zone – Emergency access way" or similar sign at this location • Consider a sign directing car owners to the main car parking location in St Ives • Consider, while access is good, to take the opportunity to remove the fuel for bush fires in the bush around the car park to include dead trees or tress/bush conducive to easy combustion. • Reconsider the current proposed emergency access way through the car park and instead of the 90degree bend on the western end of the car park, consider a more direct, sweeping path to join La Seyne to the access path. It removes the 90degree bend the trucks would have to manoeuvre and any potential hidden corners that people could lurk/hide behind once the shrubs grow • Plant low height shrubs so they are not damaged in the strong westerly winds, blow over and die, subsequently leading to future fuel for fires • We would love to be part of the planting design, so please feel free to contact us when you are at this phase.



City of Rockingham

Community Infrastructure Plan

2022/2023

Version	HPECM No	Date	Comment
7.2	D21/124324	21/09/2021	Endorsed by Council 2021 Copy
8	V Drive	April 2022	2022 Draft
8.1	D22/104561	August 2022	Final 2022 Draft
8.2	D22/104561	September 2022	Final draft for Council Endorsement



Rockingham, ngala kaaditj moondang-ak kaaradjiny
nidja boodjar, Binjareb wer Whadjuk Nyoongar moort,
wer baalabang kalyogool dandjoo boodjar, kep wer
moort.

The City of Rockingham acknowledges the Traditional
Owners and Custodians of this land, the Binjareb and
Whadjuk, Nyoongar peoples and their continuing
connection to the land, waters and community. We pay
our respects to all members of Aboriginal communities
and their cultures; and to Elders past and present.



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Executive Summary

Executive Summary

The Community Infrastructure Plan (CIP) is a critical link in the City's Strategic Planning Framework, guiding the allocation of City resources toward the achievement of key economic, social, environmental and community aspirations.

The purpose of the Community Infrastructure Plan is to;

- Guide the development, timing, design and location of community infrastructure over the next 10 to 15 years;
- Clearly identify the services and facilities required for the City's emerging population, based on supply and demand analysis, and identification of service catchments;
- Specifically identify the capital costs associated with proposed community infrastructure to facilitate integration with the City's Business Plan;
- Meet the requirements of State Planning Policy 3.6, providing a robust basis for the City's Development Contribution Plan; and
- Provide the City with a documented framework of community infrastructure planning principles and guidelines.

The City has a finite amount of land and resources, and cannot deliver all community infrastructure immediately. The CIP is used as a tool to transfer information to the Business Plan with a prioritised approach, rationalised by the application of community infrastructure planning principles and needs assessments.

While community infrastructure planning principles and provision guidelines are the primary measure to determine project need and priority, the Implementation Plan to deliver these projects is guided both by project-specific dependencies and the financial capacity of the City's Business Plan to be able to reasonably deliver the infrastructure.

The City's Strategic Development Framework Policy requires the annual update of the CIP. The purpose of the annual review is to enable its adaptation to reflect current changes in community needs and trends as well as specific project circumstances. The review provides ongoing commentary on the development progress of major community infrastructure projects to be delivered over the next 10 to 15 years. This is intended to ensure that the CIP reflects the ongoing rigour applied to the planning process, significantly reducing the likelihood and impact of rapid project scope and cost escalation, and improving the City's capacity to deliver the projects within the Business Plan.

In order to achieve this, each review identifies any changes in scope, scale, form, function and timing for each project, and introduces new projects based on the community infrastructure planning principles and guidelines outlined within the document.

The review contains the following information for each project;

- Details of the original needs analysis and justification for each project, and whether it remains relevant when assessed against current information;
- Details of original and current scope, scale, form and function;
- Justification of any amendments to the scope, scale, form and function of the project; and
- Details of the original and current verified project costing.

The proposed development window for each project allows one year for planning, one year for detailed design, and identifies the year that construction will commence. Commissioning of the infrastructure is in the financial year following the construction being completed.

The CIP was first adopted by Council in 2011 and the first review was undertaken in 2015. Since that time the CIP has been reviewed on an annual basis. A major focus of the CIP since adoption in 2011 has been to allocate community infrastructure to locations within the City that had experienced significant population growth and were experiencing demand for access to a range of community infrastructure. This has resulted in 12 of the 16 CIP projects that have been delivered being located in Baldivis and Coastal South areas of Secret Harbour, Singleton and Golden Bay.

As per the 2021 CIP review this year's review was required to consider the significant impacts to the building sector as a result of the COVID-19 health pandemic. The pandemic has impacted a variety of areas within the construction industry including all aspects of planning, design and construction. This has resulted in cost escalations due to cost and availability of materials as well as labour resource shortages having impacts on project delivery timeframes. Designs have been required to take into account material shortages and availability, with project planning having to allow for a range of design and construction contingencies as well as cost escalations to the time of build.

As a result of the above impacts to the construction industry, the 2022 CIP review of all projects has shown that without any scope changes to these projects, future cost estimates have risen in all projects as these estimates include escalation figures up to the proposed time of build. In addition other project costs (such as design and professional fees) have increased as a result of the current uncertainty as to the future availability of materials and labour resources including skilled trades.

Each annual review of the CIP includes a review of cost estimates for all projects undertaken by an independent Quantity Surveyor. The annual review of cost estimates by a Quantity Surveyor are integral to the review of the CIP, and in 2022 the review took place during April/May in order to ensure current market conditions and industry cost escalations were considered. The outcome of the cost review was that there was a general increase of approximately 5-10% for all projects in the CIP.

In recognition of the financial and staff resource requirements of current CIP projects, this year's review resulted in the timing of two existing CIP projects being the Rockingham Foreshore Activity Node and the East Baldivis Recreation Reserve being deferred. There continues to be project dependencies that are beyond the control of the City in relation to both these projects. Despite efforts made by the City to seek clarity from external parties, at the time of preparing this review it remains uncertain as to when these two projects may proceed.

The table on page 6 provides an overview of the timing and cost of future projects which have been identified in the CIP.

It should be noted that in addition to the projects listed in the CIP, the City is currently undertaking planning and master plan studies for a range of projects which are currently unfunded. The master plan for the northern expansion of Lark Hill was undertaken in the 2021/ 2022 financial year. This Study identified the future blueprint and potential staging for the development of community infrastructure at Lark Hill, including the current project in the CIP proposed to commence in 2030/2031, as well as the possible relocation of the Rockingham BMX to Lark Hill. The Study identified the need for further due diligence investigations to be undertaken to ensure the development as proposed within the Master Plan is able to be undertaken in a staged approach.

In the coming years, as part of the development of the Karnup Structure Plan, the CIP team will complete a Karnup Community Infrastructure Plan. Given the forecast growth for Karnup/Keralup, it is likely that there will be a requirement for significant community infrastructure in these growth areas to service not only the community of Karnup/Keralup, but areas of Baldivis which have experienced an under-provision of suitable land for community infrastructure.

The Department of Planning, Lands and Heritage produced the Perth and Peel @ 3.5 Million and associated South Metropolitan Peel Sub-regional Planning Framework in March 2018. These strategic documents highlight that 'The predicted population growth will result in increased demand for additional regional and district-level sporting space within the subregion that will be met through a combination of existing and new sites.' The documents identify a 50 hectare site to be located in Karnup (East). This site presents a unique opportunity for the City given its proximity to Baldivis to locate district and regional sporting infrastructure to service a large catchment within the City of Rockingham.

CIP Implementation Plan

Project	Catchment	Cost Estimate	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Aqua Jetty Stage Two	District	\$27,600,310	DESIGN	CONSTRUCT		OPEN								
Baldivis Outdoor Recreation Space	Sub District (Baldivis)	\$2,245,000	DESIGN	CONSTRUCT	OPEN									
Baldivis District Sporting Complex (Outdoor courts and southern pavilion)	District	\$4,255,000	DESIGN	CONSTRUCT	OPEN									
Stan Twight Reserve Clubroom Redevelopment	Sub District (Coastal North)	\$4,520,000	DESIGN	CONSTRUCT		OPEN								
Anniversary Park Master Plan*	Sub District (Coastal North)	\$3,022,000	PLAN	DESIGN	CONSTRUCT	OPEN								
Rockingham Foreshore Activity Node	District	\$2,752,000			PLAN	DESIGN	CONSTRUCT	OPEN						
East Baldivis Recreation Reserve (Shared Use)	Sub District (Baldivis)	\$6,413,000				PLAN	DESIGN	CONSTRUCT	OPEN					
Baldivis Outdoor Courts	Sub District (Baldivis)	\$1,262,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Secret Harbour Community Library	Sub District (Coastal South)	\$1,294,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Rockingham Aquatic Centre Redevelopment	District	\$14,784,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Waikiki / Warnbro Outdoor Recreation	Neighbourhood (Waikiki, Warnbro)	\$1,185,000							PLAN	DESIGN	CONSTRUCT	OPEN		
Lark Hill Sportsplex Northern Expansion - Ovals and Sports Pavilion	Sub District (Coastal South)	\$17,328,000								PLAN	DESIGN	CONSTRUCT	OPEN	
Arpenteur Park Master Plan	Neighbourhood (Baldivis South)	\$3,427,000									PLAN	DESIGN	CONSTRUCT	OPEN

Note: While every effort has been made to ensure that the Implementation Plan can be achieved within the Business Plan, due to the respective timing of the CIP Review and Business Plan there may be some changes to the Implementation Plan to address the City's financial capacity and other project commitments

*Project does not receive funding through the Developer Contributions Scheme





Introduction

Introduction

Geographic Profile

The City of Rockingham is located in Perth's outer southern suburbs, approximately 40 kilometres south-west of the Perth CBD. The City is bounded by the City of Kwinana to the north, the Serpentine-Jarrahdale Shire to the east, the Shire of Murray and City of Mandurah to the south and the Indian Ocean to the west. The City acknowledges that it sits on the boundary of the Whadjuk and Binjareb Nyoongar peoples' territories.

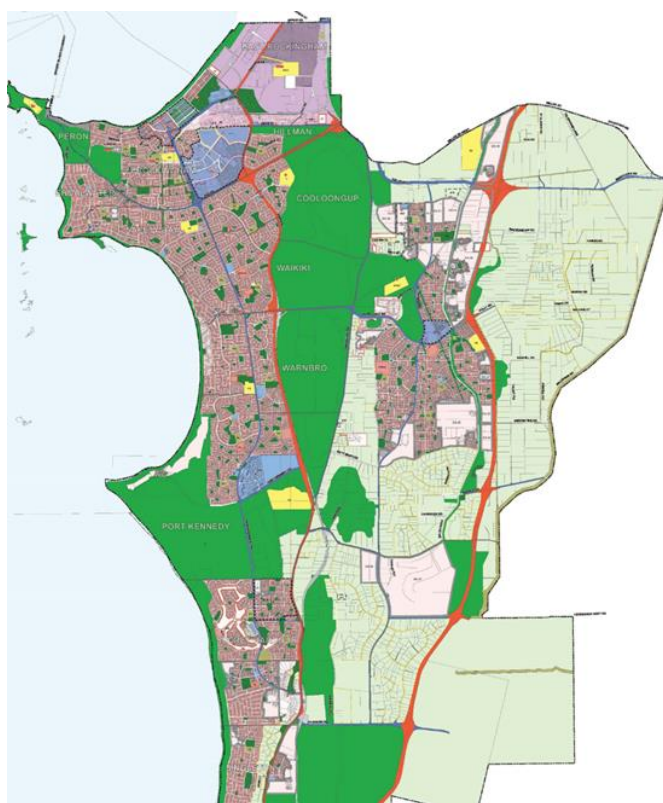
The City encompasses a total land area of approximately 260 square kilometres, including significant areas of coastline and parkland. European settlement dates from 1829, however significant development did not occur until the 1960s, 1970s and 1980s, resulting in a population of 42,000 by 1991. Rapid growth continued from the 1990s, with the population increasing to 101,000 in 2011. Recent growth has been aided by the construction of the Mandurah railway line and the extension of the Kwinana Freeway. (Forecast id)



Progressive residential development over many decades, along with the large size of the municipality, has created a broad range of land uses across the City. There are strong linear divisions, emphasised by large natural physical barriers which are present across the municipality. These barriers include 430 hectares of natural salt lakes which divide Baldivis and Karnup from the Rockingham City Centre and more established western suburbs, along with the Port Kennedy Scientific Park that separates the City's southern suburbs of Secret Harbour, Golden Bay and Singleton from the established western suburbs north of the Scientific Park.

Figure 1 provides a clear visual reference of these geographical barriers identified above which, from a community infrastructure planning perspective, effectively divide the City into two linear zones, east and west of the large linear conservation parks and recreation reserve.

Figure 1: City of Rockingham Geographical Spread



The presence of these physical barriers significantly impacts access to community infrastructure. The established areas of Rockingham are supported by infrastructure which is easy to access by all modes of transport. In contrast, access to community infrastructure in the developing suburbs of Baldivis, Secret Harbour, Singleton and Golden Bay is impacted by the presence of physical barriers in the form of salt lakes and Scientific Park, and this geographic separation requires communities to access facilities by car or public transport that are located in neighbouring areas.

The concept of City-wide equity and the geographic spread of facilities is an important consideration for community infrastructure planning. As a result, a Sub District hierarchy classification has been introduced to ensure the community is provided with equitable access to community infrastructure.

Definition and Role of Community Infrastructure

Community infrastructure can be defined as:

“Public buildings and spaces to accommodate activities that help communities function effectively, contributing to their wellbeing and meeting their social needs.”

In the City of Rockingham context, this infrastructure may include;

- Sports and leisure facilities, including clubrooms and change rooms, indoor and outdoor playing surfaces, and aquatic and fitness facilities;
- Multipurpose community centres and halls;
- Centres designed for targeted groups such as children, young people or seniors;
- Libraries;
- Major parks, play spaces and youth spaces;
- Community arts centres, museums and galleries; and
- Surf club facilities.

Community infrastructure has a much broader role than simply providing locations for service delivery and destinations for social activities and programs. Community infrastructure contributes significantly to the built environment, by demonstrating and influencing the specific identities and character of the community that lives within the area.

In addition, contemporary urban planning principles reflected within Liveable Neighbourhoods (Western Australian Planning Commission 2015) provide an increased emphasis on the provision of walkable neighbourhoods that cluster compatible mixed uses and maximise access to employment, retail, and community facilities. This urban planning perspective reaffirms that neighbourhoods are planned around community infrastructure hubs and play a vitally important role in contributing towards sense of place and place activation.

Community Infrastructure Plan Objectives

The Community Infrastructure Plan (referred to throughout this document as the CIP) has been prepared and reviewed as an integral component of the City's strategic planning framework, and provides a demonstrated planned approach to validate the development of new and the refurbishment of existing community infrastructure throughout the City, necessary for the application of a Development Contribution Plan.

The purpose of the CIP is to:

- Guide the development, timing, design and location of community infrastructure over the next 10 years;
- Clearly identify the services and facilities required for the City's emerging population based upon supply/demand analysis and identification of service catchments;
- Specifically identify the capital costs associated with proposed community infrastructure to facilitate integration with the City's Business Plan;
- Meet the requirements of SPP3.6, thus providing a robust basis for the City's Development Contributions Plan; and
- Provide the City with a documented framework of community infrastructure planning principles and guidelines.

Community Infrastructure Plan Methodology

The methodology for the preparation and review of the CIP involves the following:

- Compilation of key community infrastructure provision principles and definitions specifically relevant to the City of Rockingham;
- Identification of existing community infrastructure standards of provision, and determination of suitable future community infrastructure standards of provision based on localised analysis and broader industry trends;
- Preparation of a community profile through detailed analysis of population projections, demographic trends, and other relevant data;
- Identification of community infrastructure planning catchments / development contribution areas based on the spatial distribution of existing community facilities, physical boundaries and population;
- Preparation of a community infrastructure profile through detailed analysis of asset types, usage levels, physical condition, and capacity to cater for population growth;
- Compilation of a community infrastructure needs analysis as the basis for determining future infrastructure requirements;
- Analysis of contemporary facility / service provision options that optimise financial and land use outcomes, as well as consideration for social return on investment;
- Determination of a plan for the delivery of proposed community infrastructure that includes facility types, location, land area required, catchment area, and indicative construction timeframes; and
- Preparation of a scope for each element of future community infrastructure including facility objectives and purpose, functional spaces, catchment area, capital construction cost estimate, and identification of potential funding sources.

Community Infrastructure Plan Principles

To meet the objectives of the CIP, several principles are applied to ensure that infrastructure provision outcomes consider a number of perspectives including community amenity, urban development, financial management, and asset sustainability.

Community amenity, access and equity

- Connecting people to services, facilities and experiences to enhance their overall health and wellbeing;
- Creating vibrant community hubs encouraging social interaction, creativity, and economic vitality;
- Providing facilities based on clear and demonstrated need, directing the City's resources where the benefit is greatest;
- Ensuring that facilities are able to accommodate multiple uses and users wherever possible;
- Promoting an equitable provision and standard of facilities across the City; and
- Fostering a strong sense of community and local identity.

Urban development

- Providing a network of community infrastructure that meets the needs of current and future populations, in particular the areas of rapid expansion where population growth has outstripped the capacity of existing social infrastructure;
- Contributing to safe, convenient and attractive neighbourhoods with a range of community and commercial facilities; and
- Developing and maintaining positive perceptions of the City, and its lifestyle and investment opportunities.

Functionality

- Providing facilities which are fit for purpose, delivered according to appropriate infrastructure standards, and industry best practice where possible; and
- Promoting the development of multipurpose facilities, which can be utilised by numerous community groups for a range of activities.

Financial Management

- Promoting the development of infrastructure that is cost-effective to develop and resource-efficient to maintain;
- Contributing to the implementation of the City's Development Contributions Plan; and
- Enhancing the range of infrastructure funding options available through grant funding and partnerships.

Asset Sustainability

- Providing a standard of infrastructure and service delivery that balances economic, environmental and social considerations; and
- Encourage a focus on larger multipurpose facilities to satisfy broader catchment populations rather than a greater number of small purpose-built facilities.



Planning and Policy Context

Planning and Policy Context

City of Rockingham Strategic Links

Strategic Development Framework Policy

Through the Integrated Planning and Reporting Framework each Local Government is required to ensure that priorities and objectives are delivered based on the aspirations of the community identified in the Strategic Community Plan. The City's Strategic Development Framework Policy provides the overarching framework for the review process of the major strategies and plans of which the CIP is one. The framework provides the timing, specific actions and activities that form part of the review process.

The policy requires the CIP to be subject to a full annual review, and be presented to the August Councillor Engagement Session, followed by adoption at the September Ordinary Council Meeting. The review is to include the following information on each project:

- Details of the original needs analysis and justification of the project;
- Details of the original scope, scale, form and function of the project;
- Details of the original costing and verification of the current costing;
- Details, justification and the cost of any amendments to the original scope of the project; and
- Assessment as to whether the originally intended purpose remains relevant.

A summary of significant changes made during the 2022 review is included in chapter 7, with more detail on changes applicable to individual projects included in chapter 8.

Strategic Community Plan

The 2019-2029 Strategic Community Plan (City of Rockingham, minor review 2020) outlines the vision for the City's future. It identifies four overarching Community Aspirations;

- Aspiration 1: Actively Pursue Tourism and Economic Development;
- Aspiration 2: Grow and Nurture Community Connectedness and Wellbeing;
- Aspiration 3: Plan for Future Generations; and
- Aspiration 4: Deliver Quality Leadership and Business Expertise.

The CIP falls under Aspiration 3 – Plan for Future Generations. The CIP is a key strategic document that supports the implementation of the relevant strategic objectives through the identification of costs, and the prioritisation of the City's community infrastructure development program. During planning, each project must identify how it addresses the relevant aspirations.

Business Plan

Following the annual review of the CIP, it is submitted to Council in September each year and forms a key source of data for the City's November Business Plan review. In conjunction with the CIP review process a Development Contribution Plan No.2 ('DCP2') Revenue Estimate is updated for inclusion within the Business Plan. The DCP2 revenue estimates are directly influenced by any fluctuations to the City's dwelling yield growth data, project cost estimates and project delivery timeframes. The project cost estimates and project delivery timeframe information is updated as part of each annual CIP review and informs the DCP2.

Funding for projects needs to be allocated through the major projects section of the Business Plan to determine that the CIP Implementation Plan is financially feasible. Proposed community infrastructure projects need to balance community needs with the City's capital funding capabilities as identified within the Business Plan.

Figure 2 below illustrates the strategic link between the City's Business Plan and Community Infrastructure Plan.

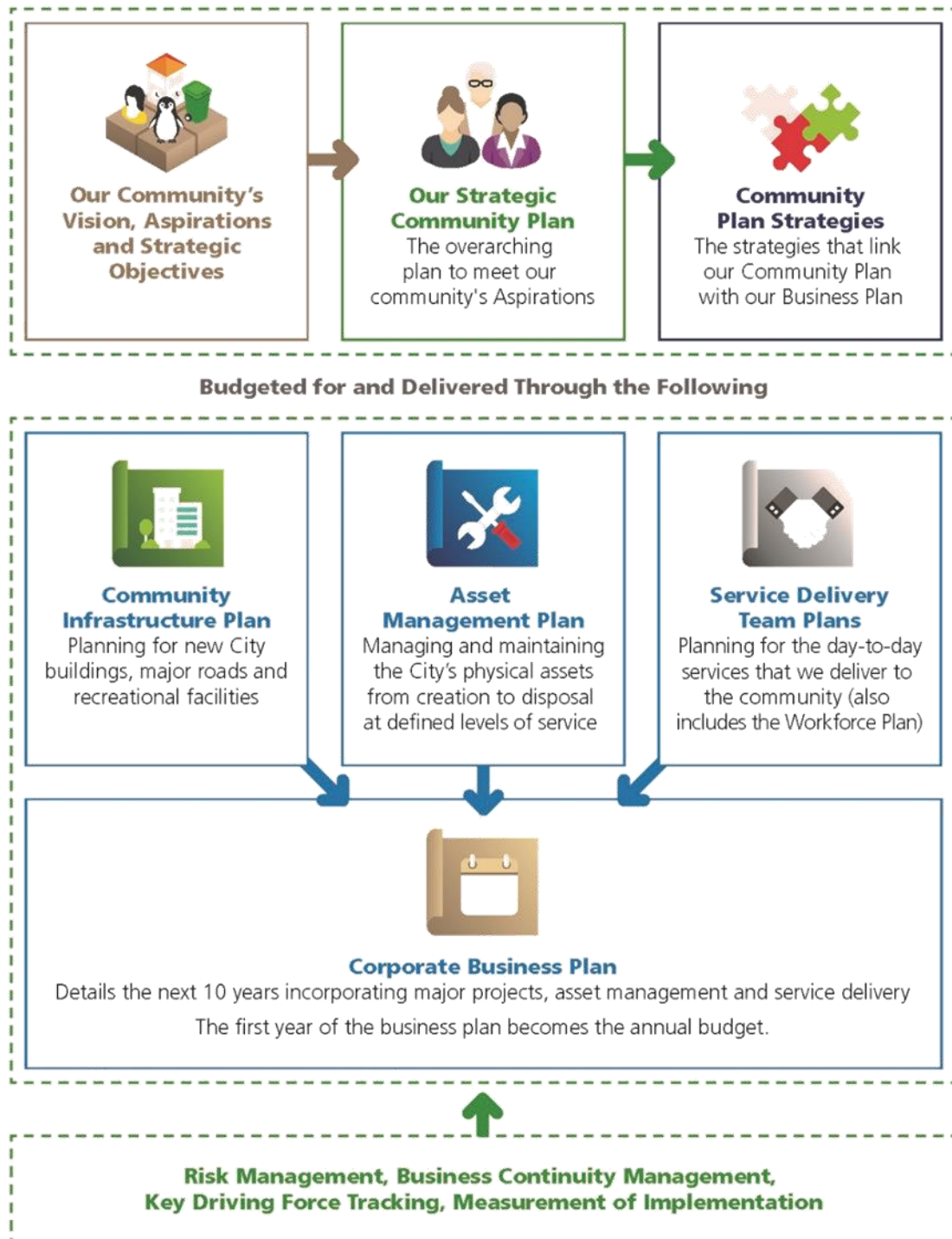


Figure 2: City Of Rockingham Strategic Links

Planning and Policy Documents

State Planning Policy 3.6- Infrastructure Contributions

State Planning Policy 3.6 - Infrastructure Contributions (SPP 3.6) allows for development contributions to be sought for items of infrastructure that are required to support the orderly development of an area.

This includes land requirements for infrastructure (land for public open space, foreshore reserves, roads, public utilities and pathways within the subdivision) and capital costs related to community infrastructure. Such contributions are for the initial capital requirements only, and not for any ongoing operational or maintenance costs. Whilst this is the case, it is good practise to consider the impacts of such ongoing costs to the City when planning future developments to ensure they are sustainable and affordable for the City to maintain and operate.

A revised SPP 3.6 has recently come into effect to improve consistency and transparency in the system. This revised policy sets out a clear framework for the coordination and delivery of this infrastructure in new and established urban areas. The underlying principles for infrastructure contributions, the process and operation of DCPs, and the model provisions for schemes remain largely the same, with the current system including additional checks and balances for reporting and monitoring to ensure the system remains transparent and accountable. (State Planning Policy 3.6 – Infrastructure Contributions – Guidelines October 2020)

The SPP 3.6 provides an opportunity to effectively reduce the financial burden on Local Government, while ensuring the delivery of facilities and services that contribute towards a sustainable, vibrant, cohesive, healthy, and safe community. The policy allows for contributions to be sought for the following:

- New items of infrastructure;
- Land for infrastructure;
- Upgrade to the standard of provision by an existing item of infrastructure;
- Extensions to existing infrastructure;
- Total replacement of infrastructure at the end of its useful life; and
- Other costs reasonably associated with the preparation, implementation and administration of a Development Contribution Plan.

Development Contribution Plans for community infrastructure must be supported by the following;

- A community infrastructure plan for the area, identifying the services and facilities required over the next five to 10 years, supported by needs analysis and identification of service catchments;
- A capital expenditure plan detailing at least five years into the future which identifies the capital costs of facilities, and revenue sources including capital grants and provision programs;
- Project growth figures including the number of new dwellings to be created at suburb or district catchment level; and
- A methodology for determining the proportion of community infrastructure costs to be attributed to growth, and the proportion to be attributed to existing areas.

In summary, the annual review of a CIP requires completion of key tasks:

- Documenting the demographic profile of the existing community
- Analysing current infrastructure provision and standards
- Establishing any gaps or excess in current infrastructure provision
- Confirming current infrastructure needs in relation to existing community profile
- Estimating future development and population growth
- Projecting any shift in community demographic profile resulting from growth
- Calculating future infrastructure needs according to future community profile
- Establishing a list of necessary new or replacement infrastructure

(State Planning Policy 3.6 2020)

Development Contribution Plan No.2 is proposed to operate for a period of 20 years from the date of gazettal (6 March 2013) of amendment No.114, by which time development within the development contribution area is expected to be largely complete. The City may consider extending the period of operation, through an amendment to its Town Planning Scheme, in the event that growth does not occur as rapidly as expected, or if new growth areas occur. All land within the development contribution area is subject to the Development Contribution Plan until the operations of the plan are ceased on 6 March 2033.

The following infrastructure within the CIP is included in the Development Contributions Plan;

CIP Project Reference	DCP2 Report (Scheme)
Aqua Jetty Stage Two	Aqua Jetty Stage Two
Baldivis District Sporting Complex (outdoor courts and southern pavilion)	Baldivis District Sporting Complex Stage 2
Baldivis District Sporting Complex (Playing fields, pavilion, civil works)	Baldivis District Sporting Complex Stage 1
Baldivis Indoor Recreation Centre	Baldivis Indoor Recreation Centre
Baldivis Outdoor Courts	Baldivis Outdoor Courts
Baldivis Outdoor Recreation Space	Baldivis Youth Recreation Space
East Baldivis Recreation Reserve	Baldivis South Active POS Development
Lark Hill Sportsplex Northern Expansion	Lark Hill Sportsplex Stage 2
Rockingham Aquatic Centre Redevelopment	Rockingham Aquatic Centre Redevelopment/Relocation
Rockingham Foreshore Activity Node	Rockingham Youth Recreation Space
Secret Harbour Community Library	Secret Harbour Community Library
Stan Twight Reserve Clubroom Redevelopment	Stan Twight Reserve Active POS Clubroom Redevelopment
Waikiki / Warnbro Outdoor Recreation Space	Waikiki / Warnbro Youth Recreation Space

In addition, the following infrastructure included in the Development Contributions Plan has been delivered through the CIP:

CIP Project Reference	DCP2 Scheme Terminology
Baldivis District Sporting Complex land acquisition	Baldivis District Sporting Complex
Baldivis Primary School Shared Use Reserve	Baldivis Primary School Shared Use Reserve
Baldivis South Community Centre	Baldivis South Multipurpose Community Centre
Baldivis South Sports Pavilion	Lot 1507 Active POS Development
Baldivis South Youth Space	Baldivis South Youth Recreation Space
Mary Davies Library and Community Centre	Baldivis Library and Community Centre
Rhonda Scarrott Reserve Active POS and Golden Bay Sports Pavilion	Rhonda Scarrott Reserve Active POS Masterplan
Rockingham Arts Centre	Kent Street Community Arts Centre
Rockingham Youth Centre	Rockingham Youth Venue
Secret Harbour Surf Life Saving Club Redevelopment	Secret Harbour Surf Life Saving Club Redevelopment
Singleton Sports and Community Centre	Laurie Stanford Reserve Active POS Masterplan

Clause 17 of Development Contribution Plan No 2 requires the review of the Development Contribution Plan at least once in every five year period. This does not preclude it from being reviewed at any stage during this period if considered appropriate in regard to the state of recent and / or potential development in the area.

Following each review of the CIP, the City will address future amendments through the Town Planning Scheme No.2 as required.

Town Planning Scheme No. 2 (Amended)

Town Planning Scheme No. 2 (City of Rockingham, 2004) (TPS2) applies to the entire Rockingham municipality, providing statutory controls for the planning of the City to best serve the needs of the community.

The general objectives of the Scheme are:

- to establish the preferred land use well in advance of development;
- to optimise the provision of services to the community;
- to ensure the co-ordinated provision of adequate land for development;
- to conserve and enhance features of cultural, historical, environmental and natural significance; and
- to reconcile community needs and aspirations with appropriate land use and development.

The Scheme informs the CIP through the identification of suitably zoned land for the purposes of establishing community facilities and public open space. Notable aspects of the Scheme with relevance to the provision of community infrastructure include the following:

- Zone classifications that specify the permissibility of land uses throughout the Scheme area. The City is divided into a range of zones which broadly include the Primary Centre Zone (which includes the City Centre and Waterfront Village), District Town Centre Zones (encompassing the Baldivis and Secret Harbour Town Centres), as well as a range of zones to guide Commercial, Residential, Industry and Rural land uses;
- Land zoned for future urban development;
- Land reserved for local and regional roads, parks and recreation and other public purposes;
- Statutory provisions to guide the requirement, preparation and implementation of Development Contribution Areas to ensure the equitable cost sharing for community infrastructure when land is subdivided or developed; and
- Development controls to ensure development proposals are designed to achieve appropriate built form outcomes and meet the objectives of the Scheme.

Planning Policy 3.4.1 - Public Open Space

Planning Policy 3.4.1 - Public Open Space (City of Rockingham, 2009) identifies objectives and provisions to ensure that all residential development is complemented by well-located areas of public open space. This policy ensures that there is sufficient open space for the social and recreational needs of the community, while also ensuring that it is designed, developed and maintained to an acceptable standard.

The policy remains consistent with Liveable Neighbourhoods recommendations, whereby a minimum of 10 percent of gross subdividable area must be provided by the developer for public open space. A minimum of eight percent of this contribution is to comprise land suitable for active and passive recreational purposes, while the remaining two percent may comprise land with restricted uses such as wetlands and stormwater retention areas.

Location and design criteria for public open space are included within the policy, with the following criteria of particular relevance to the CIP:

- Local parks should be provided up to 3000m², within 150-300m of most dwellings. Potential uses include small parks, special purpose parks, children's playgrounds and urban squares;
- Neighbourhood parks should be provided between 3000m² and 5000m² or larger, within 400m of most dwellings, serving approximately 600-800 dwellings; and
- District parks should be provided of approximately 2.5-7 hectares, within 600m-1km of most dwellings, serving three neighbourhoods. These parks must be appropriately sized and shaped to accommodate grassed areas for both formal and informal sport and recreation.

Perth and Peel @ 3.5million

In March 2018, the State Government released Perth and Peel @ 3.5million. The document is intended to provide 'clear, definitive direction and guidance to government agencies and local governments on land use, land development environmental protection, infrastructure investment and the delivery of physical and social infrastructure.' (Western Australian Planning Commission, March 2018).

In the context of the City's CIP, the document provides detail on proposed urban development and identifies land uses which will be used to inform future community infrastructure needs assessments.

City of Rockingham Policy Framework

District and Local Structure Plans

All land within the City that is zoned for development under the Town Planning Scheme is required to be supported by District and Local Structure Plans, which guide current and future development for specific areas. These plans depict road locations, residential densities, public reserves, commercial land, and pedestrian and cycle networks, and are approved by the Western Australian Planning Commission before being adopted by the City. District and Local Structure Plans directly influence the planning of community infrastructure by detailing key information such as the size and location of public open space and community purpose sites, as well as providing opportunities for potential synergies with surrounding land uses.

Development Policy Plan

Planning Policy No 3.2 guides the development of public and private property within the Rockingham Strategic Metropolitan Centre. Within this Plan is the proposed Read Street/Warnbro Sound Avenue Activity Corridor. Based around a high frequency public transport system and the proposed Rockingham City Centre transit system, the corridor will provide a link between the Rockingham train station, City Centre, education precinct, and the Rockingham foreshore precinct. These initiatives will provide significant public transport links to activity centres, shopping centres, primary and high schools and existing and planned community and sporting facilities.

Public Open Space Community Plan Strategy

The City of Rockingham Public Open Space Strategy 2020 has been developed to guide the planning, development and management of Public Open Space (POS) within the City, to ensure it best meets the needs of the community and balances competing demands for space.

Within the Public Open Space Community Plan Strategy the different types of POS reserves available are categorised by function and size. The classification of POS considers a range of factors, including:

- The size of POS (Pocket, Local, Neighbourhood, District, Regional);
- The distribution of POS within the community (network);
- The catchment the POS or facility is intended to serve; and
- Its intended function.

For the purposes of delivering community infrastructure, two categories are described within the City's Community Infrastructure Plan: District Open Space and Sub District POS.

Within a planning context, there is no separate distinction for the 'Sub District' category and should be identified as District POS consistent with the planning framework.

Council Policy - Sports and Community Facility Provision Policy

The Sports and Community Facility Provision Policy (City of Rockingham, May 2017) establishes the standard of provision for renewal or development of sporting and community facilities throughout the City. The policy is supported by the Sports and Community Facility Provision Standards and Dimensions Guide, which inform the level of provision dependent on the catchment area of the facility. These provision guidelines will be applied when developing a design brief for all applicable community facilities within the CIP.

Disability Access and Inclusion Plan 2022 - 2026

The City adopts the vision stated within the “Western Australia for Everyone State Disability Strategy 2020 - 2030” which is: “People with disability and those who share their lives, are engaged and feel empowered to live as they choose in a community where everyone belongs”. The Disability Services Act (1993 amended 2004) requires public authorities, including local governments, to develop and implement a Disability Access and Inclusion Plan (DAIP) to provide access to their services, premises and facilities and support inclusion in the community. DAIPs provide the framework through which local governments can contribute to the creation of accessible and inclusive communities, ensure that people with disability can access the services provided by public authorities in Western Australia and participate and be included in their community.

The City of Rockingham DAIP 2022 – 2026 was adopted by Council in October 2021 and includes 58 new and ongoing actions across the seven regulated outcome areas, an additional eighth outcome area addresses advocacy, awareness raising and governance. One of the outcomes relates directly to CIP and the development or refurbishment of community infrastructure.

Outcome 2: People with disability have the same opportunities as other people to access the buildings and other facilities of the City of Rockingham.

To achieve this outcome City facilities must, at a minimum, meet requirements of the Building Code of Australia, also identify and consider opportunities to exceed these requirements. An independent access audit is completed during the design phase of each project to identify any areas where accessibility can be enhanced. Additionally for specific projects consultation with lived experience members of the community is included as part of the design process.

Reconciliation Action Plan 2021 - 2023

The City of Rockingham RAP (2021 – 2023) makes a commitment to promote local Aboriginal culture and language within our area, this includes incorporating a respect for culture into infrastructure planning. Within action 12.2 the City has set an action to dual name a minimum of one facility per annum.

As the CIP plans out the project for the next 10 years and beyond, there are a myriad of opportunities of where dual naming and promotion of local Aboriginal culture can be identified and implemented through collaboration with specialist teams. Examples of how this may be delivered is through art installations, dual naming of facilities or interpretive signage.

Health and Wellbeing Strategy 2018 - 2022

The City's Health and Wellbeing Strategy 2018-2022 outlines the strategic approach to achieving the City's vision “to support the development of a sustainable healthy community, encouraging healthy lifestyles, physical activity and social engagement.” Within the Health and Wellbeing Strategy 2018-2022 there are four key elements with a number of supporting actions. The CIP supports Key Element 1 – Sport, Recreation and Physical Activity by ensuring all future sporting and change room facilities are designed to accommodate both male and female sporting teams and participants.

Strategy for Children and Young People 2018 - 2023

The City's Strategy for Children and Young People 2018 - 2023 outlines the strategic approach to achieving the City's vision “for Rockingham's children and young people to be valued as a diverse resource who can contribute to the growth of an inclusive, participatory, diverse, strong and healthy community.” Within the Strategy for Children and Young People 2018-2022 there is a key element specifically relating to community infrastructure development, with a number of supporting actions that can be completed as part of the community infrastructure planning process.

Seniors Strategy 2017 - 2021

The City's Seniors Strategy is currently under review and is expected to be endorsed late 2022. Past strategies have resulted in the incorporation of age-friendly principles into the development of community infrastructure.

Cultural Development and the Arts Strategy 2018 - 2022

The City's Cultural Development and the Arts Strategy (CDAS) (City of Rockingham, July 2018) outlines the City's strategic approach in the provision of cultural, artistic and heritage activities. Relevant to the CIP is the implementation of a percentage provision of public art for all civic infrastructure projects over \$3 million.

Most projects with cost estimates over \$3 million have an inclusion for Art. This policy change has increased the cost estimates of each project of value.

Community Safety and Support Services Strategy 2022 - 2027

The City's Community Safety and Support Services Strategy 2022-2027 outlines the City's strategic approach to build a safe, connected and resilient community underpinned by three key elements including; 1. Safe and Vibrant Spaces, 2. Partnerships for Collective Action and Advocacy, and 3. Safe and Connected Communities. Within these key elements are actions associated with the planning and design of community infrastructure to enhance community participation, perception of safety and increase opportunities for services to be located in Rockingham.

Risk Management Framework

The City's Risk Management Framework assesses risk in the categories of financial, project management, customer service, environment and personal health and safety.

The following table shows the risk assessment associated with the CIP review.

Table 2: Community Infrastructure Plan Risk Assessment

Risk	Cause	Possible outcome	Risk Re-Rating	Action required
Not delivering infrastructure according to need	Inaccurate population figures, subjective assessment of need	Infrastructure delivered at the wrong time or in the wrong place	Low (Project management)	Use of experienced third party to generate population projections, gap analysis conducted alongside framework of community infrastructure planning standards Review any new community aspirations following major reviews of the City's Strategic Community plan
Infrastructure timing in Implementation Plan is inaccurate	Population growth in specific areas is happening at a faster or slower rate than forecast. Unforeseen circumstances impact start and/or commissioning years.	Infrastructure required sooner or later than identified in the CIP. Start date or commissioning date is either earlier or later than identified in the CIP	Medium (Project management)	Annual review of CIP Implementation Plan and associated growth analysis. Review of individual projects throughout the year. Involvement of Director Corporate Services in developing Implementation Plan.
Inaccurate project budgets	Price changes, varying markets, unforeseen project cost elements, cost escalation economic stimulus, of the market as a result of COVID-19	Over or under payment by developers, scope changes to adhere to budget may compromise community outcomes.	Medium (Financial)	Cost estimates developed by third party accredited quantity surveyors, and updated on an annual basis. For 2021 an abnormal market escalation has been added to project cost estimates
Information within CIP not sufficient to inform Development Contributions Plan (DCP)	Specific requirements of DCP such as cost estimates, timing and concept plans are not understood or communicated effectively	Incomplete DCP Report could result in developers challenging contribution responsibility	Medium (Project management)	Officers responsible for DCP consulted throughout development of the CIP
CIP not endorsed by Council	Dispute regarding information within the document or project proposals	Projects not endorsed, incomplete Development Contribution Plan Report information	Low (Project management)	Councillor Engagement Session held prior to presenting the document to Council for endorsement, in order to address any issues
Insufficient capacity for the City to deliver the CIP Implementation Plan	Changes in the City's financial capacity	Adjustment to the CIP Implementation Plan, possibly resulting in insufficient infrastructure provision to accommodate population growth	High (Financial)	Annual review of the CIP Implementation Plan, with the involvement of Corporate Services .The review coincides with the November review of the City's Business Plan

Shared Management Considerations

The City may utilise the opportunity to provide facilities under a shared use agreement with either government or non-government entities, with the benefits of these opportunities being two-fold.

Firstly, these opportunities may enable the City to provide necessary infrastructure where sufficient land is otherwise unavailable, such as the utilisation of a public open space located alongside a school site. An example of this approach being implemented within the life of this plan is:

- East Baldivis Recreation Reserve, planning to utilise public open space alongside a future secondary school.

The resulting active open space will better meet the needs of current and future populations than would otherwise be achievable with the limited available land area.

Secondly, shared use facilities may provide an opportunity for the City to contribute to the enhancement of facilities, for example the provision of a four court facility where the Department of Education standard would be to provide two courts or the provision of a Senior size oval where the DOE standard would be to provide a junior size oval.

Asset Management

The City's Strategic Asset Management Plan (City of Rockingham, September 2021) outlines the City's strategic approach to long-term asset management planning for community infrastructure focusing on needs, planning and controls, whole of life cost and renewal vs upgrade or disposal of assets.

The City's Community Infrastructure Plan needs to balance community need along with effective asset management to ensure the best outcomes are being achieved for the community, whilst ensuring the City can sustainably afford to manage the infrastructure into the future.

To ensure infrastructure asset renewal needs are fully aligned with upcoming Community Infrastructure Plan projects, renewal programmes are reviewed and cross referenced with each annual Plan review to:

- Identify opportunities for combining delivery by identifying synergies that optimise use of physical and financial resources and reduce costs; and
- Manage risk to service delivery and levels of service; and Maximise grant funding opportunities.

Community Infrastructure Hierarchy

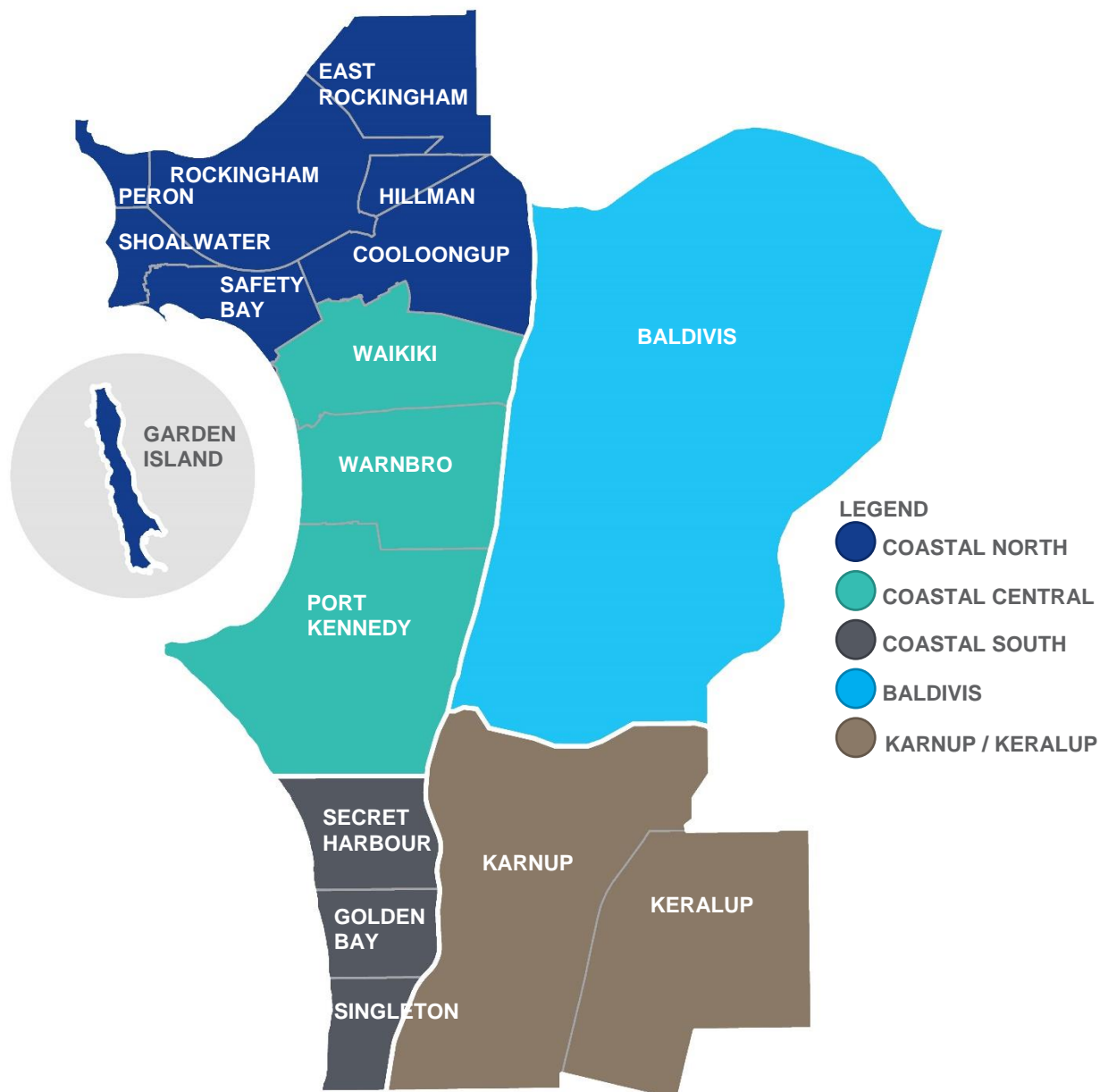
Community infrastructure is widely classified under a hierarchy of provision, with varying levels of service for the defined catchment areas.

The establishment of standard levels of community infrastructure provision by the City has been developed with reference to numerous guidelines and recommendations including;

- State Planning Policy 3.6- Local Government Guidelines (Western Australian Planning Commission, 2009);
- Parks and Leisure WA Guidelines for Community Infrastructure (Parks and Leisure Australia – WA, 2020), and
- Draft Liveable Neighbourhoods (Western Australian Planning Commission, 2015).

Given that planning of community facilities is based on localised assessment, there is no universally accepted terminology or hierarchy. However, the guidelines and recommendations mentioned above contained similar hierarchies of provision which were able to be applied to local knowledge to develop a community infrastructure hierarchy specific to the City.

The Community Infrastructure Plan utilises the community infrastructure hierarchy classifications of Regional, District, Sub District, Neighbourhood and Local.



Regional

- Services the entire Rockingham municipality, as well as bordering Cities and Shires; and
- Catchment area may extend beyond a 25 kilometre radius.

The regional catchment includes infrastructure provided to service the Perth metropolitan area south-west sub region, encompassing the Cities of Rockingham, Cockburn and Kwinana. Given that Rockingham shares municipal boundaries with City of Mandurah, Shire of Murray and Shire of Serpentine Jarrahdale as a portion of the Peel region, Rockingham may also form part of the regional service catchment (i.e. outside the Metropolitan area). On this basis, the catchment radius for regional infrastructure may extend beyond 25 kilometres.

Community infrastructure at a regional level supports key strategic health, community support, education and training, and cultural and sporting facilities, along with other specialist facilities. Infrastructure within this category would generally be planned and substantially funded at federal and state government level, with some local government participation.

The strategic metropolitan centre is most likely to attract the services requiring this infrastructure support due to high frequency public transport routes, retail and employment centres, education institutions, and other community facilities. Although Rockingham remains the primary location focus for regional community infrastructure, the location will also be influenced by other factors such as land tenure and availability, which may warrant some facilities being located outside the City Centre.

District

- Services more than one sub district, with a population in excess of 75,000 people, and/or the entire Rockingham area with a population in excess of 138,000 people; and
- Catchment area defined by municipal boundaries, with a radius of over 10 kilometres.

Community infrastructure at a District level supports multifaceted facilities that cater to those social, cultural, sport and recreation, education and health needs that are unable to be addressed through Sub District, Neighbourhood and Local level provisions.

Infrastructure within this category will generally be planned at local government level, but may attract significant funding from state government, particularly where the infrastructure services the whole of the municipal area and accommodates delivery of key community services.

Key location considerations for district facilities include a focus on public transport routes, retail, employment and complementary community facilities and services. In a local context, the location also needs to consider City-wide equity and the geographical spread of facilities. The location will be influenced by population projections, availability of other facilities within neighbourhoods and sub districts to perform the required function, as well as the availability of land.

Sub District

- Services a distinct cluster of neighbourhoods bordered by urban or natural barriers, with a population between 25,000 and 75,000 people; and
- Catchment area radius between three and 10 kilometres.

Community infrastructure at the Sub District level supports larger scale facilities which address wide ranging community need. This infrastructure would generally be planned at a local government level, but may be a candidate for partnerships with state government or land developers.

This category is included in the City's hierarchy in order to address the issue of natural access barriers throughout Rockingham, such as the salt lakes between Warnbro and Baldivis. The Sub District classification enables provision where district facilities may not be as easily accessed by the entire population, but the population exceeds the capacity for neighbourhood and local provision to be adequate.

Sub district catchment areas specific to the City have been developed based on spatial facility catchments, key existing community infrastructure, current and future population projections, physical catchment barriers and alignment with Development Contribution Areas. There are five sub district catchments:

- Coastal North (East Rockingham, Rockingham, Safety Bay, Cooloongup, Shoalwater, Peron and Hillman);
- Coastal Central (Waikiki, Warnbro and Port Kennedy);
- Coastal South (Secret Harbour, Golden Bay and Singleton);
- Baldivis (Baldivis North, Baldivis South, including areas east of freeway); and
- Karnup (includes Keralup).

Neighbourhood

- Services a cluster of localities, with a population between 10-15,000 people (in some instances within the City this number ranges up to 25,000); and
- Catchment radius of one to three kilometres, with the area generally defined by urban barriers such as major roads.

Community infrastructure at a neighbourhood level supports localised social, sport and recreation, health and support services, with potential links to services provided at the Sub District and District level. Infrastructure within this category will generally be planned by local government in partnership with land developers and community organisations.

Considerations for locations of neighbourhood level infrastructure include locating it within neighbourhood centres, forming a cluster with complementary commercial and community uses and public open space.

Neighbourhood catchment areas specific to the City have been developed based on spatial facility catchments, key existing community infrastructure, current and future population projections, and physical catchment barriers. There are 10 neighbourhood catchments:

- Rockingham/East Rockingham;
- Shoalwater/Safety Bay/Peron
- Hillman/Cooloongup;
- Waikiki/Warnbro;
- Port Kennedy;
- Secret Harbour;
- Golden Bay/Singleton;
- Baldivis North;
- Baldivis South; and
- Karnup/Keralup.

Local

- Services a local area of up to 10,000 people; and
- Catchment area generally defined by distinct residential estates of varying sizes.

Community infrastructure provision at the local level is generally limited to local public open spaces, with planning and development the responsibility of land developers, and ongoing management and maintenance undertaken by local government.

It should be noted that the local service catchment is considered to be outside the scope of the City's CIP due to the facilities being provided through development policies and local planning initiatives.



Community Profile

Community Profile

Analysis of the City's community profile, both current and future, is integral to understanding the community and determining the characteristics that are likely to influence demand for community infrastructure. Findings can be used as the base to measure the need for community facilities and services. All current profile and forecast information has been obtained from the City's demographer, .id consulting, referred to as 'the City's demographer' throughout the CIP.

Current Community Profile

The information contained in the current community profile is derived from the 2021 Census, and compiled by the City's demographer.

The Census counts people where they are on the night of the Census (enumerated population) and also by where they usually live (usual residence). Whilst the City would however normally choose to use the Estimated Resident Population ERP when referring to the City's total population, as it is the most accurate as the number factors in an estimate of those missed in the Census and those who were overseas on Census night. Due to the revised estimated population figures not being available, this review has provided the Census data population figures.

City of Rockingham Total Population

The Census usual resident population of City of Rockingham in 2021 was 135,678. The current population figure reflects the sustained growth that has been experienced within the City over the last 35 years. Since 2020, the estimated resident population has grown by 1.67%, compared to 0.76% growth in Greater Perth.

Continued urban growth, and the resultant changes in population and household structures over the next five to 20 years, brings with it significant infrastructure and service delivery demands associated with a strategic metropolitan centre.

Age Structure

The age structure of the population is an indicator of the City's residential role and function and how it is likely to change in the future. As many services are age specific the age structure provides key insights into the level of demand for services and facilities.

Five year age groups (years)	2021			2016			Change
	Number	%	Greater Perth %	Number	%	Greater Perth %	2016 to 2021
0 to 4	9,148	6.7	6.1	9,411	7.5	6.5	-263
5 to 9	9,948	7.3	6.4	9,858	7.9	6.5	+90
10 to 14	10,333	7.6	6.4	8,645	6.9	6.0	+1,688
15 to 19	8,784	6.5	5.8	8,213	6.6	6.2	+571
20 to 24	8,106	6.0	6.3	8,510	6.8	6.9	-404
25 to 29	8,710	6.4	6.8	8,994	7.2	7.7	-284
30 to 34	9,615	7.1	7.6	9,224	7.4	8.0	+391
35 to 39	9,664	7.1	7.7	8,363	6.7	7.1	+1,301
40 to 44	8,718	6.4	6.8	8,830	7.1	6.9	-112
45 to 49	8,916	6.6	6.5	8,860	7.1	6.9	+56
50 to 54	8,972	6.6	6.4	8,349	6.7	6.4	+623
55 to 59	8,435	6.2	5.9	6,825	5.5	5.8	+1,610
60 to 64	7,124	5.3	5.4	5,586	4.5	5.1	+1,538
65 to 69	5,831	4.3	4.8	4,939	3.9	4.6	+892
70 to 74	5,071	3.7	4.2	3,917	3.1	3.3	+1,154
75 to 79	3,754	2.8	2.9	2,888	2.3	2.5	+866
80 to 84	2,460	1.8	2.0	1,968	1.6	1.7	+492
85 and over	2,083	1.5	1.9	1,712	1.4	1.8	+371
Total population	135,672	100.0	100.0	125,092	100.0	100.0	+10,580

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions).

In 2021, the largest age group in the City of Rockingham was 10 to 14 year olds. This group has changed the most since 2016, increasing by 1,688 people.

This group makes up 10,329 people and the spread across the City is as follows;

10-14 age group distribution	Number of people 2021
Baldivis	3,192
Cooloongup	426
Golden Bay	464
Hillman - East Rockingham	137
Karnup - Keralup	163
Port Kennedy	1,177
Rockingham - Peron - Garden Island	708
Safety Bay	492
Secret Harbour	1,287
Shoalwater	215
Singleton	371
Waikiki	926
Warnbro	771
Grand Total	10,329

Source: Australian Bureau of Statistics, Census of Population and Housing 2021. Compiled and presented by .id (informed decisions).

In 2021 the major differences between the age structure of City of Rockingham and Greater Perth were:

- A larger percentage of persons aged 0 to 4 (6.7% compared to 6.1%).
- A larger percentage of persons aged 5 to 9 (7.3% compared to 6.4%)
- A larger percentage of persons aged 10 to 14 (7.6% compared to 6.4%)
- A larger percentage of persons aged 15 to 19 (6.5% compared to 5.8%)

In 2021, 19.4% of the City's population were aged 60 years or more compared to 21.2% in Greater Perth.

From 2016 to 2021, the City's population increased by 10,580 people (8.5%). This represents an average annual population change of 1.64% per year over the period.

The largest changes in age structure in this area between 2016 and 2021 were in the age groups:

- 10 to 14 (+1,688 persons)
- 35 to 39 (+1,301 persons)
- 55 to 59 (+1,610 persons)
- 60 to 64 (+1,538 persons)

Household Structure

The household structure of Rockingham provides an indication of the level of demand for services and facilities.

Households by type	2021			2016			Change
	Number	%	Greater Perth %	Number	%	Greater Perth %	2011 to 2016
Couples with children	16,509	32.8	32.0	15,720	34.8	32.3	+789
Couples without children	12,649	25.1	25.4	11,407	25.2	25.4	+1,242
One parent families	6,356	12.6	10.3	5,136	11.4	9.8	+1,220
Other families	441	0.9	1.1	387	0.9	1.3	+54
Group household	1,183	2.3	3.4	1,111	2.5	3.8	+72
Lone person	11,281	22.4	24.0	8,715	19.3	21.7	+2,566
Other not classifiable household	1,545	3.1	2.9	2,381	5.3	4.8	-836
Visitor only households	410	0.8	1.0	361	0.8	1.0	+49
Total households	50,374	100.0	100.0	45,218	100.0	100.0	+5,156

Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions).

In 2021, the City of Rockingham has 9,202 couples with young children, comprising 18.3% of households.

Between 2016 and 2021, the number of households with children increased by 2,009 households or 9.6%.

The largest changes in households with children in this area between 2016 and 2021 were:

- Single parents with older children (+502 households)
- Single parents with young children (+492 households)
- Couples with mixed-age children (+273 households)
- Couples with older children (+273 households)

Older couples without children account for 9% of total households in 2021. Households without Children include couples without children and lone person households. For Households without Children in the City, life stage is based on the age of the household reference person (usually person 1 on the Census form):

- Young: Aged 15-44
- Middle-aged: Aged 45-64
- Older: Aged 65 and over

Between 2016 and 2021, the number of households without children increased by 2,697.

The largest changes in households without children in the City, between 2016 and 2021 were:

- Older lone persons (+1,167 persons)
- Older couples without children (+777 persons)
- Middle-aged lone persons (+777 persons)
- Young lone persons (+622 persons)

In 2021, a total of 91.8% of the dwellings in the City were occupied on Census night, compared to 91.7% in Greater Perth.

Residential Building Approvals

The number of building approvals can be used as an indicator of the general level of residential development, economic activity, employment and investment for the City.

For the financial year 2020 – 2021 there was an increase in residential building approvals of 618 from the previous year, with the total approvals at 1176. This increase was partly due to available programs offered by the State and Federal Governments to stimulate the building industry after the effects of COVID-19.

Numbers for the 2021 - 2022 financial year (April) show that building approvals have decreased to 746 approvals.

Household Income

In the City, 19.3% of households earned an income of \$3,000 or more per week in 2021. The City's Household Income is one of the most important indicators of socio-economic status

Analysis of household income levels in the City in 2021 compared to Greater Perth shows that there was a smaller proportion of high income households (those earning \$3,000 per week or more) and a higher proportion of low income households (those earning less than \$800 per week).

Overall, 19.3% of the households earned a high income and 20.5% were low income households, compared with 24.2% and 19.5% respectively for Greater Perth.

Cultural Diversity, Birthplace and Socio-economic profile

The information for the 2021 Census in relation to Cultural Diversity, Birth Place and Socio Economic profile had not been made available at the time report preparation. Therefore the data shown below is primarily based on the 2016 Census data.

Cultural Diversity

The cultural diversity of a community reflects an important element of the City's makeup and may directly influence the planning and design of community infrastructure.

In 2016, 2.0% of the City's population was of Aboriginal and/or Torres Strait Islander descent compared to 1.6% in Greater Perth. Cooloongup had the highest proportion of Aboriginal or Torres Strait Islander population in the City.

The Aboriginal and Torres Strait Islander Census population of the City in 2016 was 2,567. This represents approximately 2% of the population. Overall, 45.4% of the indigenous population was aged between 0 and 17 and 2.3% were aged 65 years and over.

At the time of the 2016 Census, 39,613 people or 31.7% of the Rockingham population were born overseas. This is an increase from the 2011 Census where 32,688 people or 31.4% of

the population were born overseas. Only 7% of these people were from a non-English speaking background.

Compared to the Greater Perth area, Rockingham has a smaller proportion of people born overseas and from non-English speaking backgrounds.

Source: Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data). Compiled and presented in profile.id by .id, the population experts.

Birthplace

The following graph shows the overseas birthplace of Rockingham residents compared with the Greater Perth area.

In 2016, 16.1% of the City's total population was born in United Kingdom compared to 10.3% in Greater Perth.

5.3% of the City's total population was born in New Zealand compared to 3.1% in Greater Perth. While the City had a higher proportion of persons born in New Zealand it is important to note that this varied across the City. Proportions ranged from a low of 3.3% in Safety Bay to a high of 7.6% in Baldivis (North).

In 2016, 0.8% of the City's population were not fluent in English compared to 2.9% in Greater Perth.

In order to effectively plan Local Government activities such as community services, library collections, translation services and planning for community infrastructure, it is essential to collect information about migrant communities.

Socio-economic profile

Recreation and leisure activities are impacted by the socio-economic characteristics of a community.

In 2016, the City had a median household income of \$1,550, with Rockingham City Centre having the lowest median household income of \$843.

Analysis of household income levels in the City in 2016 compared to Greater Perth shows that there was a smaller proportion of high income households (those earning \$2,500 per week or more) and a similar proportion of low income households (those earning less than \$650 per week). The median weekly household income for Greater Perth was \$1,636.

Overall 20.6% of households in the City are high income households, compared to 15.9% of households being low income households.

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing.

The SEIFA Index of Disadvantage for the City in 2016 was 1,001.

In 2016, Hillman - East Rockingham scores 913.7 on the SEIFA index of disadvantage, indicating it is the most disadvantaged area in the Rockingham. Secret Harbour was the most advantaged area with a SEIFA index of 1064.7

Areas with an index above 1,000 are above the Australian average and so relatively less disadvantaged, while index figures below 1,000 indicate areas of relatively greater disadvantage when compared to the nation. This index is most commonly used for funding allocations and advocacy.

Future Community Profile

The forecasts assist in understanding what facilities and infrastructure will be required by the community both now and into the future.

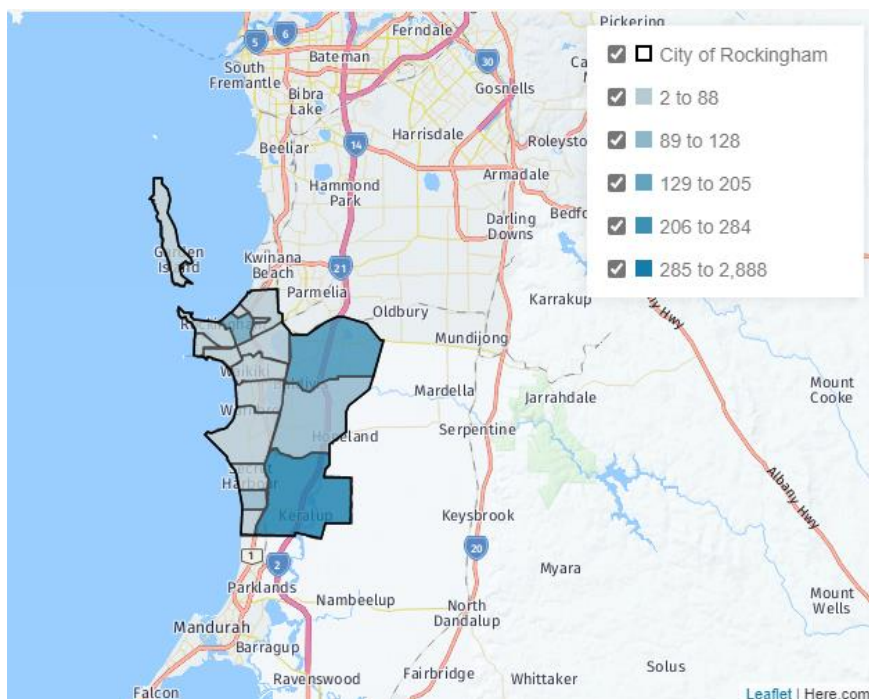
The following forecasts, prepared by the City's demographer, forecast id., use 2016 Census data, along with an assessment of the drivers of population change to determine how the age of our residents and household types will change. At time of review the 2021 Census data was not yet available for the forecast.id profiles.

Projected Dwelling Production

Residential development forecasts assume the number of dwellings in the City will increase by an average of 1,508 dwellings per annum to 96,405 in 2046.

Between 2022 and 2046, Karnup - Keralup is forecast for the greatest increase in development of new dwellings. The image below identifies that the majority of dwelling production within the City up until 2046 will occur in the eastern suburbs of Baldivis (North and South) and Karnup - Keralup, as well as the southern suburb of Golden Bay. From 2022 up until 2046 it is forecast that these suburbs will experience an increase of 158.5% (7,315 Dwellings) in Baldivis North, 65% (6,360 Dwellings) in Baldivis South, 1501% (14,744 Dwellings) in Karnup - Keralup and 68.5% (1,487 Dwellings) in Golden Bay.

Infill within the more established suburb of Rockingham City Centre will also result in a 154% (6,200 Dwellings) increase of dwellings in this area.



Forecast dwellings and development map

City of Rockingham, 2016 to 2046 percent change

Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2021.

Projected population, households and dwellings

The City's demographer has prepared forecasts for population, dwellings and households up until 2046. Although not a forecast year, 2016 has been included in all tables as a reference point based on the 2016 Census data. Unless otherwise indicated, all data analysis comments and tables have been obtained from <https://forecast.id.com.au/rockingham>. These forecasts were last adjusted in June 2020 by .id, the population experts, on behalf of the City of Rockingham. Forecasts are available for each year from 2016 to 2046. They do not consider potential impacts to assumptions stemming from COVID-19. They do, however, provide a base line by which to understand where the population may have been without this external shock. These forecasts were last evaluated in May 2021.

The City of Rockingham population forecast for 2022 is 142,472, and is forecast to grow to 239,147 by 2046.

Whilst the majority of suburbs within the City are forecast to experience population growth until 2046, the forecast population change of 110,155 people includes 86,023 who will reside in the suburbs of Baldivis and Karnup/Keralup. This equates to approximately 78% of the City's population growth over this period. This is consistent with a number of the City's strategic planning documents which identify Karnup/Keralup as the City's next major growth area.

The number of dwellings in the City is forecast to grow from 51,177 in 2016 to 96,405 in 2046, with the average household size falling from 2.68 to 2.62 by 2046.

Summary	Forecast Year						
	2016	2021	2026	2031	2036	2041	2046
Population	128,992	139,613	158,085	178,985	201,021	221,580	239,147
Change in population (5yrs)		10,621	18,471	20,900	22,036	20,559	17,567
Average annual change		1.60	2.52	2.51	2.35	1.97	1.54
Households	47,439	51,764	58,540	66,479	74,834	82,965	90,073
Average household size	2.68	2.66	2.66	2.65	2.64	2.63	2.62
Population in non-private dwellings	1,667	1,667	2,467	2,777	3,097	3,157	3,217
Dwellings	51,177	55,729	62,817	71,187	80,080	88,776	96,405
Dwelling occupancy rate	92.70	92.89	93.19	93.39	93.45	93.45	93.43

Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2020.

The greatest population change for the City is forecast for the period from 2032 to 2036, which is expected to have an increase of 22,036 people.

In 2016, the total population of the City was estimated to be 128,992 people. The population is expected to increase by over 49,993 people to 178,985 by 2031, at an average annual growth rate of 2.21%. This is based on an increase of over 19,040 households during the period, with the average number of persons per household falling from 2.68 to 2.65 by 2031. (Forecast.id)

Projected Household Structure

Household Type	Forecast Year		
	2016	2031	2046
Couple families with dependents	17,135	22,954	30,481
Couples without dependents	12,537	18,554	25,874
Group households	1,330	1,763	2,160
Lone person households	9,952	14,579	20,370
One parent family	5,315	7,077	9,202
Other families	1,169	1,552	1,985
Total households	47,438	66,479	90,072

Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2021.

The largest increase between 2022 and 2045 is forecast to be two parent families with dependents, which will increase by 11,486 households and account for 33.9% of all households.

Age group	Forecast Year		
	2016	2031	2046
Babies and pre-schoolers (0 to 4)	9,996	13,446	17,748
Primary schoolers (5 to 11)	13,793	18,763	24,481
Secondary schoolers (12 to 17)	10,285	14,728	19,376
Tertiary education and independence (18 to 24)	12,476	17,273	23,203
Young workforce (25 to 34)	19,404	25,767	34,724
Parents and homebuilders (35 to 49)	26,574	35,439	46,492
Older workers and pre-retirees (50 to 59)	15,413	19,846	25,853
Empty nesters and retirees (60 to 69)	10,615	16,052	20,528
Seniors (70 to 84)	8,750	14,512	21,707
Elderly aged (85 and over)	1,686	3,159	5,035

Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2021.

Between 2022 and 2031, the age structure forecasts for City indicate a 23.4% increase in population under working age, a 38.7% increase in population of retirement age, and a 23.8% increase in population of working age.



2016 Rockingham Seniors

21,051

16.3% of the
Rockingham population



2031 Rockingham Seniors

33,723

18.8% of the
Rockingham population



2046 Rockingham Seniors

47,270

19.8% of the
Rockingham population

Source: Population and household forecasts, 2016 to 2046, Seniors (defined as over 60s)

The largest increase in persons between 2022 and 2045 is forecast to be in ages 20 to 24, which is expected to increase by 7,200 and account for 7.0% of the total population. The largest 5 year age group in 2045 is 0 to 4 years, with a total of 17,569 persons.

Components of Population Change

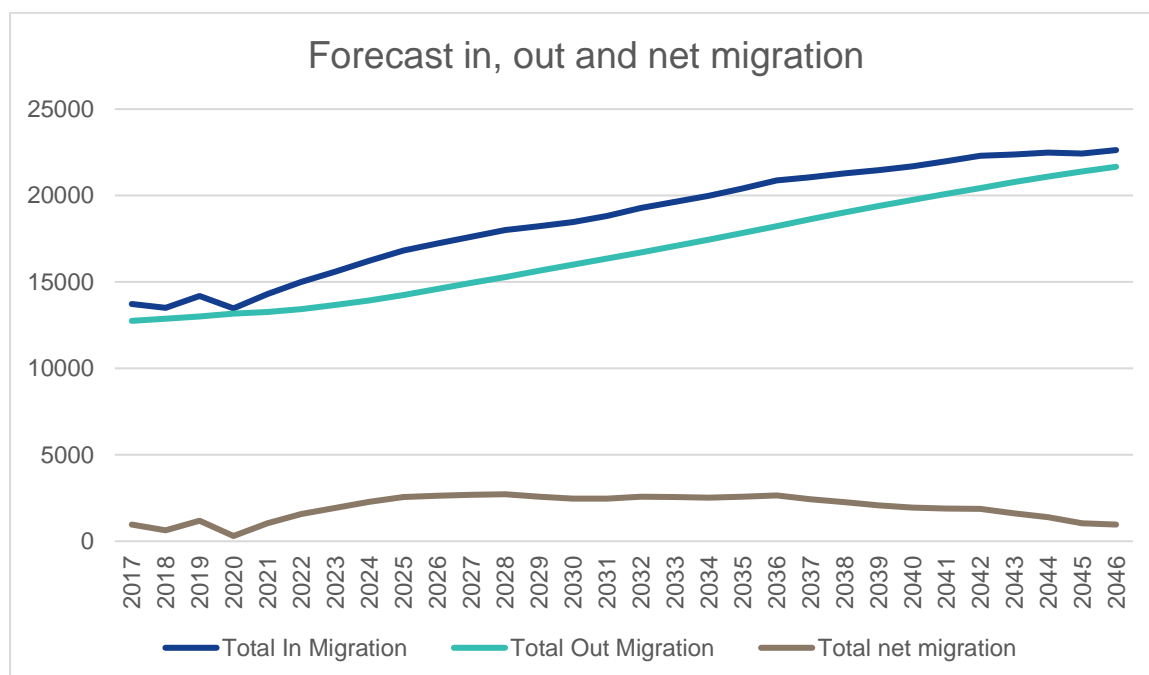
Component	Forecast Period				
	2017 to 2021	2022 to 2026	2027 to 2031	2032 to 2036	2037 to 2041
Births	10,248	10,899	12,507	14,294	16,054
Deaths	3,770	4,220	4,826	5,475	6,147
Natural increase/decrease	6,479	6,679	7,681	8,819	9,907
Net migration	4,143	10,992	12,909	12,897	10,592
Change in persons in non-private dwellings	0	800	310	320	60
Total population change	10,621	18,471	20,900	22,036	20,559

Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2020..

The table above shows that across the City, a large portion of population growth will be attributed to births and net migration. Births within the City will continue to increase in line with the City's forecast population growth. The greatest population change for the City is forecast for the period from 2032 to 2036, which is expected to have a net increase of 22,036 people.

Migration is largely driven by housing development, with net migration being the total number of people moving into Rockingham, minus the people moving out of Rockingham.

Population growth due to migration experiences a significant increase after a drop in 2020 with an average net migration of over 10,000 persons each five year period up until 2041. These forecasts do not consider the potential impacts from COVID-19



Source: Population and household forecasts, 2016 to 2046, prepared by .id (informed decisions), June 2020.

Sub District Snapshots

The following information shows a snapshot of demographic information for each of the City's five sub districts:

- Coastal North
- Coastal Central
- Coastal South
- Baldivis
- Karnup / Keralup

The information has been extracted from the City's Forecast.id demographic reports and is accurate at June 2022. The snapshots show the demographic categories which have impacted on the provision of community infrastructure within the City, and give an idea of the population and dwelling trends expected in the each sub district.

The City of Rockingham's demographic analysis utilises data collected from the Census which are completed every four years, with the City's profile being updated once the Australian Bureau of Statistics releases their figures. The tables on the following pages compare information from the last Census (2021) with the forecast population in 2046 for each of the City's sub districts. At the time of publication the new forecasting models were not yet available. All forecast data is based on the 2016 data.

2016 data was also used for the Born overseas and Language other than English snapshots.

A full breakdown of all the City's demographic information can be accessed at <https://forecast.id.com.au/rockingham> and <https://profile.id.com.au/rockingham>

Coastal North Demographic Snapshot



Population 2021:

36,955

Children (0 - 11)



12%

Young people (12 - 24)



14%

Adult (25 - 59)



42%

Seniors (60+)



32%

Forecast Population 2046:

52,122

Children (0 - 11)



11%

Young people (12 - 24)



15%

Adult (25 - 59)



44%

Seniors (60+)



30%

Number of Dwellings 2021



18,181

Forecast Number of Dwellings 2046



25,999

Total Number of Households 2021:

16,088

Couples with children



20%

Couples without children



27%

One parent families



11%

Lone person household



33%

Forecast Total Number of Households 2046:

23,351

Couples with children



20%

Couples without children



30%

One parent families



11%

Lone person household



34%



Born Overseas: 31%

People who speak a language other than English at home: **8%**

Coastal Central Demographic Snapshot



Population 2021

36,758

Children (0 - 11)



16%

Young people (12 - 24)



18%

Adult (25 - 59)



46%

Seniors (60+)



20%

Forecast Population 2046:

40,164

Children (0 - 11)



16%

Young people (12 - 24)



17%

Adult (25 - 59)



44%

Seniors (60+)



23%

Number of Dwellings 2021



14,387

Forecast Number of Dwellings 2046



16,216

Total Number of Households 2021:

13,410

Couples with children



32%

Couples without children



26%

One parent families



14%

Lone person household



20%

Forecast Total Number of Households 2046:

15,437

Couples with children



33%

Couples without children



28%

One parent families



12%

Lone person household



22%



Born Overseas: 29%

People who speak a language other than English at home: **7%**

Coastal South Demographic Snapshot



Population 2021:

22,161

Children (0 - 11)



19%

Young people (12 - 24)



20%

Adult (25 - 59)



49%

Seniors (60+)



11%

Forecast Population 2046:

26,708

Children (0 - 11)



18%

Young people (12 - 24)



19%

Adult (25 - 59)



44%

Seniors (60+)



19%

Number of Dwellings 2021



7,941

Forecast Number of Dwellings 2046



10,390

Total Number of Households 2021:

7,339

Couples with children



44%

Couples without children



23%

One parent families



14%

Lone person household



14%

Forecast Total Number of Households 2046:

9,632

Couples with children



40%

Couples without children



27%

One parent families



11%

Lone person household



18%



Born Overseas: 30%

People who speak a language
other than English at home: **5%**

Baldivis

Demographic Snapshot



Population 2021:

37,697

Children (0 - 11)

 **22%**

Young people (12 - 24)

 **17%**

Adult (25 - 59)

 **49%**

Seniors (60+)

 **12%**

Forecast Population 2046:

76,273

Children (0 - 11)

 **20%**

Young people (12 - 24)

 **19%**

Adult (25 - 59)

 **43%**

Seniors (60+)

 **17%**

Number of Dwellings 2016

 **13,657**

Forecast Number of Dwellings 2046

 **28,074**

Total Number of Households 2021:

12,849

Couples with children

 **42%**

Couples without children

 **23%**

One parent families

 **12%**

Lone person household

 **16%**

Forecast Total Number of Households 2046:

26,893

Couples with children

 **37%**

Couples without children

 **29%**

One parent families

 **9%**

Lone person household

 **20%**



Born Overseas: 32%

People who speak a language other than English at home: **10%**

Karnup-Keralup Demographic Snapshot



Population 2021:

2,096

Children (0 - 11)

 **22%**

Young people (12 - 24)

 **16%**

Adult (25 - 59)

 **48%**

Seniors (60+)

 **14%**

Forecast Population 2046:

43,879

Children (0 - 11)

 **22%**

Young people (12 - 24)

 **20%**

Adult (25 - 59)

 **50%**

Seniors (60+)

 **8%**

Number of Dwellings 2021

 **740**

Forecast Number of Dwellings 2046

 **15,726**

Total Number of Households 2021:

687

Couples with children

 **45%**

Couples without children

 **25%**

One parent families

 **11%**

Lone person household

 **14%**

Forecast Total Number of Households 2046:

14,760

Couples with children

 **47%**

Couples without children

 **29%**

One parent families

 **9%**

Lone person household

 **12%**



Born Overseas: 26%

People who speak a language other than English at home: **7%**

Trends and Community Benefits

Participation Trends

Sport and Recreation participation

Participation Megatrends

At a national level, the Australian Government released *The Future of Australian Sport – Megatrends* shaping the sports sector over coming decades in April 2013. This document outlines six sporting megatrends that might redefine the Australian sports sector over the next 30 years. Of the six megatrends outlined in the report, the following four trends are relevant to the City of Rockingham:

A perfect fit - Personalised sport for health and fitness

This megatrend highlights that people are increasingly likely to utilise public spaces to walk or run. The report outlines that organised sports are generally run at fixed times and are quite structured. As people are becoming busier and more time poor they are turning to activities that are flexible and unstructured which enables them to be active at a time that suits them.

From extreme to mainstream – The rise of lifestyle sports

This trend outlines the rise of lifestyle and adventure sports. These sports are typically attractive to a younger demographic and involve activities and skills that involve a level of danger/risk to the participant. These sports are becoming more popular through their mainstream exposure with introduction into the Olympics through the inclusion of BMX at the 2008 Olympics and skateboarding at the 2020 Tokyo Olympics. The popularity of these sports has been realised by the City through the success of the delivery of new outdoor recreation space projects through the CIP and the upgrade of the City's existing skate parks following audits complete in 2015.

More than sport – The attainment of health, community and overseas aid objectives via sport.

Sport is an effective means for supporting various health benefits. The main areas of relevance to the City of Rockingham are that sport may help to reduce obesity; sport improves mental health; and sport may reduce crime rates.

Everybody's game – Demographic, generational and cultural change

This trend is particularly important to the City of Rockingham context. It identifies that Australians are increasingly likely to play sport as they age. The report outlines that to retain strong participation rates, sports will need to ensure that they are catering to Australia's senior population. The report states that fourteen per cent of the Australian population is currently over 65 years of age. This is forecast to reach between 23 and 25 per cent by 2056. (Commonwealth of Australia, 2013). Within the City of Rockingham context, 12.3 of the population were aged over 65 years in 2016.

Sport will also need to cater for the changing cultural make-up of Australia. One quarter of Australians are foreign-born. The report outlines that the Australian society has and will continue to become highly multicultural, in order to support the future Australian society sporting opportunities will need to cater to Australia's multicultural population. The Birthplace graph under the current community profile provides a representation of the overseas birthplace of the City's residents. 31% of Rockingham residents were born overseas with the largest portion born in the United Kingdom.

Participation Data and Trends

Sport plays an integral part in the lives of Western Australians. In October 2015 Sport Australia commenced the AusPlay survey (AusPlay), and the 2018-19 federal budget included \$3.4 million over four years for the continuation of AusPlay.

The AusPlay survey (AusPlay) was first initiated in 2015 by Sport Australia. For the first time in an Australian public-sector funded survey, adults and children's sport and physical recreation participation is collected through the same national data collection instrument. Data prior to this was collected by others.

Annually 20,000 adults aged 15 and over and approximately 3,600 children aged 0-14 are surveyed in Australia. It is the country's largest and most comprehensive sports data survey.

Data collection for AusPlay is continuous and biannually a new dataset is generated using the most recent sample of 20,000 adults (aged 15 years and over) and approximately 3,600 children (aged 0-14).

In April 2022 new national, state/territory sport data tables for the 2021 calendar year were uploaded. This 2021 data shows that in Western Australia (WA) 62.4% of Australian adults participated in sport regularly (at least three times a week) and 80.3% of adults participate in sport at least once a week.

Just over half (52%) of WA children participate in sport organised outside of school hours at least once a week.

The primary reason for people participating in both formal sport-related and informal non-sport related activities is for physical and mental health, whilst people are significantly more likely to play formal sport for fun and enjoyment.

A further breakdown of the statistics finds that:

- Women are more likely to participate in sport or physical activities for physical and mental health reasons and to lose or maintain weight than men; and
- Men are more motivated by fun/enjoyment and social reasons than women.

The below graphic shows the top 20 sports and physical activities adults and children overall in Australia partake in.

All of these activities are well established within the City and where applicable facilities are provided by the City to undertake these activities.



SportAUS AusPlay data – The Sport and Physical Activity Landscape – results based on aggregated data from the start of AusPlay in Oct 2015, including data up to the latest release of AusPlay Data for both adults and children combined.

To ensure relevance at a local level, an analysis of the Western Australian data has been undertaken instead of the national data.

Tables 1 and 2 below represent the frequency of participation amongst adults and children. The lower figures in participation amongst children can be attributed to sport that is offered at schools not being included in the data. Overall frequency of participation in sport and recreation activities (which includes both organised sport such as netball, cricket and soccer and unorganised sport such as running) is higher amongst females than males. This trend is relevant for female adults and children.

Table 1: Western Australian: Frequency of Participation (Adults).

	Frequency					
	1+ per year	1+ per month	1+ per fortnight	1+ per week	2+ per week	3+ per week
Male	88.5%	86.3%	85.1%	79.1%	70.1%	60.3%
Female	88.8%	87.8%	86.1%	83.3%	75.7%	64.4%
Total	88.7%	87.1%	85.6%	81.2%	72.9%	62.4%

For the data presented, adults are individuals aged 15+. AusPlay survey results January 2021 - December 2021 released 29 April 2022

Table 2: Western Australian: Frequency Of Participation (Children)

	Frequency					
	1+ per year	1+ per month	1+ per fortnight	1+ per week	2+ per week	3+ per week
Male	70.9%	66.5%	56.1%	43.7%	20.3%	13.8%
Female	71.2%	66.2%	58.7%	45.5%	26.5%	14.3%
Total	71.0%	66.4%	57.4%	44.6%	23.4%	14.1%

For the data presented, Children are represented by those aged 0-14. Children participation is reported on hours outside of school hours AusPlay survey results January 2021 - December 2021 released 29 April 2022

Table 1 above shows that 83.3% of Western Australian women (15 years and over) contrasting to 79.1% of men regularly participate in sport (at least once a week).

Table 2 shows that 43.7% of WA boys (up to 14 years old) participate in organised sport at least once a week, and 45.5% of girls in the same age bracket are regular participants in organised sport. As children age, females continue to be most active. The data highlights that female participation is more dominant relative to male rates of involvement.

Tables 3 and 4 below show the top activities participated in by both adults and children in Western Australia. The provision of community facilities to support participation in sport and recreation are influenced by participation information. The City needs to ensure that suitable provision is provided to support any changes in participation statistics, therefore highlighting the importance of providing flexible, multipurpose facilities.

Table 3: Western Australian: Participation by Activity – Top 15 Activities (Adults)

Activity	Participation rate (%)		
	Total	Male	Female
Walking (Recreational)	43.7%	31.8%	55.3%
Fitness/Gym	38.3%	35.5%	41.0%
Swimming	21.3%	18.4%	24.2%
Cycling	16.2%	17.4%	15.0%
Athletics, track and field (includes jogging and running)	16.1%	18.8%	13.4%
Yoga	7.7%	2.6%	12.6%
Bush walking	7.6%	7.7%	7.5%
Basketball	6.3%	8.7%	4.0%
Golf	6.2%	11.0%	1.4%
Football/soccer	5.4%	9.4%	1.6%
Surfing	4.8%	6.5%	3.2%
Pilates	4.8%	0.8%	8.6%
Tennis	4.7%	5.8%	3.5%
Australian football	4.7%	6.9%	2.4%
Virtual based physical activity	3.5%	3.7%	3.3%

For the data presented, Participation by activity - top 15 activities (adults) aged 15+. AusPlay survey results January 2021 - December 2021 released at 29 April 2022 NB. Top 15 activities based on at least once per year participation

Table 4: Western Australian: organised participation by activity – top 10 activities (children)

Activity	Participation rate (%)		
	Total	Male	Female
Swimming	34.1%	32.3%	35.9%
Gymnastics	11.9%	5.3%	18.7%
Australian football	11.5%	18.3%	4.5%
Dancing (recreational)	10.7%	3.3%	18.3%
Football/soccer	8.8%	12.8%	4.8%
Athletics, track and field (includes jogging and running)	7.2%	7.0%	7.3%
Basketball	7.1%	8.5%	5.8%
Netball	6.2%	0.4%	12.2%
Tennis	4.8%	4.8%	4.7%
Cricket	3.0%	5.2%	0.7%

For the data presented, Children are represented by those aged 0-14. Please note that for children 0-14 years, data was collected via the child's parent/guardian for organised participation outside of school hours AusPlay survey results January 2021 - December 2021 released at 29 April 2022 NB. Top 10 activities based on at least once per year participation

Current sport specific trends in recent years have seen a significant increase in female participation in sports which were once male dominated. In 2019, the Australian Football League (AFL) reported that 'females now make up close to a third of a record number of Australian football participants worldwide'. The AFL identified that in 2021, 586,422 of participants in AFL were female and that across Australia, for every one women's football team in 2010, there are now 12.4 teams. *Womens-Footy-Vision-2021-2030.pdf (afl.com.au)*.

From a local perspective, the majority of Peel Junior AFL league games are now played on Sundays. An increase to the number of all female teams has been noticed. This may be due to netball and AFL being played on separate days. For the 2022 Season the league has also introduced a girls year 3/4 category. The move to Sunday and Friday nights has seen a decrease overall to the number of boys playing Junior AFL.

The growth of female participation in previously male dominated sports means it is essential for the City to ensure that facilities are suitable to support unisex participation in sport.

COVID

Impact of COVID-19 on Participation

Whilst lockdowns are no longer part of the COVID-19 strategy in WA, the effects of COVID are still affecting participation. The isolation requirements and high caseloads are putting pressure on Association and Club participants and volunteers, especially on game days.

Community and Cultural participation

Participation in arts and cultural activities is high among Western Australian residents. According to a report produced by the Department of Culture and the Arts (WA) titled Strategic Directions 2016 – 2031 (Arts Leadership Group), 81 percent of Western Australians attend an event at least once a year. According to the report, these statistics reflect that arts, culture and creativity are increasingly being recognised for their power in tackling health, education, behavioural, attitudinal, social and environmental issues; creating novelty and stimulating innovation; and generating a 'buzz' in communities, attracting skilled and talented people (Department of Culture and the Arts, 2016).

The report identified the economic benefits of community and cultural infrastructure. It estimated that the cultural and creative industries inject an estimated \$10.6 billion dollars into the Western Australian economy.

The use of technology and how this influences the delivery of cultural and community service, is a key industry trend. The International Federation of Library Associations and Institutions (IFLA) identifies that new technologies will expand and emerge, but this may limit and influence who has access to information. In a local context, this means that community learning plays an important role in service delivery of public libraries and as such facility design and infrastructure provision will need to support this trend.

Infrastructure Trends

Trends impacting sport facility design

Extract from Lark Hill Northern Expansion Master Plan – Otium Planning 2022

The increasing participation of females in former, male-dominated sports. State Sporting Associations (SSAs) have indicated a growth in female sports, especially under the age of 25.

This has necessitated the need to upgrade facilities to make them universally compliant and female-friendly. The growth has also led to an increase in use at some sites, and with the SSAs scheduled games at night time, the need to provide match play lighting is no longer non-negotiable.

Increasing numbers of people over the age of 15 are being attracted to physical activity.

Provision needs to be made for increasing participation rates in any future recreation and open space planning. This will place pressure on the City to develop senior size fields, and cater for other sports, such as netball, cycling and BMX.

Clubs and SSAs are placing unrealistic demands on the level and types of facilities.

The expectations of sporting clubs and SSAs on Local Government are increasingly becoming a concern in terms of facility provision. The City must be clear in its communication with stakeholders, regarding infrastructure that the City needs to provide, and infrastructure that is the responsibility of the State. The City has a clear set of guidelines to ensure equitable provision.

There is a trend towards earlier pre-season training schedules with many winter sports now commencing training in January each year and summer sports training from August onwards.

This has placed pressure on already heavily-used grounds and has also resulted in conflict between traditional seasonal users. Soccer, in particular, is considered to be an all year round sport, which impacts on summer sport competitions and training spaces.

As the impact of climate change continues to affect our environment, the City can expect it to impact on sport and recreation in a variety of ways.

As increased temperatures and reduced rainfall will reduce the quality of playing surfaces, increased evaporation will see the need to rationalise water use in parks, open water and sporting facilities and building infrastructure. This will require an increase in water sensitive approaches to the management of grass, water re-use, water monitoring and planting of water-hardy indigenous species/swales, etc.

It also means that parks and shaded pathways, natural landscape settings, a sense of safety and good access to public open space is critically important in encouraging participation.

Environmentally Sensitive Design (ESD)

Environmentally sensitive design, which considers energy saving such as sensor irrigation, smart controlled lighting systems and LED lighting, are all becoming 'the norm' in an LGA environment. Furthermore, the expanding realm of 'Smart Cities' means that building management systems and other monitoring/access systems are now being considered within major facilities, such as aquatic centres.

Water Sensitive Urban Design (WSUD) is a key driver of multiple use with integration of stormwater treatment systems into the urban landscape (generally in public open space).

This has seen a change in priorities and subsequent design in order to accommodate drainage swales, gross pollution traps, filtration wetlands, detention basins and similar elements – all competing for the same space. In small parkland areas, unrestricted spaces are increasingly compromising the use for the community, which places more demand on traditional, larger sporting spaces.

Reduction in groundwater availability. DWER has a water usage goal of 7,500kL/ha/year for a sporting field.

In order to maximise its use the City applies water saving technologies such as hydro-zoning and eco-water saving techniques. However, with less available water, it is vital to consider future allocation for any new infrastructure. Technologies such as direct injection and sub-surface water monitoring sensors could be explored.

The changing restrictions on tree retention and urban canopy densification for the purpose of reducing the heat island effect, and to encourage wildlife.

This has led to a reduction in unrestricted space in many new sites which are designated for sport and recreation. Furthermore, the ability to clear sites is becoming more difficult through legislative changes and restrictions. In many cases, if clearing was to occur, offsets are typically required at greater levels than what is being proposed to be cleared.

Smart cities

The infiltration of technology throughout our lives means unlimited access to knowledge, information and engagement, and instantaneous communication. There is potential for increased digitisation of public spaces through virtual and augmented play experiences and use of 'smart' features, such as smart lights which can double as a Wi-Fi node, smart benches with solar powered USB charging docks and interactive kiosks.

The growing level of risk awareness within the community has made potential participants more demanding in respect of health and safety concerns.

The design of facilities needs to consider the best ways to minimise public risk, minimise staff requirements, provide flexible programming, and catering for a diverse demographic. Crime Prevention Through Environmental Design (CPTED) principles need to be applied. However, the City should apply the Healthy Active by Design principals, which seeks to incorporate health and physical activity into the design of the built environment.

Expectations have increased regarding the quality of development in parks

Increased community expectations, in terms of access, availability and quality of sporting and recreation facilities, have a flow-on effect of increased cost of participation and often results in a higher cost to construct and manage.

Financial constraints.

Like many other local governments, the City are facing increasing financial constraint to the funding of infrastructure and future maintenance. Planning and finance controls, such as contribution caps and borrowing restraints, have meant that funding parks and recreation facilities is increasingly difficult. A key challenge is to deliver open space and recreation infrastructure in a timely manner as demand emerges.

Community Sport Infrastructure

The Australian Government released its first national sports plan *Sport 2030 (Commonwealth of Australia, 2018)* in 2018. The plan also highlights the importance of Australians being involved in sport and utilising sporting infrastructure.

The report identified that more than eight million Australians utilise sporting infrastructure every year. The report also stated that *being physically active is more than just utilising pools, courts and ovals. It is about having access to open spaces - be it on the water, at the beach or hiking in a national park. (Commonwealth of Australia, 2018).*

The benefits of community sport and recreation are echoed in a report produced by the Australian Sports Commission in partnership with La Trobe University and KPMG titled *The Value of Community Sport Infrastructure – Investigating the Value of Community Sport Facilities to Australia*. This report identified that *the impact of community sporting infrastructure extended far beyond the buildings and facilities, and even beyond the sports that are played in or on them. Community sport infrastructure also enables meaningful connections through the various social interactions at these facilities, both on and off the field, which drive benefits that range from skill building for individuals to stronger, safer and more inclusive communities (KPMG, 2018).*

Sports Floodlighting Infrastructure for Sport

The trend towards the provision of lighting is reflected in many Local Government areas within WA and is a result of changing family and social structures, work habits and a drive to maximise the use of existing community facilities.

Senior sporting matches are mostly played during weekend days and evenings, with some sports moving towards competitions being held on weekday evenings. Junior sporting matches generally train weekday afternoons with some football competitions now being played Friday nights as well as during weekend days where competition floodlighting is available. 2021 changes to the Australian Standard for Sports floodlighting have seen increases to lux levels required for some sports. This increase in lighting lux levels will result in an increase to the cost of a floodlighting project or project including a sports floodlighting component.

To meet the demands for greater opportunity and flexibility to participate in recreational activities, the City has developed an internal Sports Floodlighting Plan to manage and prioritise the provision of floodlighting on City reserves.

Cultural and Community Infrastructure

The Infrastructure Australia report also highlights the importance of providing quality arts and cultural community infrastructure. It was identified that Australian households spend \$6.5 billion per year on arts-related goods and services. *In 2017-18, over 82% of Australians attended at least one arts and cultural venue or event, including arts galleries and museums, music performances and theatres. (Infrastructure Australia, 2019).*

The benefits of quality arts and cultural infrastructure which are summarised below:

- Helps to promote social cohesion in communities by facilitating shared experiences, this helps to promote a sense of place.
- This infrastructure contributes to quality of life, social cohesion to individual and collective identities regarding what it means to be Australian, and connections to our Aboriginal and Torres Strait Islander heritage. This sector contributes to our national identity and helps to attract international visitors.
- Arts and cultural infrastructure help us to tell stories, learn from history and understand our cultural identity. It contributes for learning and education for both adults and children.
- Enhance the liveability of places through the activation of spaces, through activities such as public art programs and outdoor performances.

(Infrastructure Australia, 2019)

The report also highlights the benefits of libraries. Libraries will continue to be a place for communities to learn and share and explore new ideas. Libraries need to be adaptable to provide various spaces for the community to meet and provide services to support the community such as free Wi-Fi and multimedia sources.

Community Infrastructure Benefits

Investment in community infrastructure has a number of benefits to the community. Some of these cannot be easily quantified; however by providing opportunities for the community to participate in sport and recreation activities, research shows that:

- Mental health is improved;
- Opportunities for social interaction and inclusion are provided;
- Opportunities for employment are created;
- A sense of pride and community belonging is created;
- At-risk behaviour can be reduced;
- Health is improved, resulting in reduced health care costs;
- Increased life expectancy;
- Reductions in crime and anti-social behaviour;
- Improved educational outcomes and employability;
- Increased workplace productivity;
- There is improved community perception of the local area; and
- Open spaces specifically for physical activity can contribute to improved streetscapes, open spaces and preservation of natural landscapes.

(Department of Sport and Recreation, 2017, Department of Local Government, Sport and Cultural Industries, 2019)

Infrastructure Australia, through its recent report, affirms the value and importance of the City's role in the provision of community sport, recreation and community infrastructure. The benefits of the projects contained within the CIP extend far beyond meeting the immediate need for additional active open space or club rooms, they provide long term economic and social outcomes and are necessary in creating a liveable community.

Some of these benefits are summarised below:

- Providing quality infrastructure that supports a diverse range of activities for all ages and abilities is important in supporting social interaction and creating safe, healthy and connected communities.
- Co-location of activities is important in supporting diverse user groups. This is particularly important in Australia due to the country's multicultural make-up.
- Recreational facilities (sporting facilities, community centres, libraries, etc.) are critical to promoting social cohesion, building community resilience and creating vibrant places. They create spaces where the community is able to come together and interact. This helps to increase community empowerment.
- Recreation infrastructure creates spaces for the community to interact with each other and provide opportunities for physical activity which help to improve physical and mental health.
- Increases in female participation in community sport has created challenges for existing sporting assets to be suitably upgraded to support unisex participation.

(Infrastructure Australia, 2019)

It is vitally important that the City continues to support the health and wellbeing of our community through the provision of community infrastructure.



Facility Provision

Facility Provision

Facility Provision Guidelines

To support the Council policy - Sports and Community Facility Provision and guide the planning of community infrastructure within the City, a set of facility provision guidelines has been developed. These guidelines have been developed using numerous industry benchmarks and the Parks and Leisure Australia WA Branch Guidelines for Community infrastructure (Parks and Leisure Australia, 2020). The City's guidelines have considered existing facility provision levels, projected future facility provision requirements, facilities and services deemed the core responsibility of local government and the City's community infrastructure hierarchy.

It should be noted that the ratios included in the facility guidelines are intended as a guide only. The City's community facility provision guidelines must be underpinned by the key principles of accessibility and equity, and must also be balanced by local social and economic conditions. As such, these guidelines must be regarded as flexible subject to location and design, levels of service provision, demographic change in the community, changing community expectations and improved models of service delivery.

The table on the following page shows the facility provision guidelines used by the City of Rockingham.

Facility Type	Ratio
Regional (catchment > 150,000 people)	
Active public open space (20+ hectares)	1:125,000 - 250,000
Aquatic centre (includes indoor and outdoor aquatic)	1:150,000 - 200,000
Performing arts centre	1:200,000 - 300,000
District (catchment 75,000 – 150,000 people)	
Active public open space (11 - 20 hectares)	1:75,000 - 125,000
Aquatic centre (indoor)	1:75,000 - 150,000
Community and civic centre	1:75,000 - 125,000
Community arts centre	1:75,000 - 100,000
Indoor recreation centre (four to eight courts)	1:75,000 - 100,000
Library	1:125,000 - 150,000
Multipurpose hard courts (12 to 18 courts)	1: 75,000 - 125,000
Outdoor recreation space (including wheeled sports)	1:75,000 - 150,000
Performing Arts Centre	1:75,000 - 200,000
Surf Lifesaving Club (with outpost capacity)	1:75,000 - 150,000
Older persons centre	1:125,000-150,000
Youth centre	1:75,000 - 100,000
BMX facility	1:130,000+
Sub District (catchment 25,000 – 75,000 people)	
Active public open space (six to ten hectares)	1:25,000 - 75,000
Indoor recreation centre (two to four courts)	1:25,000 - 75,000
Lawn bowling club (two to four greens)	1:25,000 - 75,000
Library	1:25,000 - 75,000
Multipurpose community centre	1:25,000 - 75,000
Multipurpose hard courts (six to 12)	1:25,000 - 75,000
Outdoor recreation space (including wheeled sports)	1:25,000 - 75,000
Neighborhood (catchment 10,000 – 25,000 people)	
Active public open space (one to five hectares)	1:15,000 - 25,000
Multipurpose community centre	1:15,000 - 25,000
Multipurpose hard courts (two to four courts)	1:15,000 - 25,000
Outdoor recreation space (may include wheeled sports)	1:15,000 - 25,000
Local (catchment <10,000 people)	
Active public open space (approximately one hectare)	1:5,000 - 15,000
Multipurpose hard courts (one court)	1:7,500 - 15,000
Youth recreation space (excluding wheeled sports)	1:7,500 - 15,000





Needs Analysis

Needs Analysis

Using the City's existing infrastructure provision, demographic analysis, facility provision guidelines and community infrastructure planning principles, this section will identify the City's future community infrastructure needs.

The community infrastructure included within the facility audit has generally been limited to those facilities which are owned or managed by the City of Rockingham. Some facilities, which are not owned or managed by the City, have been included within the audit where their provision may influence the need for, and future provision, of facilities within Rockingham.

Active Open Space

Active open spaces (reserves) are public open spaces with the main purpose of providing places for formal sporting activities. The spaces are designed to accommodate playing zones, buffers and infrastructure requirements for either a specific or general sporting activity, and will differ depending on the hierarchy. The hierarchical classification of these reserves and clubroom facilities is determined by consideration of a number of factors including size, form and function. It should be noted that the reserve and clubroom infrastructure can differ in hierarchy classifications.

The provision of appropriate infrastructure across the hierarchy is essential to accommodate projected organised sport and recreation participation rates.

Current Reserve Provision

Hierarchy	Catchment	Reserve	Sports Provided
Regional 1:125,000 - 250,000	Rockingham municipality including bordering LGAs	Lark Hill Sportsplex	Cricket Soccer Hockey Softball Rugby League Rugby Union Tee ball Gridiron
District 1:75,000 - 125,000	Entire Municipality	Baldivis Sporting Complex	AFL Cricket
Sub District 1:25,000 – 75,000	Baldivis	Peckham Reserve	Soccer Athletics
		Eighty Road Reserve	Soccer Cricket Athletics
	Coastal Central	Currie Street Reserve	AFL Cricket
		Koorana Reserve	Soccer Cricket
	Coastal North	Anniversary Park	AFL
		Hourglass Reserve	Athletics Baseball
		Stan Twight Reserve	AFL Cricket
	Coastal South	Laurie Stanford Reserve	AFL Soccer Cricket
		Rhonda Scarrott Reserve*	AFL Cricket
	Baldivis South	Baldivis Oval	Soccer
Neighbourhood 1:15,000 – 25,000	Baldivis North	Arpenteur Park	Cricket Soccer
	Hillman / Cooloongup	Paul Garnett Reserve	Soccer Cricket

Hierarchy	Catchment	Reserve	Sports Provided
	Rockingham	Bungaree Oval	Athletics
		Careeba Reserve	AFL Cricket Soccer Softball
		Georgetown Reserve	Soccer Tee ball
	Secret Harbour	Secret Harbour Oval *	AFL Tee ball
	Shoalwater / Safety Bay	Shoalwater Oval (Soccer)	
Local 1:5,000 – 15,000	Baldivis	Tranby College Oval **	Soccer
		Baldivis Gardens Primary School*	AFL
		Baldivis Primary School*	AFL
		Settlers Primary School Oval*	AFL Soccer
	Golden Bay	Mallina Reserve	
	Port Kennedy	Achiever Oval*	AFL Athletics
		Rockingham Lakes Oval*	
		St Raphael Reserve*	
	Waikiki	Waikiki Oval*	
		Breaden Drive Reserve	
	Warnbro	Warnbro Oval*	AFL Cricket Soccer

*Shared use reserves with Department of Education, portion of the reserve has a management order issued to the City.

**Shared use with Tranby College, not on Crown land.

The City is currently serviced by one regional outdoor sporting facility, Lark Hill Sportsplex. This facility provides 26 hectares of playing space which supports a range of sports including hockey, softball, soccer, rugby league, rugby union, tee ball, gridiron and cricket. To effectively operate as a regional facility and service the forecast population of the region, the Lark Hill Master Plan (City of Rockingham, 2003) identified the requirement for a future expansion of the facility. The 2022 Lark Hill Master Plan confirms the two Senior sized AFL ovals within the Lark Hill Northern Expansion will be required towards the end of the (10 year) focus of this plan. On this basis, Lark Hill Northern Expansion Stage 2 has been included within the CIP with an estimated delivery date of 2031/2032.

The completion of the Baldivis District Sporting Complex will provide the Baldivis sub district with over eight hectares of active reserve space and can cater for three full size AFL fields plus junior ovals and two senior cricket ovals. Additional reserve space will be available on the completion of the southern pavilion and outdoor courts project for the purpose of overflow training.

The Baldivis sub district is currently serviced by two neighbourhood level facilities; Arpenteur Park and Baldivis Oval. Noting that the quality of the aging infrastructure on these reserves does not

support the current or predicted level of usage, the City has produced a Master Plan for Arpenteur Park, which has subsequently been endorsed by Council. The implementation of the Arpenteur Park Master Plan has been included within the CIP towards the end of the 10 year focus of this plan with an estimated delivery date of 2032/2033. The City will be undertaking a Master Plan of the Baldvis Recreation Reserve as well as the proposed adjacent East Baldvis Recreation Reserve to provide a strategic approach to optimise the benefit of both reserves.

Four local level facilities currently service Baldvis: Tranby College, Baldvis Primary School Oval, Baldvis Gardens Primary School and Settlers Primary School Oval. All facilities are subject to shared use agreements with neighbouring schools.

The addition of the Baldvis District Sporting Complex and East Baldvis Recreation Reserve within this sub district will provide adequate active reserve or sport spaces to this community, however additional spaces are likely to be required in the Baldvis/Karnup areas in the future. The City will continue to work with City planners and developers to identify suitable parcels of land.

The Coastal North sub district is currently serviced by three Sub District level facilities (Anniversary Park, Stan Twight Reserve and Hourglass Reserve) and five neighbourhood facilities (Bungaree Oval, Careeba Reserve, Shoalwater Oval, Georgetown Reserve and Paul Garnett Oval). The Coastal North Sporting Infrastructure Assessment confirms that this level of provision is adequate based on facility provision guidelines and projected population growth. The City will be undertaking a functional audit of existing community infrastructure, including sporting club facilities in order to develop a planned approach to future upgrades and developments to changing community demands.

Although the number of active open spaces provided is adequate, the condition of the infrastructure, as well as the reduced functionality of these facilities, and ability to appropriately provide for female participation in sport, means that work is required to meet the needs of the community. Master plans for Anniversary Park, Hourglass Reserve and Stan Twight Reserve have been completed, with redevelopments for Anniversary Park and Stan Twight included within the CIP. The implementation of the Hourglass Reserve Master Plan was included within relevant team plans.

The completion of the Koorana Reserve Master Plan now means that the Coastal Central sub district is serviced by two Sub District facilities. The other facility being Currie Street Reserve which is attached to the Warnbro Recreation Centre. The aging infrastructure of the Warnbro Recreation Centre has triggered a Master Plan to be completed. Outcomes of this plan are expected to be known late 2022.

Also servicing the Coastal Central sub district are six local level reserves. (Achiever Oval, Rockingham Lakes Oval, St Raphael Reserve, Waikiki Oval, Breaden Drive Reserve and Warnbro Oval) which support the active open space network. Several of which are shared with the adjoining schools under a shared use agreement.

The Coastal South sub district is currently serviced by two Sub District active open spaces (Laurie Stanford Reserve and Rhonda Scarrott Reserve), one neighbourhood space (Secret Harbour Oval) and one local space (Mallina Reserve). The Coastal South Sporting Infrastructure Assessment confirms that, the provision of active open space at this level is adequate and additional provision is not required. Future growth in this sub district will be supported by the future expansion of Lark Hill.

Aquatic and Leisure Centre

An aquatic or leisure centre provides the community with the opportunity to participate in structured and unstructured water-based activities in a controlled and safe environment. Often referred to as a leisure centre, aquatic activities may include swim school, squad swimming, aqua aerobics, hydrotherapy, water sports and informal swimming.

The specific design and infrastructure components must reflect the population catchment demands and the surrounding urban environment. However, it is preferable that aquatic facilities are co-located with 'dry' infrastructure such as recreation centres.

Current Provision

Hierarchy	Catchment	Facilities
District 1:75,000 – 150,000	Entire Municipality	Aqua Jetty Rockingham Aquatic Centre

The Rockingham municipality is currently serviced by two district level aquatic facilities. Given the forecast population growth of the municipality, it is not deemed necessary for a new aquatic centre to be provided within the life of this plan. It is considered that the two centres will sufficiently cater for any increase in demand during this period.

The Rockingham Aquatic Centre was originally constructed in 1971, therefore requires significant works to meet community demand, community expectations, and improve functionality. Subsequently, the redevelopment of the Rockingham Aquatic Centre has been included within the CIP with construction anticipated to commence in 2028/2029.

The updated Aqua Jetty Needs Assessment and Feasibility Study was completed in February 2018 (Dave Lanfear, 2018). This study investigated the capacity of current aquatic and dry activity infrastructure at the Aqua Jetty to meet the current and forecast community need. The study concluded that improvements and upgrades were required to both the aquatic and dry infrastructure to maximise operational efficiency, improve functionality, and ensure the Aqua Jetty could adequately meet current and future community demand. The Aqua Jetty Stage Two project is included within the CIP with construction anticipated to commence in 2023/2024.

An additional district level aquatic facility may be required to service the future population of the Baldivis and Karnup sub districts. The potential for provision of an aquatic facility to service these areas should be considered in future forward planning beyond the life of the current CIP. Based on population projections and current provision, planning for a third aquatic facility in the Rockingham municipality will take place beyond the current life of this plan.

Community Centre

A community centre provides an integrated mix of spaces to accommodate a wide range of services and activities. . Generally, community centres are located within a city or district centre and can provide for the whole community or for a specialised group within the greater community.

The specific design, functionality and infrastructure components of a community centre must reflect the demands of the population catchment and surrounding urban environment.

Current Provision (Not under a dedicated lease arrangement)

Hierarchy	Catchment	Facilities
District 1:75,000 – 125,000	Entire Municipality	Gary Holland Community Centre
Sub District 1:25,000 – 75,000	Baldivis	Mary Davies Community Centre*
	Coastal South	Secret Harbour Community Centre
	Coastal Central	Warnbro Recreation Centre
Neighbourhood 1:15,000 – 25,000	Baldivis North	Baldivis Recreation Centre
	Baldivis South	Baldivis South Community Centre
	Hillman/Cooloongup	Hillman Hall
	Port Kennedy	Port Kennedy Community Centre
	Shoalwater/Safety Bay	McLarty Hall
	Singleton/Golden Bay	Golden Bay Coastal Community Centre Singleton Sports and Community Centre**

*City Staffed Facility. Centres are otherwise unstaffed and bookable venue. ** Leased facility however there are several clubs that form the association.

The City is currently serviced by one district level dedicated community centre, the Gary Holland Community Centre. This facility is staffed under a contract with the Rockingham Visitors Centre. Whilst not listed as dedicated community centres, the Rockingham Library, Rockingham Youth Centre, Autumn Centre and Baldivis Sporting Complex provide spaces suitable to provide community services and programs.

Across the entire municipality the City is serviced by three dedicated Sub District Community Centres and six dedicated Neighbourhood Community Centres. These facilities provide a range of spaces with multiple functions that can be booked as required to facilitate community activities.

In addition to the dedicated Community Centres provided for the community for bookings of a casual nature, the City also provides low cost leased facilities to groups within the community. The groups operating from these facilities provide a range of activities and services, such as social services, playgroups, wellness activities, meeting spaces and hobby activities. The spaces, like the City dedicated Community Centres are often available for the general public to hire for specific one off occasions.

Sporting Clubroom infrastructure located throughout the City also provides for multi-purpose use / room hire within the community.

The Coastal North sub district is currently serviced by two neighbourhood level facilities, McLarty Hall and Hillman Hall. These dedicated facilities are supported by the multiple leased facilities and sporting clubrooms found within the area.

The Port Kennedy Community Centre and the Warnbro Recreation Centre service the Coastal Central sub district. These facilities are supported by community hall space provided at the Aqua Jetty.

The Coastal South sub district is currently serviced by the Coastal Community Centre and the Secret Harbour Community Centre. The Singleton Sports and Community Centre and Secret Harbour Surf Life Saving Clubs are also within this sub district and are managed via lease agreements. The Singleton Sports and Community Centre is managed by an association able to provide for multiple services, whilst the Secret Harbour Surf Life Saving Club has the capacity to provide access to function and multipurpose spaces for the community.

Within the Baldivis sub district the City provides for services via the Community Centre attached to the Mary Davies Library. Servicing the area on a neighbourhood level is the Baldivis Recreation Centre, serving a dual purpose as a sport and community centre, and the Baldivis South Community Centre.

The Karnup sub district has a small existing population, and though it is expected to experience population growth over the next 10 years, the immediate community need is anticipated to be met by the Baldivis South Community Centre and the Mary Davies Library and Community Centre. However, as development in the area continues, the need for additional community facilities will be re-assessed in future revisions of the CIP.

Although the need for additional facilities in the established sub districts has not been identified, the replacement and upgrade of existing facilities as they age will need to be considered as part of future asset management plans, which will inform future revisions of the CIP.

Library

A library provides a wide range of amenities and services to meet the lifelong learning aspirations of a community. The design, while guided by industry best practice and guidelines, is also dependent on the hierarchy and facility catchment. Spaces within a library may include children's activity area, maker's space, information technology area, meeting rooms, as well as floor space for book displays and loans.

Libraries are generally provided on a Sub District or District level, with the City's guidelines for provision not supporting library provision at a Neighbourhood level.

Current Provision

Hierarchy	Catchment	Facilities
District 1:125,000 – 150,000	Entire Municipality	Rockingham Library
Sub District 1:25,000 – 75,000	Baldivis	Mary Davies Library and Community Centre
	Coastal Central	Warnbro Community Library
	Coastal North	Safety Bay Library

Rockingham is currently serviced by one district library, the Rockingham Library, located on Dixon Road. This level of provision is deemed appropriate for the foreseeable future. In September 2018, Council approved entering into a lease agreement with Murdoch University to operate from this site for up to 10 years, and on this basis, the Rockingham project has been removed from the CIP. It must be noted that in the event that the City's sublease is either terminated or not renewed by Murdoch University, that the City would not be meeting a suitable provision for the community and the Rockingham Library will need to be included within a future CIP review.

The Coastal North sub district is currently serviced by Safety Bay Library. The current facility can effectively cater for the increase in population forecast for this area, therefore additional facility provision is not required at this time. It is noted that refurbishment works are planned for this facility outside of the CIP. These works will improve functionality and further support any increase in population in the Coastal North sub district.

The Coastal Central sub district is currently serviced by Warnbro Community Library. This service is a partnership between the Department of Education and the City, and operates from the Warnbro Community High School. The current facility can effectively cater for the current and forecast population, therefore additional facility provision in this area is not required at this time.

People residing within the Coastal South sub district currently access one of the City's four existing libraries for lifelong learning opportunities. Warnbro Community Library is the closest City of Rockingham facility, located approximately five kilometres from the northern boundary of the Coastal South sub district. Residents have access to an outreach library service run by the City, offering Story Time and Rhyme Time, however the ability to expand this service is limited due to the lack of available community spaces.

The City of Mandurah opened the Lakelands Library and Community Centre in October 2017. The City of Rockingham's Library and Information Services Strategy (2017-2021) identifies that the Lakelands library in the City of Mandurah will service some of the community in the City's southern suburbs. The library is located less than two kilometres from the City of Rockingham's southern boundary and is readily accessible via Mandurah Road.

The Library and Information Services Strategy identifies that collaboration with neighbouring local governments is an important factor in providing library services. In addition, the *Public Library Services in 2025 – Research & Consultation Findings* (AEC Group, June 2015) supports partnership, co-location and integration models as an opportunity which should be investigated for future library services.

To support the Coastal South sub district with respect to Library Provision, the Secret Harbour Library is included within the CIP for delivery in 2028/2029. The form and function of the proposed Secret Harbour Community Library as a shop front library was reviewed as part of the 2018 CIP review. As part of this review, it was supported to include the Secret Harbour Community Library into an extension of the Secret Harbour Community Centre (SHCC) to offer an expansion of the outreach services currently provided, without negatively impacting on the current users of the SHCC.

The Baldivis sub district is currently serviced by the Mary Davies Library and Community Centre which opened in 2014. Current facility provision will effectively cater for increased demand for lifelong learning opportunities during this time, therefore additional facilities are not required during the life of this plan.

The Karnup sub district is not directly serviced by a library; however the small existing population in this area is effectively serviced by the Mary Davies Library and Community Centre. It is expected that this provision will be sufficient to meet the need of the forecast population growth, however as development in the area continues, the need for additional community facilities will be re-assessed in future versions of the CIP.

Arts Centre

An arts centre supports the development of local arts and artists, and may provide facilities for performing arts, visual arts and art development programs.

Current Provision

Hierarchy	Catchment	Facilities
Regional 1:200,000 – 300,000	Rockingham municipality including bordering LGAs	Mandurah Performing Arts Centre
District 1: 75,000 – 200,000	Entire municipality	Rockingham Arts Centre Gary Holland Community Centre (Exhibition space) Koorliny Arts Centre (Kwinana)

In addition to the centres identified above, the City's Community Centres and Halls are available to be booked by arts, craft and performing art community groups.

Despite being categorised as a strategic metropolitan centre, Rockingham is the only urban centre in Australia (of comparable population) without a performing arts centre. The Koorliny Arts Centre in the City of Kwinana serves a district function and the Mandurah Performing Arts Centre in the City of Mandurah serves a sub-regional function for the Peel area.

To determine the feasibility of providing a performing arts centre, the City commissioned the Rockingham Contemporary and Performing Arts Centre Feasibility Study (Walne, Alexander & Whish-Wilson, October 2010). This study confirms the need for a performing arts centre in Rockingham and identifies that three venues, being the current Mandurah and Kwinana facilities as well as the future Rockingham centre, are necessary to meet population growth demands, service varying population catchments and establish a network of contemporary arts venues for the broader region.

Although the performing arts study confirms the need for a performing arts centre in Rockingham, the project has not been included within the CIP due to the Council resolving in 2010 that the City did not have the financial capacity to deliver this facility. Estimates included within the 2010 Feasibility Study identified that the facility development would cost in the order of \$42 million (2010 prices).

In addition to the Centres shown in the above table, the Community has access to several performing art schools and facilities featured within local schools and privately operated venues.

The Rockingham Arts Centre services the City at a District level and is located within the Coastal North Subdistrict. The facility has been recently upgraded with works completed early 2022. A number of arts groups also utilise the City's Community Centres and Halls to run a variety of arts programs available to the community.

Indoor Recreation Centre

An indoor recreation centre is a multipurpose facility capable of accommodating a wide range of sport, recreation, fitness and health and wellbeing activities. The specific design, functionality and infrastructure components of recreation centres must reflect the demands of the population catchment and surrounding urban environment. This may comprise indoor courts, outdoor courts, and group fitness rooms, activity spaces, meeting rooms, café and crèche. The provision below includes centres within the municipality staffed with City employees.

Current Provision

Hierarchy	Catchment	Facilities
District 1:75,000 – 100,000	Entire Municipality	Mike Barnett Sports Complex Baldivis Indoor Sports Complex

The City is currently serviced by two dedicated district indoor recreation centres, the Mike Barnett Sports Complex (MBSC) located in Rockingham and the Baldivis Indoor Sports Complex (BISC) due to be completed in late 2022 located in Baldivis. The City's guidelines for infrastructure provision identifies that the provision of two district indoor recreation centres satisfy the City's provision requirements until 2035 when the City's population is forecast to reach 200,000 people.

The BISC located within the Baldivis Sporting Complex was included within the CIP to provide additional indoor court facilities. This project was supported by the projected population growth within the City and in particular the Baldivis and Karnup sub districts. This facility will cater for multiple sporting disciplines and provide services for the district.

In addition to the district centres the City also has five smaller single court facilities with adjoining rooms that can be used for community recreation. These unstaffed neighbourhood level facilities are located in Warnbro (two facilities), Baldivis, Golden Bay and Secret Harbour. These facilities have some capacity to hold training and competition sessions for sporting clubs and have been accounted for in the community centre needs assessment.

The MBSC is the City's largest indoor recreation centre, consisting of seven indoor courts and 14 outdoor courts.

MBSC is heavily used by two of the City's largest sporting associations, Rockingham Basketball and Recreation Association (RBRA) and Rockingham Districts Netball Association (RDNA). Although traditionally summer and winter sports operating in opposite seasons, both associations are now running competitions 12 months of the year.

The current condition of the MBSC, the frequent infrastructure upgrade and expansion requests received from both associations, and the need to ensure MBSC can accommodate the growth of RDNA and RBRA, as well as accommodate general community use for the next 10 – 15 years, has resulted in the City commencing the master planning process for the MBSC to inform any future works.

The development of a regional indoor and outdoor court recreation facility is a longer term planning consideration with potential locations being as part of the Lark Hill Northern Expansion or as part of the future Karnup Regional Open Space development.

Outdoor Hard Courts

Outdoor hard courts provide for formal and informal recreation opportunities such as tennis, netball and basketball. The City's current and planned outdoor hard courts provision is shown in the table below:

Current Provision

Hierarchy	Catchment	Facilities
District (12 to 18 courts) 1:75,000 – 125,000	Entire municipality	Mike Barnett Sports Complex (MBSC) Outdoor Courts 14 (10 netball and 4 netball/basketball)* Baldivis District Sporting Complex (BDSC) Outdoor Courts (8 multi-marked netball, basketball and tennis)#
Sub District (six to 12) 1:25,000 – 75,000	Baldivis	Fifty Road, Baldivis (6 tennis)
	Coastal Central	Aqua Jetty** (8 tennis / 4 basketball/netball)
	Coastal North	Royal Road, Safety Bay (11 tennis) Wanliss Street, Rockingham (8 tennis)
Neighbourhood (two to four) 1:15,000 – 25,000		
	Golden Bay/Singleton	Cavender Street, Singleton (4 tennis)
Local (one to two) 1:7,500 – 15,000	Baldivis	Barri Barri Reserve (2 tennis) Tuart Ridge (2 tennis) Baldivis Central (1 tennis) Ballaballa Reserve south (1 tennis) Niagara/Cervantes Reserve (1 basketball)
	Secret Harbour	Secret Harbour Oval SW end (1 basketball)

*Following the development of 4 new courts planned for later this year

**Shared use with Warnbro Community High School

Future build as per CIP

NOTE

Public school outdoor hard courts not shown although most made available for community use.

In addition to the outdoor courts listed in table above, the City provides outdoor half-courts for casual active use.

The timing for the BDSC outdoor courts was reviewed as part of the preparation of the 2021 CIP. Works recently completed on the current Mike Barnett Sports Complex (MBSC) outdoor courts will support the mid-term growth and retention of the Rockingham Districts Netball Association (RDNA) at the MBSC. An additional four outdoor multi use court facilities will also be able to be utilised by the Rockingham Basketball Recreation Association (RBRA).

Whilst netball is currently based at the Mike Barnett Sports Complex, the potential future development of the adjoining land as part of the City Centre future planning may require the relocation of some of the outdoor hard courts in the longer term. The development of a second regional indoor and outdoor court facility is a longer term planning consideration with potential locations being as part of the Lark Hill Northern Expansion or as part of the future Karnup Regional Open Space development

The Coastal North sub district is currently serviced by facilities in Rockingham and Safety Bay (a total of 19 tennis courts). Considering the relatively small population growth in this area, additional outdoor court facilities are not required, however any requirement for supporting infrastructure upgrades to ensure functionality and fit for purpose, can be sourced through forward planning and capital infrastructure grants. Minor upgrade works were completed on the Rockingham Tennis Club in 2020.

The Safety Bay Tennis Club has undertaken a needs and feasibility study in order to review the Clubs facility needs. The current Club facility is over 50 years old and lacks some functionality and capacity to meet membership demands as well as accessibility to all. The redevelopment of the Club facility is not currently budgeted for within the City's Business Plan.

The Coastal Central sub district is currently serviced by one facility in Warnbro (eight tennis or four basketball/netball courts). This provision is deemed adequate to meet the population growth and health and wellbeing demands of this sub district. Despite the number of courts being adequate to service the needs of the community, the condition of the courts and associated infrastructure provision is deemed inadequate. As such the resurfacing of the courts will be undertaken as part of the Aqua Jetty Stage Two project with construction anticipated to commence in 2024/2025. The resurfacing of these courts will assist in meeting demand for local clubs training for netball and basketball as well as for casual use for tennis.

The Coastal South sub district is currently serviced by one facility in Singleton (four tennis courts recently upgraded as part of the City's Grants program). Given the predicted population growth and current usage, the level of facility provision is deemed acceptable and additional facilities are not required.

The Baldivis sub district is currently serviced by one facility (six courts) located in Baldivis North, which meets the lower end of sub district provision guidelines as per the facility provision guidelines set by the City. Expected population growth will cause increased pressure on the existing courts, which are specific to tennis requirements and do not meet demand for multipurpose courts. While there are three tennis courts located on public open space across the suburb, these are provided to meet casual recreation demand rather than organised competition standards. The future Master Plan for Baldivis Recreation Reserve will consider the demand for additional courts.

A review of Baldivis community needs has identified additional demand for outdoor hardcourts to service the Baldivis North Sub-Area, as well as the existing need identified for the Baldivis South Sub-Area. This need can be met through the provision of a Sub District facility located in Baldivis North, incorporating four outdoor courts and sporting reserves developed in conjunction with Department of Education as part of a shared use reserve with the future High School. These works are currently anticipated to commence in 2028/2029.

The development of eight multi-marked courts at the BDSC will service the Baldivis District with an area for expansion of outdoor hard courts should community demand identify the need. The construction of the BDSC outdoor courts and southern pavilion is proposed to commence in 2023/2024.

As the Karnup sub district will not realise significant urban development within the timeframe of this plan, it is anticipated that the community need will be met by facilities either within the Baldivis area for the life of this plan or by the courts located in Singleton for residents located in the southern areas of the Karnup sub district. Hard court provision in the Coastal South and Karnup sub districts will be investigated as part of future plans.

Outdoor Recreation Space

An outdoor recreation space is a multipurpose outdoor area located within public open space with a purpose of encouraging unstructured sport, recreation and social activities.

A space may have a particular focus or target group, however will generally suit the broader community and offer activities to suit a variety of ages and abilities. The specific design, functionality and infrastructure components of an outdoor recreation space must reflect the demands of the population catchment and surrounding urban environment. It must also be cognisant of the facility hierarchy and levels of service provision as outlined in relevant Council Policy.

Current Provision

Hierarchy	Guidelines for Provision	Facilities
District 1:75,000 - 150,000	Entire Municipality	Port Kennedy Skate Park*
Sub District 1:25,000 - 75,000	Coastal North	Rockingham PCYC Skate Park**
	Coastal South	Daniel Kelly Memorial Skate Park (Golden Bay)
Neighbourhood 1:15,000 – 25,000	Baldivis North	One 71 Baldivis Pump Track**
	Baldivis South	Baldivis Youth Space
	Golden Bay/ Singleton	Golden Bay Pump Track** Singleton Skate Park
	Hillman/Cooloongup	Cooloongup Skate Park Hillman Skate Park
	Rockingham	Rockingham Rage Cage

*The Port Kennedy Skate Park redevelopment project was originally categorised a Sub District level, the resulting design and supporting amenities justify a change in classification from Sub District to District level.

**This facility is not managed by the City, but is considered part of the facility provision model

The Rockingham Beach Foreshore Master Plan (City of Rockingham, August 2015) has identified the need for a revitalised foreshore area to cater for community need and demand across the municipality. On this basis, an activity node has been included in the foreshore master plan, providing recreation equipment for all ages including young people, seniors and adults. This project is included within the CIP as the Rockingham Foreshore Activity Node (RFAN), with a timeframe linked to the future development of the Port Rockingham Marina located adjacent to the RFAN site with construction anticipated to commence in 2025/2026.

The Coastal North sub district is currently serviced by three outdoor activity nodes, the Rockingham PCYC Skate Park, Hillman Skate Park and Cooloongup Skate Park. With the redevelopment of the Cooloongup Skate Park and addition of the RFAN, additional facilities are not required to service the predicted population growth of the sub district.

The Coastal South sub district is serviced by three outdoor activity nodes, Singleton Skate Park and the Daniel Kelley Memorial Skate Park, and Golden Bay Pump Tracks in Golden Bay. As a result of an audit identifying that the Singleton Skate Park was in poor condition and in need of replacement, the demolition and replacement was included in the City's Asset Management Plan and completed in 2017. Based on projected population growth of the sub district, additional facilities are not required.

The Coastal Central sub district is currently serviced by one district level outdoor activity node, the Port Kennedy Skate Park. The facility was upgraded through the City's Infrastructure Asset Management Plan and was completed in 2019. The replacement of the Port Kennedy Skate Park upgraded the activity node from neighbourhood to District level facility.

The City's facility provision guidelines, along with the Youth Outdoor Recreation Space Strategy (City of Rockingham, 2012) identifies the need for an additional neighbourhood level facility in the Waikiki/Warnbro area. This project has been included in the CIP as the Waikiki/Warnbro Outdoor Youth Space with construction anticipated to commence in 2029/2030.

The Baldivis sub district is currently serviced by two neighbourhood outdoor activity nodes; the Baldivis Youth Space and One 71 Baldivis Pump Track. Land developers installed the One71 pump track as part of the land development process.

The City's Youth Outdoor Recreation Space Strategy (City of Rockingham, 2012) identified the need for two youth focused spaces to service Baldivis. On this basis, the Baldivis Youth Space (Neighbourhood) was completed in 2017 and the Baldivis Outdoor Recreation Space (Sub District) has been included in the CIP for future development with construction anticipated to commence in 2022/2023.

BMX Facility and Track

BMX club based infrastructure is traditionally based around youth participation (ages 5-25) however the introduction of BMX as an Olympic sport has provided an impetus for the sport to expand and develop into an older age range.

A BMX facility and track are considered activities that services a regional catchment due to the limited nature of similar clubs across metropolitan Perth and the extent competitors and spectators are prepared to travel to good quality facilities. As such, benchmarking is usually taken to determine the design and embellishment needs for the sport, rather than a population to provision ratio.

The bespoke design may comprise a first aid room, bike workshop, function room, kiosk, administration, nominations office, BMX track with a 5 m start hill.

Current Provision

Hierarchy	Guidelines for Provision	Facilities
District 1:75,000 - 150,000	Entire Municipality	Rockingham BMX Facility and Track*

*This facility is not managed by the City.

Although the Rockingham BMX Track is closed to general public the infrastructure provided is considered part of the facility provision model. The Rockingham BMX facility can be accessed by all through club membership. This ensures usage is controlled and supervised due to the high risk nature and required skills of the activity.

BMX currently operate from ageing facilities on Ennis Ave, and as a result of significant site and servicing constraints as well as future development proposals being considered for the site, the Club facilities will need to be relocated in the future. Considering the ongoing population growth in the region, the increasing interest and participation in BMX and the fact that it is now an Olympic sport, combined with the current lack of existing compliant and functional facilities, there is an opportunity for the City to invest into a sport that will not only service the entire municipality but attract from a broader region.

The City engaged Dave Lanfear Consulting in 2019 who completed the Rockingham BMX Site Feasibility Study (2020), this document involved extensive facility benchmarking, site requirement investigations and infrastructure provision. This study investigated the potential to provide for the long-term sustainable needs of the Rockingham BMX Club and identified Lark Hill as the most viable option.

The Lark Hill Northern Expansion site presents the opportunity to provide a bespoke facility that caters to the District catchment but also attracts regional or state level participation. In 2021 the City undertook further planning through a review of Lark Hill Northern Expansion Master Plan. The Master Plan identified the capacity for future relocation of the BMX Club to Lark Hill however, the City has identified the need to undertake further site due diligence and environmental investigations prior to fund for the future relocation being considered by Council.

Enclosed Dog Park

An enclosed dog park is a fenced area dedicated to the exercise and socialisation of dogs, and recreation for their owners.

Current provision

Hierarchy	Catchment	Facilities
Neighbourhood 1:35,000	Baldivis	Barri Barri Reserve
	Coastal Central	Seahaven Reserve St Clair Reserve
	Coastal North	Bayview Reserve

The City has three enclosed dog parks. The original dog park constructed at Bayview Reserve in Rockingham was delivered as part of the CIP.

Future provision

The Enclosed Off-Leash Dog Exercise Area Needs and Feasibility Study (City of Rockingham, April 2015) identified a provision guideline of one facility per 35,000 people, identifying a need for four enclosed dog parks within the City by 2020. Future provision of enclosed dog parks will be delivered through relevant team plans, therefore future projects will not appear in the CIP.

Older Persons Centre

An older person (including CALD) is defined as a person that is 60 years and older or 50 years and older if from an Aboriginal and Torres Strait Islander background. This is based on the United Nations generally using 60 years plus to refer to the “older population” and additional complex responsibilities and health pressures that Aboriginal and Torres Strait Islanders experience in their lives.

These age categories are needed to define this part of the community but the City is open to people less than 60 years of age accessing seniors services, events and infrastructure.

Current provision

The City manages the Autumn Centre, a specific purpose facility built in 1993, for older people living in the City of Rockingham. The centre offers a range of activities and services to members aged over 60 years, and currently (June 2022) has 2,232 registered members. For the purposes of the CIP, the Autumn Centre is classed as a district facility located within the Coastal North sub district.

Hierarchy	Catchment	Facilities
District 1:125,000-150,000	Entire Municipality	Autumn Centre

Needs assessment

The City’s Seniors Strategy 2017 – 2021 recognises the Autumn Centre as a key component in meeting the City’s aspirations. Specifically, the Autumn Centre contributes towards meeting Key Element 4 of the Seniors Strategy – Deliver well planned, sustainable and contemporary infrastructure. The Seniors Strategy states that *the City’s future senior’s facility approach is to have one sole purpose seniors facility (Rockingham Autumn Centre) with some future new seniors activities being accommodated in local multi use community facilities.*

This approach means that it is imperative that the Autumn Centre is functional and well maintained in order to continue to provide a high level of service for the increasing senior’s population.

Subsequently, a consultant was engaged in January 2020 to complete a needs assessment, feasibility study (Study) and conceptual designs for the Autumn Centre in order for the facility to meet current community need and expectations as well as having the capacity to service future users of the space. This report was completed in May 2021.

The needs analysis assessed the current level of services available to older persons within the City to determine whether there was a future for the ongoing commitment and provision of the Autumn Centre. The analysis indicated with the projected growth and increasing ageing population, the need for such services is unlikely to diminish and this was being reflected in the increasing membership numbers the centre had experienced over the past two to three years.

The Study identified that there are a number of operational and infrastructure improvements needed to ensure the Autumn Centre can continue to cater for current and future members.

Two key issues were identified in relation to infrastructure provision at the Autumn Centre. The first being the lack of car park bays to cater for the number of current members, and the second being the building design impacting functionality.

The deficiencies in the building design were found to be significantly impacting on the functionality of the Autumn Centre. The deficiencies of the current facility resulted in the Study identifying that when funding permits, the City should undertake a significant redevelopment of the facility.

Noting the current financial climate and pressure placed on the City's Business Plan, the consultant was requested to provide short, medium (delivered prior to 2031) and long term (delivered post 2031) options to improve the functionality of the Autumn Centre.

The short term development option (stage 1) has been endorsed by Council and included within the City's Business Plan.

This option will meet the needs of the community for the next five to possibly ten years which would be adequate time to then allow the City to undertake further planning to determine the need for additional community facilities to cater for the southern and eastern suburbs (Karnup, Baldivis, Singleton and Golden Bay).

Inclusive Play Space

An inclusive play space is a play space designed to enable people of all ages and abilities to play alongside each other. These spaces can include a variety of both custom designed equipment and equipment sourced from retail manufacturers, with the intention being that everybody will be able to find activities to engage with.

Current provision

Hierarchy	Guidelines for Provision	Facilities
District	Area specific	The Harbour Playground Fantasy Park

The City, via the CIP, completed The Harbour Play Space, located at the Secret Harbour Foreshore, in June 2018.

Future provision

The City's Parks Services team undertake the replacement of the City's playgrounds and incorporate the selection of inclusive play elements into playground designs.

As land is developed for residential estates developers are increasing installing inclusive play spaces to entice land sales.

The future outdoor nature play and youth space to be developed at the BDSC will incorporate a range of inclusive play equipment and activities.

Youth Centre

A youth centre is a specific purpose facility that provides a diverse range of services, activities and programs for young people aged 12-24 years. A facility of this nature will generally provide recreation, sports, arts and technology activities, as well as education and training opportunities and access to specialist support services.

The specific design, functionality and infrastructure components of a youth centre must reflect the demands of the population catchment and surrounding urban environment.

Current Provision

Hierarchy	Catchment	Facilities
District 1:75,000 – 100,000	Entire Municipality	Rockingham Youth Centre Rockingham Police and Citizens Youth Centre * Headspace Rockingham*

*This facility is not owned or managed by the City, but is considered part of the facility provision model.

The Rockingham Youth Centre was officially opened in March 2021. The Centre located at 20 Mackinnon Street in Rockingham provides services to the youth within the Rockingham District. The need was identified as part of the City's guidelines for facility provision and the City's existing Children and Young People's Strategy (City of Rockingham, 2017).

The Centre provides education and training, access to information technology and resources, as well as recreation and leisure activities specifically targeting young people.

The Rockingham Youth Centre can also provide office space for not for profit organisations offering youth services.



Implementation Plan

Implementation Plan

City Wide Equity and Project Prioritisation

City Wide Equity

Following the completion of a needs assessment to determine future projects, it is essential that the projects are prioritised and reflect a citywide focus in order for the entire population to benefit.

Considerations include:

Geographic Spread

Coastal South has been at the forefront of development and as such has received associated priority infrastructure development in line with population growth and identified gaps. This focus has now shifted towards Baldivis, as the population continues to increase and there is an urgent need for infrastructure. Community infrastructure shall continue to be equitably provided throughout the suburbs and City Centre where extensions and enhancements are required to established areas.

Proximity

Infrastructure must be planned in order for the entire City population to benefit from being in close proximity to and within accessible connections to a range of services and amenities.

Neighbourhood Change

Along with population growth, changes in the demographics of the area should be considered. It is essential that the infrastructure appropriately reflects the local demographic and potential changes, ensuring that the community have access to amenities that they will use and that the infrastructure is well activated.

Project Prioritisation

The method for prioritising need has been established on a set of criteria based on the consequences of not having that facility or service. The criteria should consider the following:

Impact

The project makes an effective and positive impact on helping the community to live, interact, socialise, learn and recreate.

Affordability

The project represents value for money both now and in the future, and uses resources responsibly.

Equitability

The project is allocated fairly through a consistent and equitable approach for the broader community or target group.

Benefit

The project demonstrates a net community benefit by recognising that the facility and service(s) are the most appropriate for the community now and into the future and can influence positive changes in lifestyle behaviour.

Using these criteria, the following questions have been developed to guide the prioritisation process:

Priority 1 – Must Have (Mandatory)

Will the project deliver mandatory essential base level community facility provision, that is not realistically available or accessible to targeted communities or groups and catchment areas, and derive the best net community benefit?

These projects are typically essential services arising from the development of new communities on the urban growth front.

Priority 2 – Should Have (Desirable)

Will the project deliver desirable improvements to existing community facility provision and services? Will the project make the facility more accessible to target groups and catchment areas to derive an enhanced community benefit?

Typically restoration and enhancement of existing facilities or new facilities required as a result of demonstrated community demand or population growth.

Priority 3 – Nice to Have (Reasonable)

Will the project deliver reasonable provision for existing community facilities and services that are available locally, or higher level services that are available in neighbouring districts and beyond?

Notwithstanding their importance, typically 'nice to haves' may be subject to being predominantly funded by other sources and may already be available elsewhere, for example museums and performing arts centres.

The prioritisation of projects has been used to guide the Implementation Plan and allocation of funds for future projects in the City's Business Plan.

Summary of Amendments

Following a review of current forecast data, the 2022 CIP proposes the following changes:

Proposed Timing Changes

- Rockingham Foreshore Activity Node has been deferred by one year due to timing of site availability. Construction now proposed for 2026/2027
- East Baldivis Recreation Reserve has been deferred one year due to land tenure uncertainty. Construction is now proposed for 2027/2028

Projects Removed

- No projects removed.

Projects with Scope Change

- Stan Twight Reserve Clubroom Extension. Revised Master Plan recommendation was to demolish existing building and rebuild. Project is now also now named consistently with the DCP, Stan Twight Reserve Clubroom Redevelopment

Projects Completed

The following projects have been completed and therefore no longer appear in the project Implementation Plan;

- Baldivis Primary School Shared Use Reserve
- Kent Street Arts Centre (Rockingham Arts Centre)
- Mary Davies Library and Community Centre
- Rhonda Scarrott Reserve Active POS
- Secret Harbour Surf Life Saving Club
- Mike Barnett Netball Court Upgrade
- Golden Bay Sports Pavilion
- Singleton Sports and Community Centre
- Baldivis South Sports Pavilion
- Mike Barnett Outdoor Hard Courts
- Baldivis South Outdoor Youth Space
- The Harbour Playground (Secret Harbour Inclusive Play Space)
- Baldivis Enclosed Dog Park
- Baldivis South Community Centre
- Rockingham Youth Centre
- Koorana Reserve Masterplan Redevelopment
- Baldivis Sports Complex District Pavilion and Reserve Space
- Baldivis Sports Complex Indoor Recreation Centre

Detailed project information – [See Completed CIP Projects](#)

Project Implementation - Influencing factors

The implementation of the Community Infrastructure Plan is dependent on a number of influences, many of which the City is unable to directly control.

The table below identifies factors which will have a significant influence on the timing or delivery of projects identified in the CIP.

Project	Influencing Factors
East Baldivis Recreation Reserve	Timing of East Baldivis Senior High School development. Timing of "Greenlea Estate" residential development and land tenure
Lark Hill Northern Expansion	Environmental planning approvals Funding of further stages
Rockingham Foreshore Activity Node	Timing of site availability
Waikiki / Warnbro Outdoor Recreation Space	Land availability
Baldivis Outdoor Courts	Land availability

If the project's influencing factors or dependencies are unable to be resolved during the planning phase of the project, this will result in a change to the proposed project development and delivery date.

In addition to the influencing factors identified above, the limited availability of land in new developments means that the City must consider all available options to ensure project delivery. This includes the consideration of shared management opportunities with both government and non-government education institutes early in the planning phase.

Implementation Plan

The table on the following page outlines the plan for implementing the projects detailed within the projects section.

The project stages identified are Plan, Design, Construct and Open, which include the following works:

Plan	Design	Construct	Open
Needs assessment, feasibility study, site selection, concept plan development	Detailed design and preparation of construction documents for tender	Award of construction contract, construction commencement	Construction completion, opening of facility, and defects liability period

10% of project funding is allocated in the "Design" year, and the remaining project funds are allocated in the "Construct" year. Depending on timing of contract award, the majority of projects require funds to be carried forward to the "Open" year.

CIP Implementation Plan

Project	Catchment	Cost Estimate	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030	2030/2031	2031/2032	2032/2033	2033/2034
Aqua Jetty Stage Two	District	\$27,600,310	DESIGN	CONSTRUCT		OPEN								
Baldivis Outdoor Recreation Space	Sub District (Baldivis)	\$2,245,000	DESIGN	CONSTRUCT	OPEN									
Baldivis District Sporting Complex (Outdoor courts and southern pavilion)	District	\$4,255,000	DESIGN	CONSTRUCT	OPEN									
Stan Twight Reserve Clubroom Redevelopment	Sub District (Coastal North)	\$4,520,000	DESIGN	CONSTRUCT	OPEN									
Anniversary Park Master Plan	Sub District (Coastal North)	\$3,022,000	PLAN	DESIGN	CONSTRUCT	OPEN								
Rockingham Foreshore Activity Node	District	\$2,752,000			PLAN	DESIGN	CONSTRUCT	OPEN						
East Baldivis Recreation Reserve (Shared Use)	Sub District (Baldivis)	\$6,413,000				PLAN	DESIGN	CONSTRUCT	OPEN					
Baldivis Outdoor Courts	Sub District (Baldivis)	\$1,262,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Secret Harbour Community Library	Sub District (Coastal South)	\$1,294,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Rockingham Aquatic Centre Redevelopment	District	\$14,784,000					PLAN	DESIGN	CONSTRUCT	OPEN				
Waikiki / Warnbro Outdoor Recreation	Neighbourhood (Waikiki, Warnbro)	\$1,185,000							PLAN	DESIGN	CONSTRUCT	OPEN		
Lark Hill Sportsplex Northern Expansion - Ovals and Sports Pavilion	Sub District (Coastal South)	\$17,328,000								PLAN	DESIGN	CONSTRUCT	OPEN	
Arpenteur Park Master Plan	Neighbourhood (Baldivis South)	\$3,427,000									PLAN	DESIGN	CONSTRUCT	OPEN

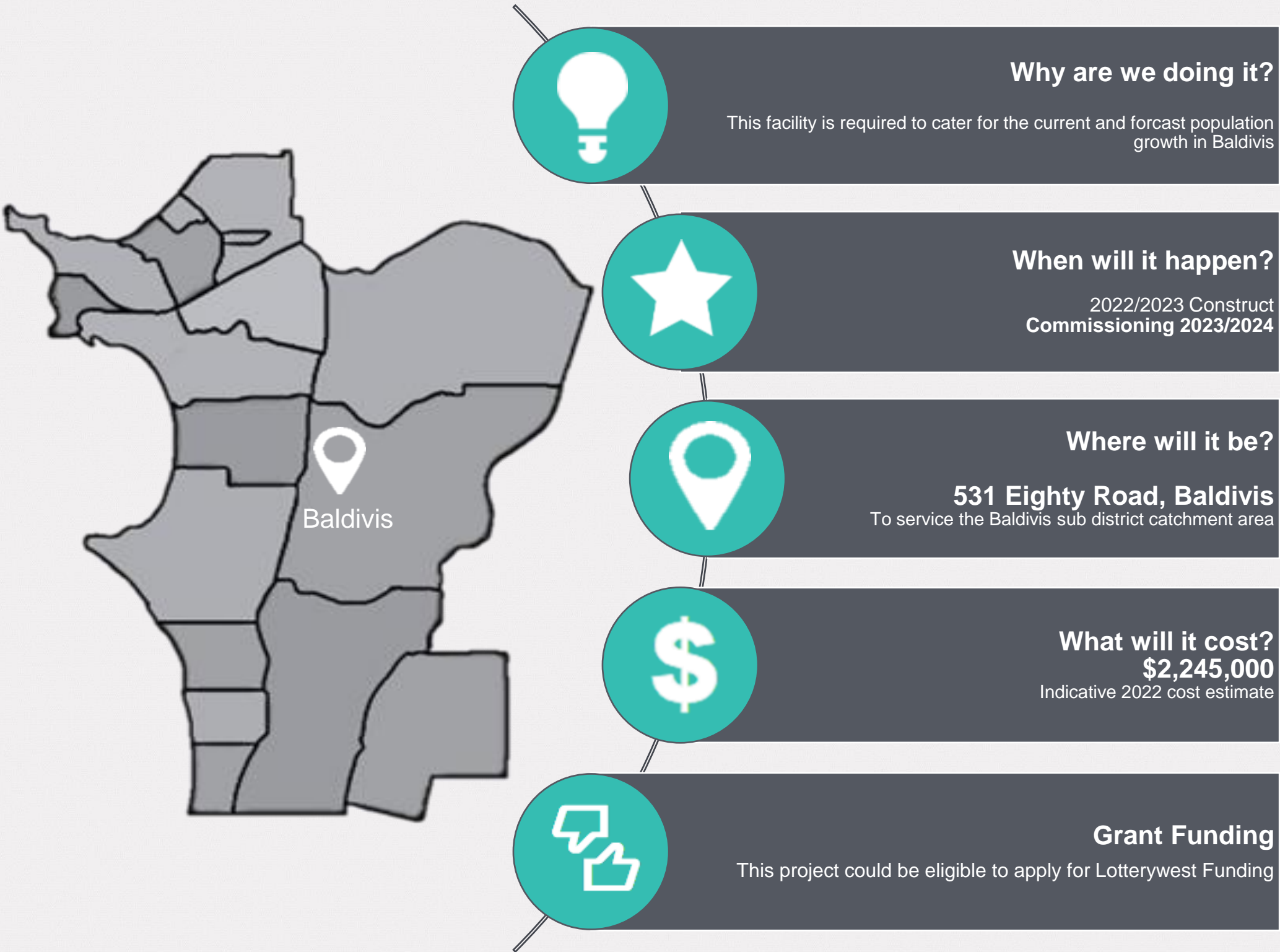
* While every effort has been made to ensure that the Implementation Plan can be achieved within the Business Plan, due to the respective timing of the CIP Review and Business Plan there may be some changes to the Implementation Plan to address the City’s financial capacity and other project commitments



Projects

Baldivis Outdoor Recreation Space

An outdoor recreation space to cater for structured and unstructured wheeled sports, exercise activities and inclusive nature play.



Baldivis Outdoor Recreation Space

What is included?

An outdoor recreation space including:

- Skate infrastructure
- Adventure play
- Active play
- Sensory play
- Water play
- Nature play area
- Civil works and landscaping



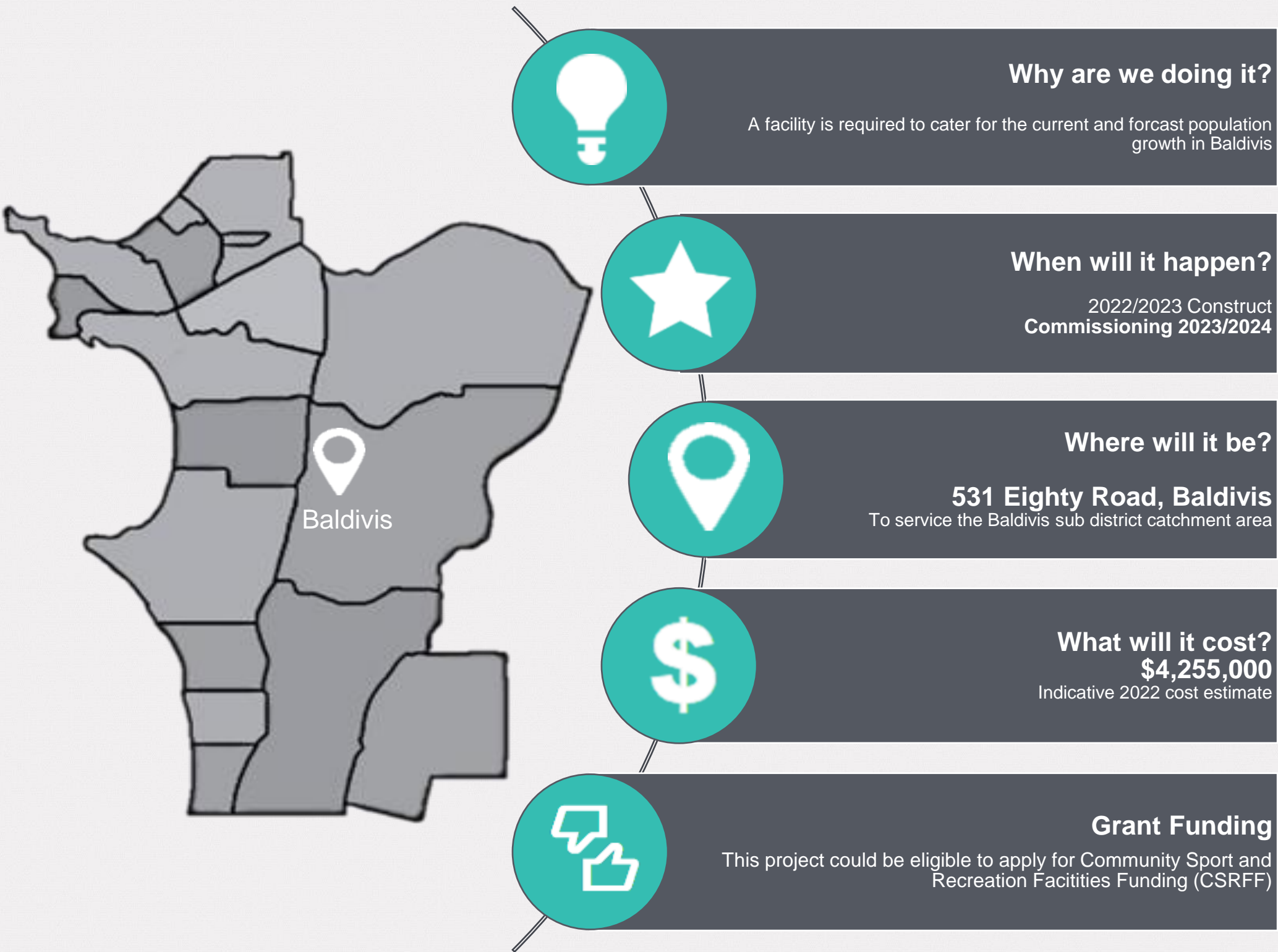
Indicative plan

Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP. The current cost estimate reflects updated cost escalation including contingencies and escalation estimates to time of build, as well as landscape costs that will be met through the BDSC project budget as per Council Report.

Baldivis District Sporting Complex Outdoor Courts and Southern Pavilion

Development of outdoor hard courts, a southern pavilion and passive recreation space for sports training, competition, and community use.



Baldivis District Sporting Complex Outdoor Courts and Southern Pavilion



What is included?

Southern pavilion in line with Sports and Community Facility Standards and Dimensions Guidelines;

New outdoor hard courts to be built featuring;

- Outdoor hard courts x 8
- Line marking
- Associated goals, posts and nets
- Shelters
- Seating
- Fencing
- Floodlighting

Additional passive recreation space



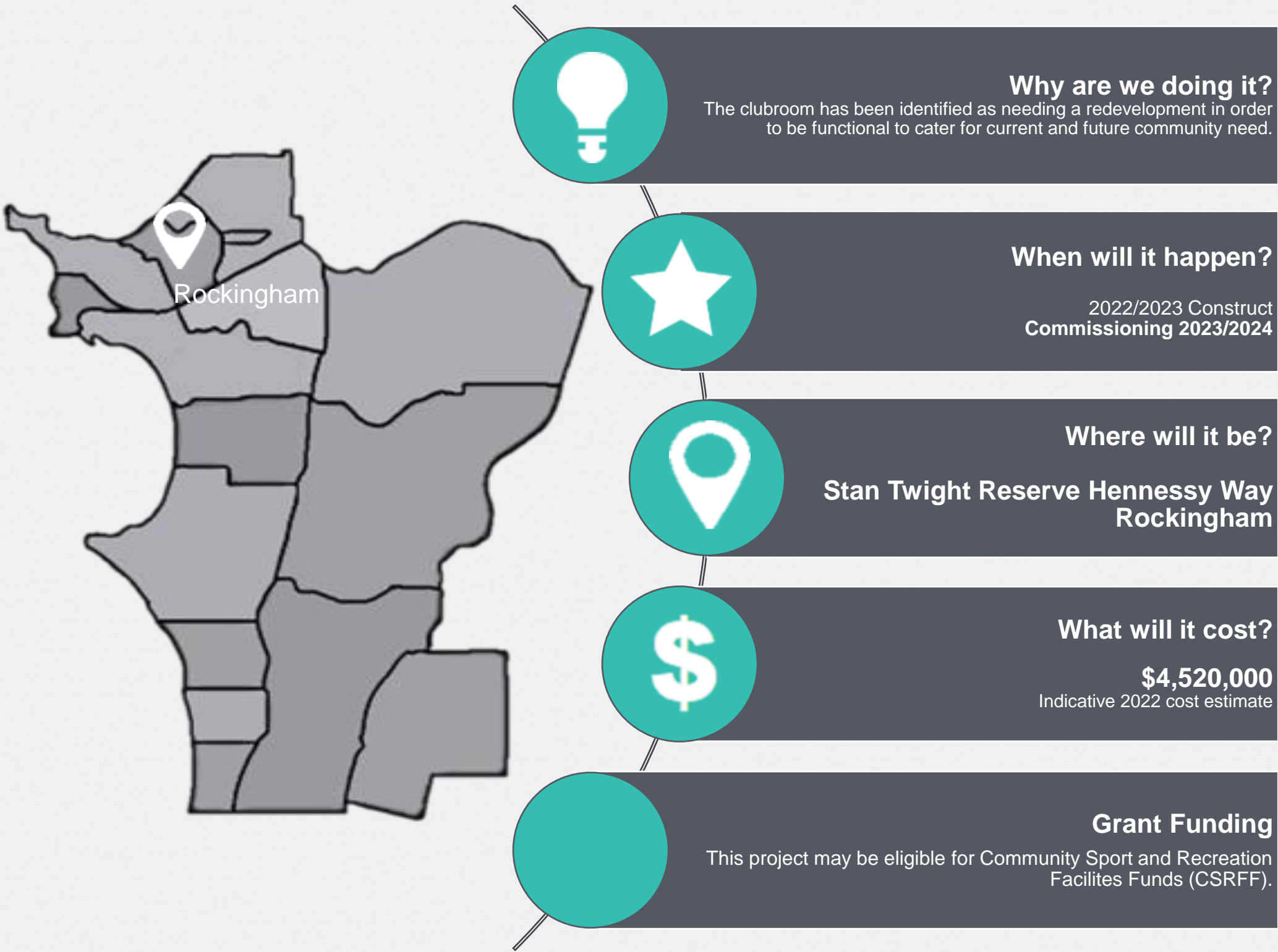
Indicative plan

Changes from 2021

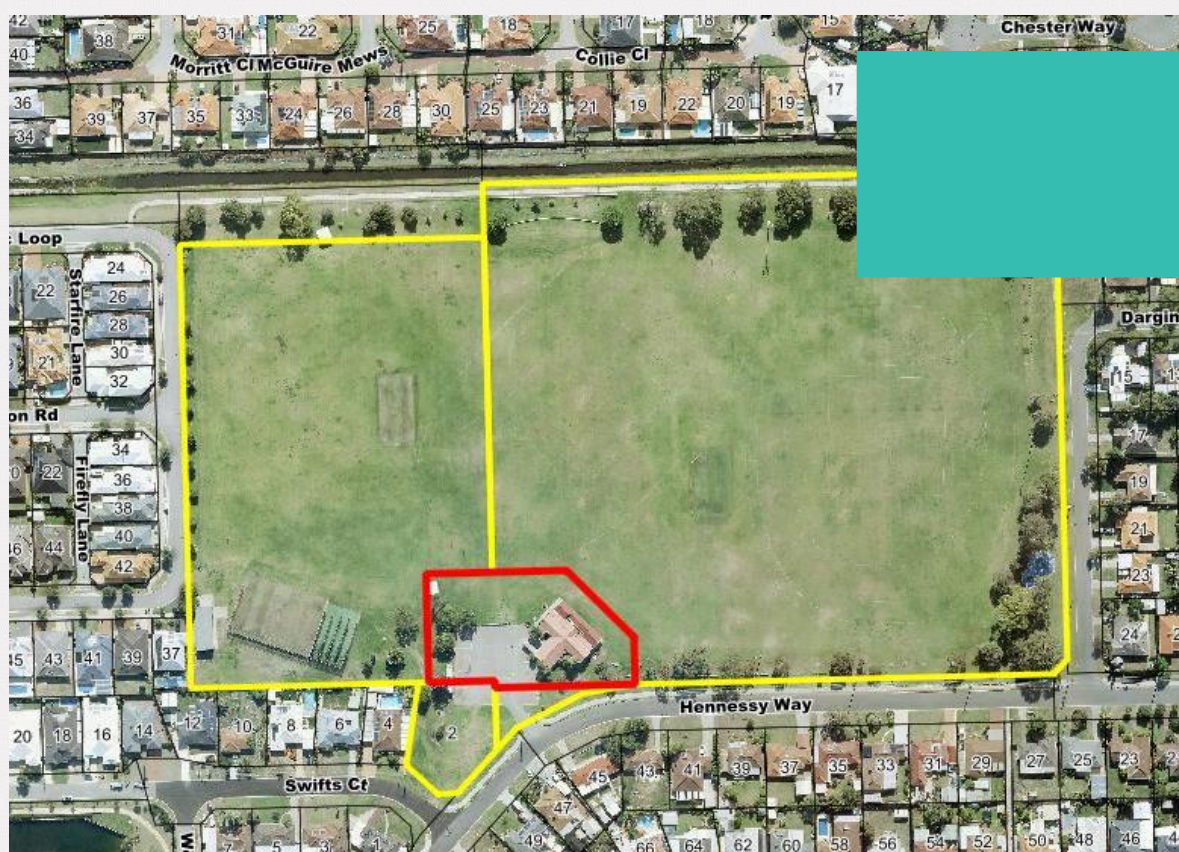
The project scope, scale, form and function are consistent with the 2021 CIP.

Stan Twight Reserve Clubroom Redevelopment

Redevelopment of the existing clubroom to cater for training and competition, and passive recreation activities.



Stan Twight Reserve Clubroom Redevelopment



What is included?

Pavilion development in line with the Sub District Sports and Community Facility Provision Standards and Dimensions Guidelines, including:

- Multipurpose room
- Kitchen / kiosk
- Change rooms (Home, Away, and Umpires)
- First aid room
- Toilets
- Storage
- Parking



Indicative plan

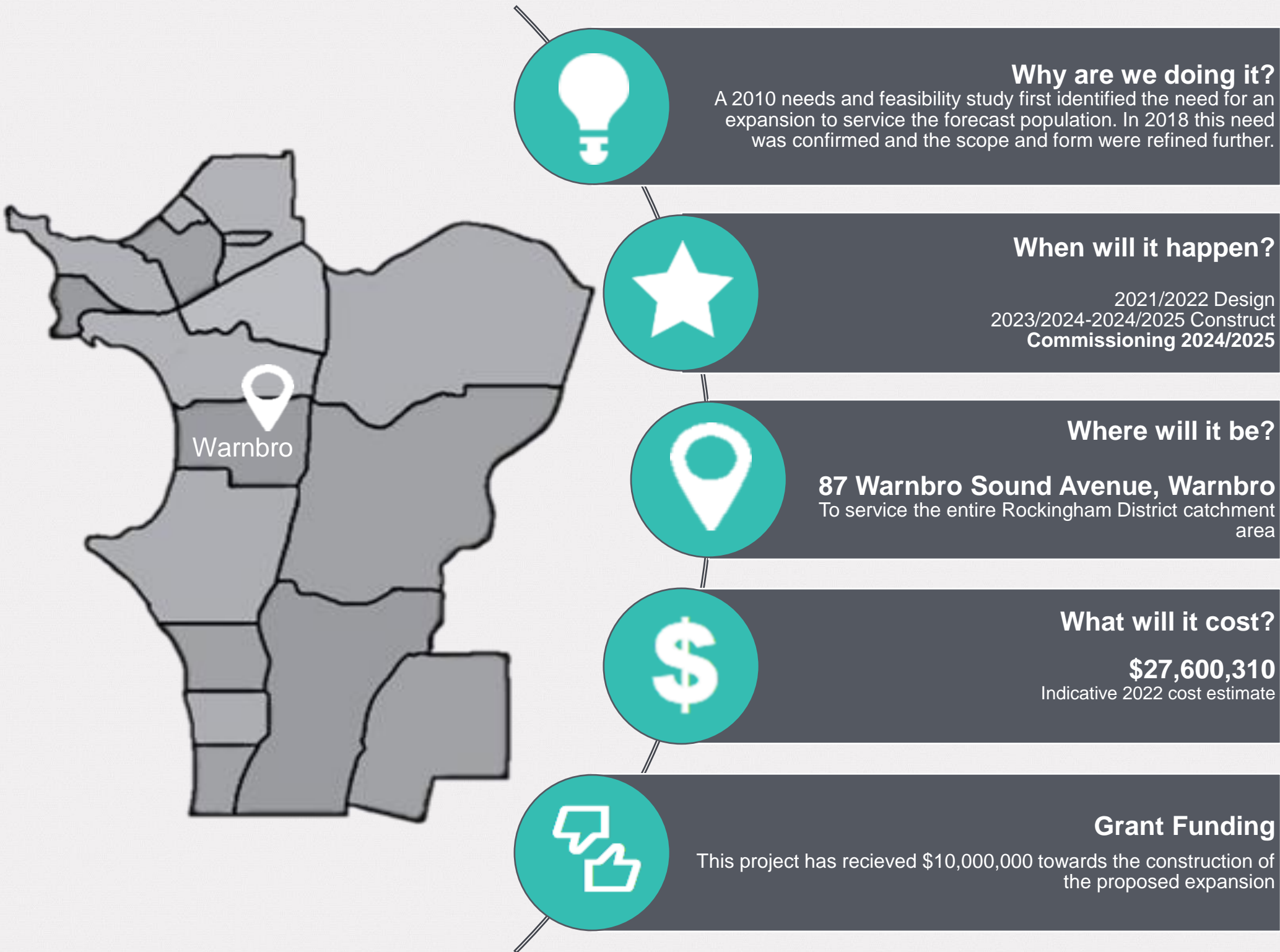
Changes from 2021

The project was previously referred to in the CIP as the Stan Twight Reserve Clubroom Extension, the scope of this has been broadened to include the demolition of the existing building and construction of a new clubroom and change room buildings.

Floodlighting and reserve upgrades as per the Asset Management plan will be completed concurrently to this project.

Aqua Jetty Stage Two

Expansion of the Aqua Jetty facilities to cater for population growth, and community demand.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">• Expansion of the Aqua Jetty facilities to cater for population growth and community demand• Refurbishment of existing facility and relocation of current spaces to improve functionality.• Extension of wet and dry facilities• Refurbishment and upgrade of outdoor courts	<ul style="list-style-type: none">• To cater for health and fitness, training and competition, community group accomodation and community space	<ul style="list-style-type: none">• 2018 CIP Cost estimate: \$18,627,000• 2019 CIP Cost estimate: \$18,156,000• 2020 CIP Cost estimate: \$19,169,050• 2021 CIP Cost estimate: \$20,125,050	<ul style="list-style-type: none">• This project attracts Development Contribution funding from all sub-areas within the Rockingham development contribution boundaries

Aqua Jetty Stage Two



What is included?

Expansion and upgrade of the Aqua Jetty facilities including:

- Expanded aquatic facilities
- Expanded gym and group fitness spaces
- Upgrades to the changing facilities
- Accessibility improvements
- Carpark expansion

The refurbishment and realignment of the existing:

- Administration and Café
- Crèche
- Resurfacing of outdoor courts



Indicative plan

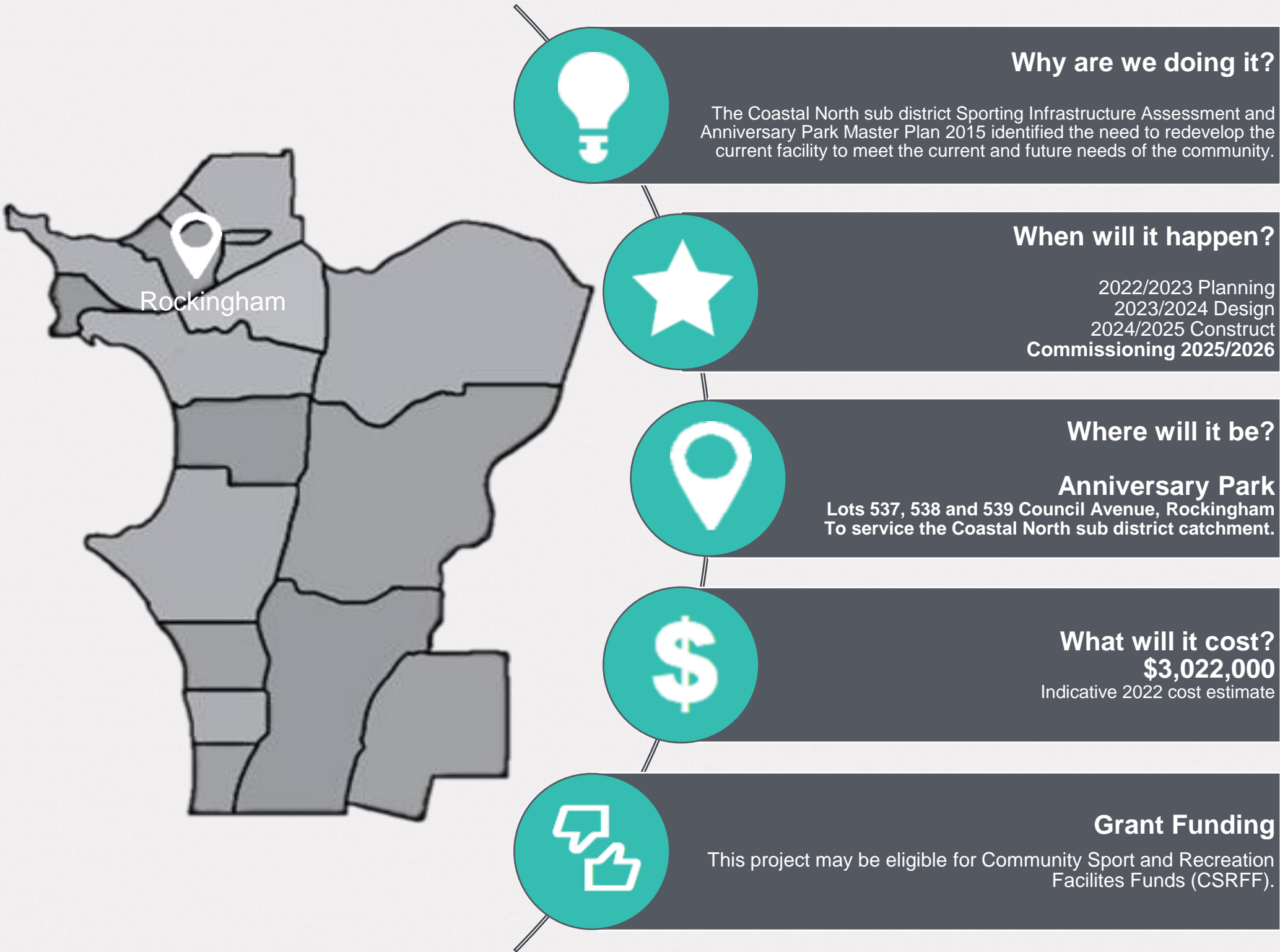
Changes from 2021

The current high level project cost estimates provided as part of the concept design process indicate a cost of approximately \$27.6m. The increased project costs are as a result of the agreed design outcomes following the community consultation.

The current cost estimate reflects updated cost escalation including an allowance for the current abnormal market conditions.

Anniversary Park Master Plan

Redevelopment of the Anniversary Park clubrooms to cater for sports training and competition.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">• Redevelopment of the Clubrooms at Anniversary Park to meet current and future community need• Clubroom – Gross floor area 820m2 (inclusive of extension, modification of existing, and refurbishment of unmodified floor area)	<ul style="list-style-type: none">• To cater for sports competition and training, passive sport and recreation activities, and community meeting spaces	<ul style="list-style-type: none">• 2018 CIP Cost estimate: \$3,097,000• 2019 CIP Cost estimate: \$3,020,000• 2020 CIP Cost estimate: \$2,831,000• 2021 CIP Cost estimate: \$2,910,000	<ul style="list-style-type: none">• This project does not attract funding through the Developer Contribution Scheme

Anniversary Park Master Plan



What is included?

The Redevelopment of the Anniversary Park clubrooms including:

- Extension to multipurpose clubroom
- Change rooms (Home, Away and Umpires)
- First aid room
- Storage
- Toilets
- Parking
- Path network



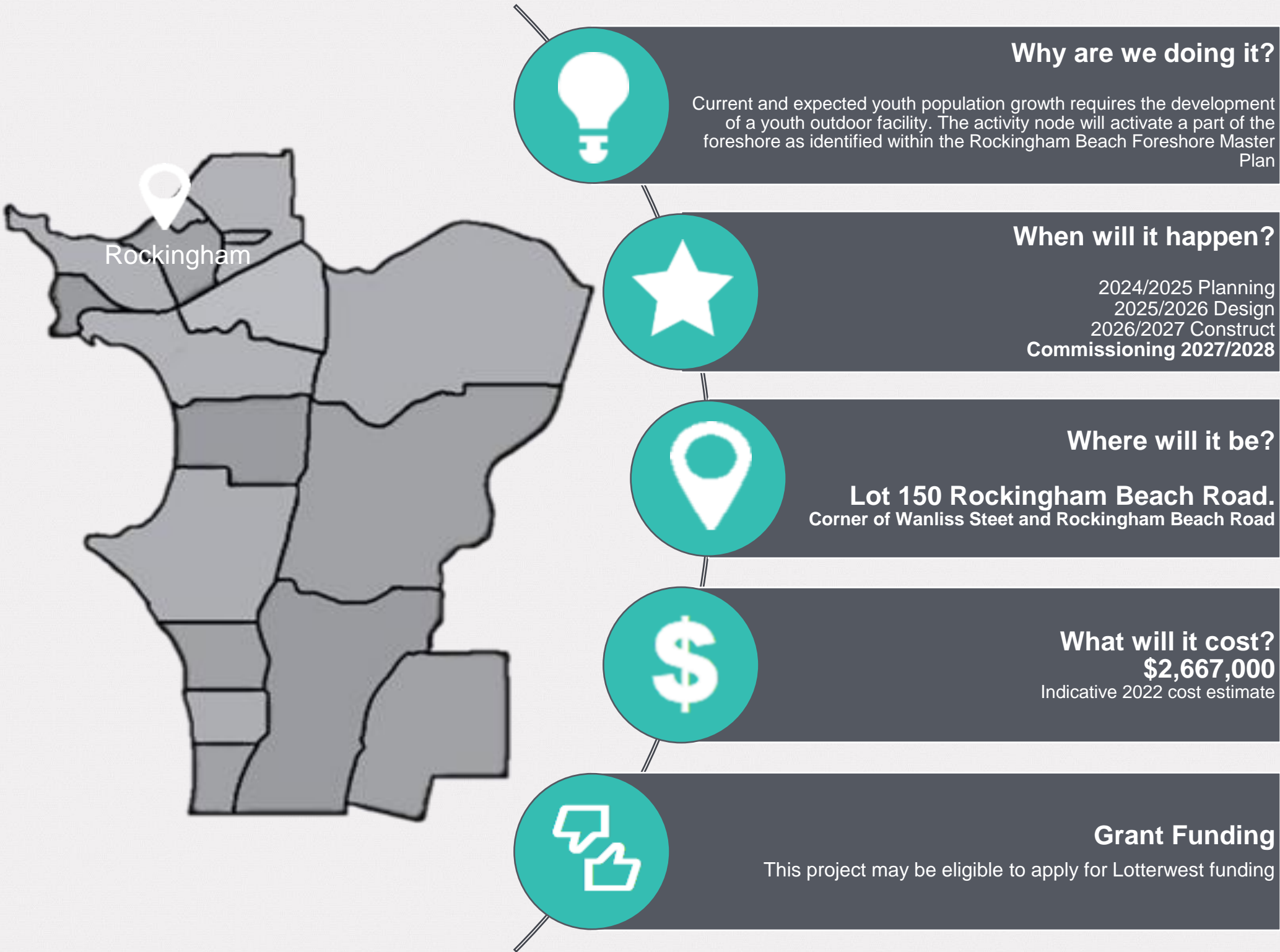
Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP. The current cost estimate reflects updated cost escalation including an allowance for the current abnormal market conditions.

Indicative plan

Rockingham Foreshore Activity Node

Co-location of a youth outdoor recreation space with the activity node identified within the Rockingham Beach Foreshore Master Plan, to provide a recreation and exercise space for the entire community.



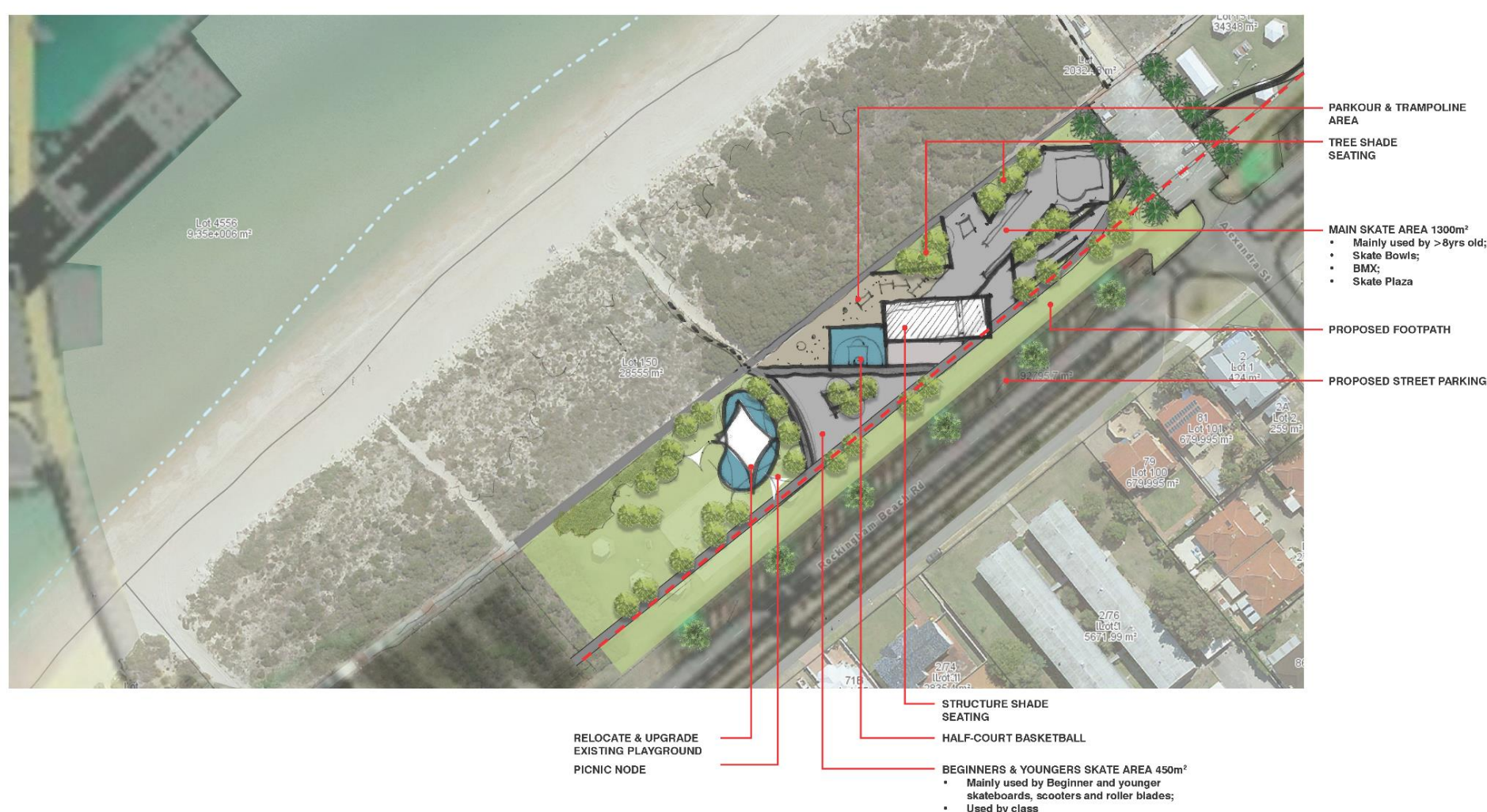
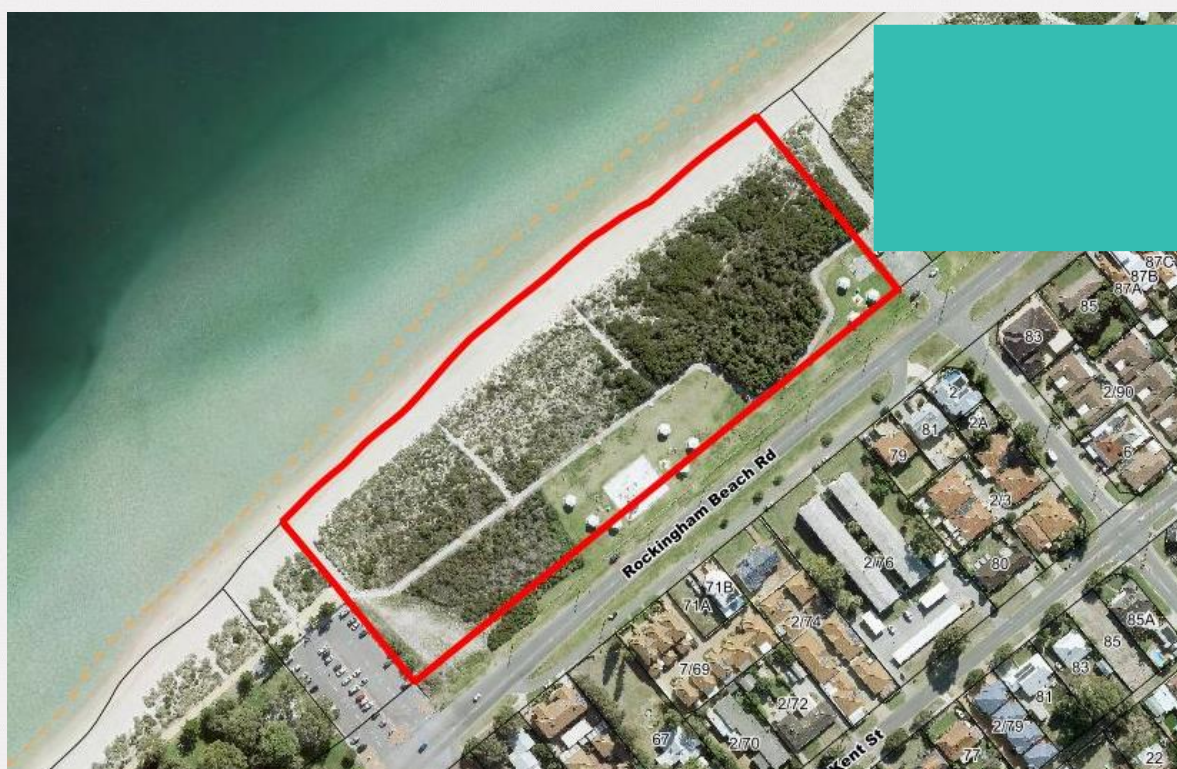
Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Co-location of a youth outdoor recreation space with the activity node identified in the Rockingham Beach Foreshore Master PlanActivity node area - 3,000 m2	<ul style="list-style-type: none">The provision of a space suitable to provide informal recreation, exercise and play opportunities for the entire community	<ul style="list-style-type: none">2018 CIP Cost estimate: \$2,398,0002019 CIP Cost estimate: \$2,416,0002020 CIP Cost estimate: \$2,581,0002021 CIP Cost estimate: \$2,457,000	<ul style="list-style-type: none">This project attracts Development Contribution funding under the City's Developer Contributions Plan

Rockingham Foreshore Activity Node

What is included?

A youth outdoor recreation space including:

- Skate and youth facilities
- Play areas
- Exercise opportunities
- Other informal recreation areas



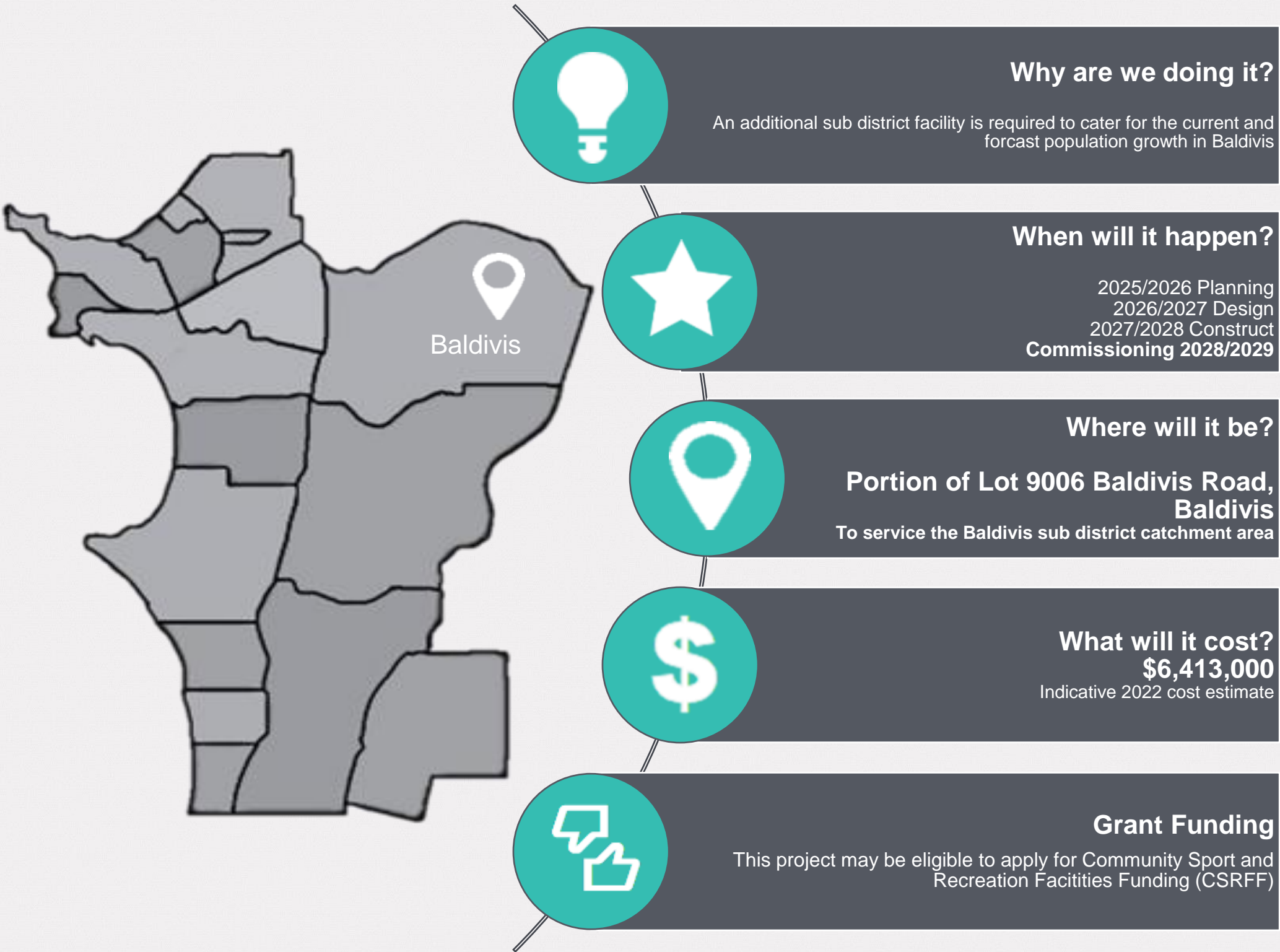
Indicative plan

Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP. The 2022 cost estimate reflects changes in escalation estimates due to current construction industry conditions. The timing of this project has been deferred 1 year to commence construction 2026/2027.

East Baldivis Recreation Reserve

Development of an active open space for sports training and competition, and passive reserve use. This project will be developed with the intent to enter into a shared use agreement with the Department of Education for the proposed adjoining high school.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Development of an active open space to service the Baldivis sub district population catchment, intended to operate as a shared use facility with the Department of EducationPavilion – Gross floor area – 908m2	<ul style="list-style-type: none">To cater for sports competition and training, and passive reserve use	<ul style="list-style-type: none">2018 CIP Cost estimate: \$5,363,0002019 CIP Cost estimate: \$5,441,0002020 CIP Cost estimate: \$5,210,0002021 CIP Cost estimate: \$5,697,000	<ul style="list-style-type: none">This project attracts Development Contribution funding under the City's Developer Contributions Plan

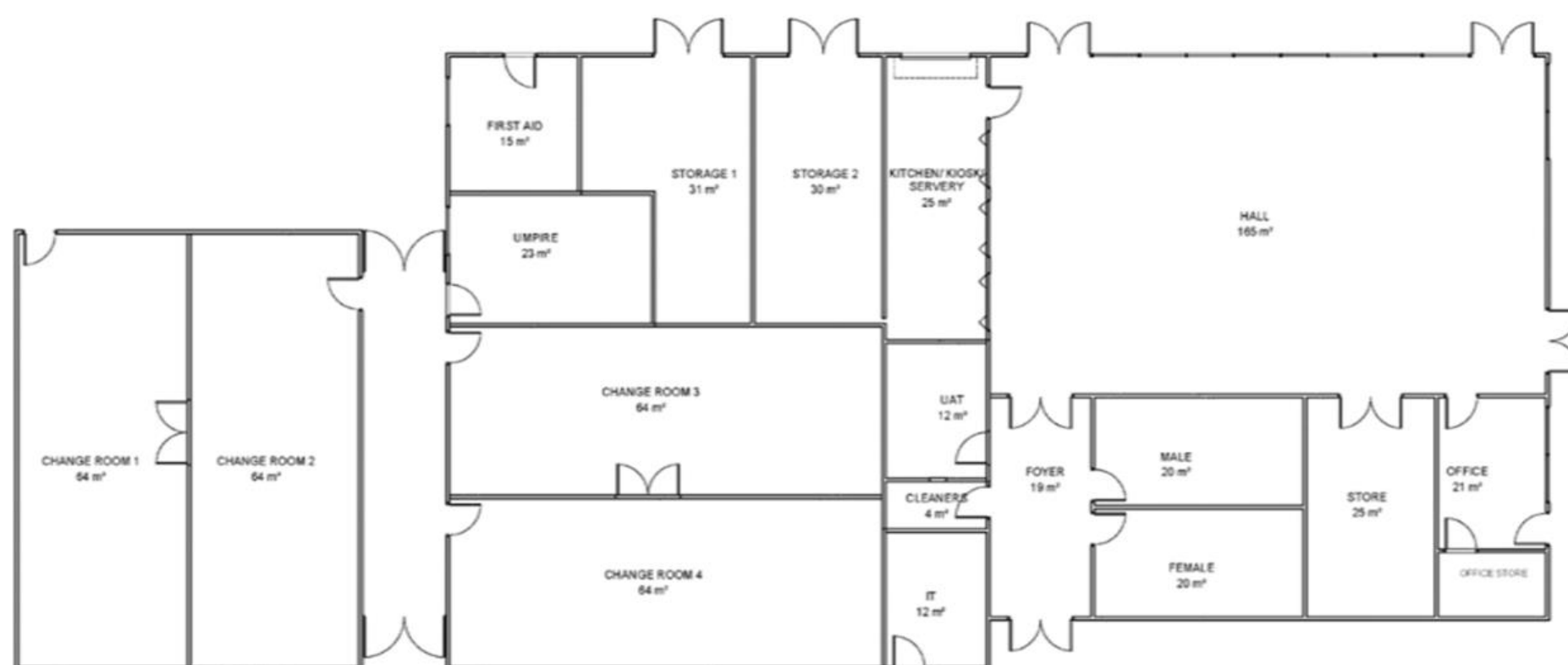
East Baldivis Recreation Reserve

What is included?



Sports Pavilion in line with the Sub District Sports and Community Facility Standards and Dimensions Guidelines;

- 2 x senior sized AFL ovals
- Social space
- Kitchen / kiosk
- First aid room
- Office
- Storage
- Change rooms (Home, Away and Umpires)
- Parking
- Floodlighting



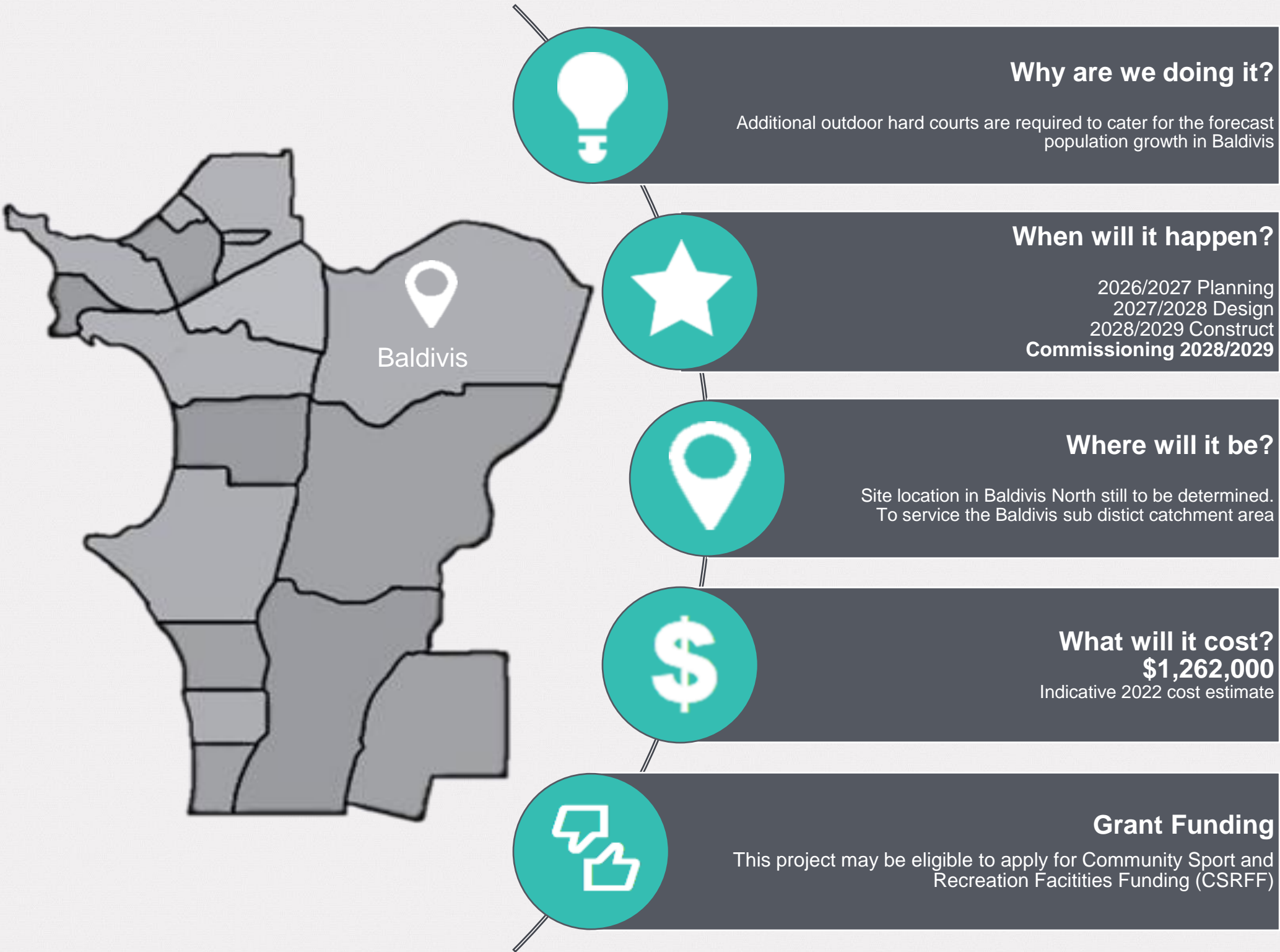
Indicative plan

Changes from 2021

The scope, scale, form and function of the project have not changed from the 2021 CIP. The current cost estimate reflects updated cost escalation and contingencies as a result of current construction industry conditions. The timing of this project has been deferred 1 year to commence construction 2027/2028.

Baldivis Outdoor Courts

Outdoor hard courts to cater for training, competition and passive community use.



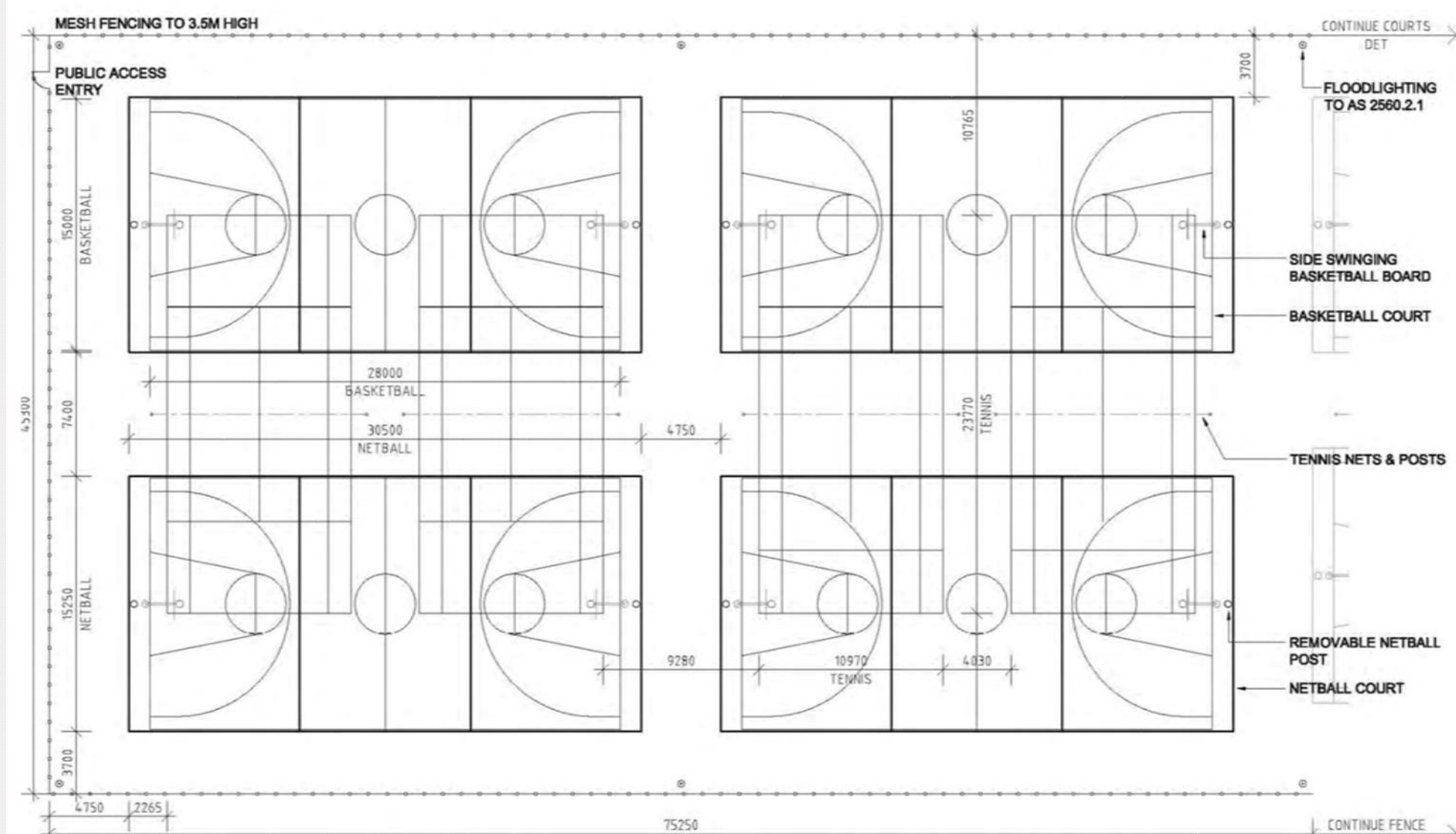
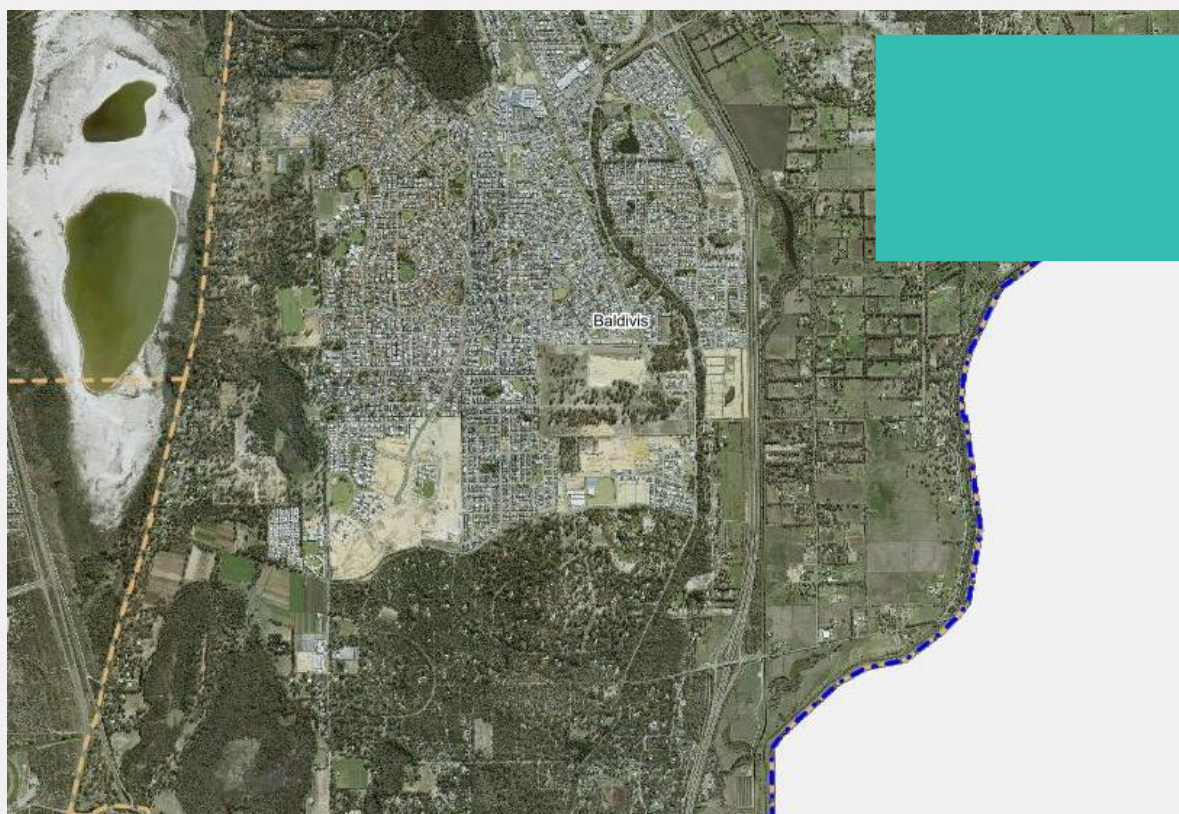
Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Outdoor hard courts to service the Baldivis sub district population catchment~3400m2	<ul style="list-style-type: none">Outdoor hard courts to cater for training, competition and passive community use	<ul style="list-style-type: none">2018 CIP Cost estimate: \$1,329,0002019 CIP Cost estimate: \$1,196,0002020 CIP Cost estimate: \$1,181,0002021 CIP Cost estimate: 1,168,000	<ul style="list-style-type: none">This project attracts contributions from the Baldivis sub-area under the City's Developer Contributions Scheme

Baldivis Outdoor Courts

What is included?

New outdoor hard courts to be built featuring:

- Multipurpose acrylic hard courts
- Goals and line marking
- Seating
- Shelter
- Fencing



Indicative plan

Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP.

Secret Harbour Community Library

Provision of library services in Secret Harbour



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Provision of library services in Secret HarbourApproximately 265m2	<ul style="list-style-type: none">Library services to cater for general library functions, children's literacy programs, meetings, information technology access, and lifelong learning and education	<ul style="list-style-type: none">2018 CIP Cost estimate: \$1,459,0002019 CIP Cost estimate: \$1,254,0002020 CIP Cost estimate: \$1,218,0002021 CIP Cost Estimate: \$1,209,000	<ul style="list-style-type: none">This project attracts Development Contribution funding from the Secret Harbour, Golden Bay, and Singleton sub-areas

Secret Harbour Community Library

What is included?

Variety of spaces such as;

- Multipurpose program space
- Reading lounge
- Shelving / book display
- IT equipment
- Storage
- Office / meeting space



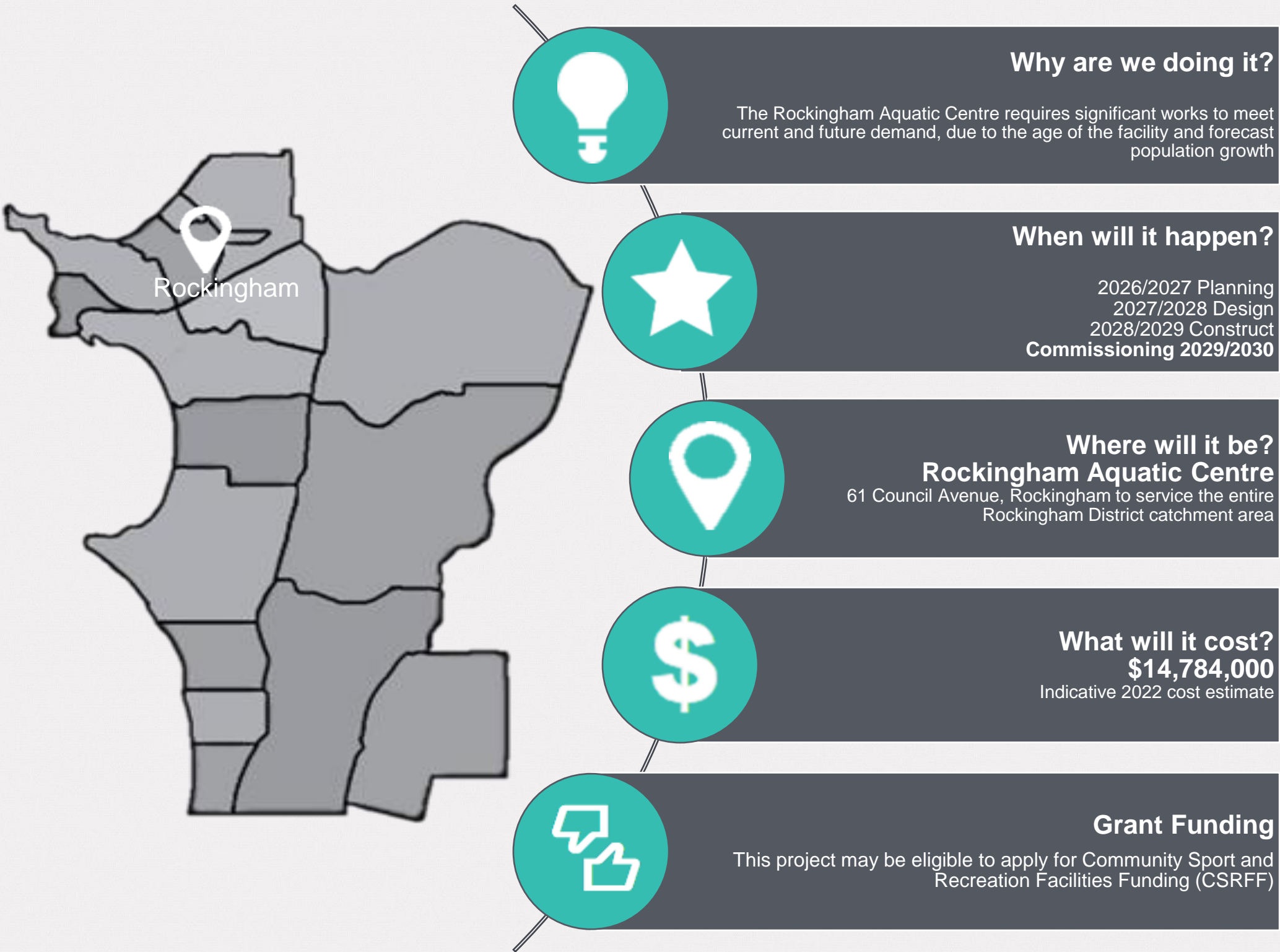
Indicative library layout

Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP. 2022 cost estimates have taken into account estimated escalations due to current construction industry conditions.

Rockingham Aquatic Centre Redevelopment

Redevelopment of the Rockingham Aquatic Centre to cater for learn to swim programming, water sports training and competition, aquatic health and fitness programs, and community recreation.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Redevelopment of the existing aquatic centre to service the current and future District catchment populationNew building GFA – 2330m2	<ul style="list-style-type: none">To cater for sports training and competition, learn to swim, aquatic health and fitness programs, and community recreation	<ul style="list-style-type: none">2018 CIP Cost estimate: \$14,852,0002019 CIP Cost estimate: \$14,161,0002020 CIP Cost estimate: \$13,598,0002021 CIP Cost estimate: \$13,708,000	<ul style="list-style-type: none">This project attracts Development Contribution funding from all sub-areas within the Rockingham development contribution boundaries

Rockingham Aquatic Centre Redevelopment



What is included?

Redevelopment of the Rockingham Aquatic including demolition of existing buildings and construction of new facilities, to include:

- Change rooms, including family friendly change area
- Administration and office space
- Kiosk and kitchen
- First aid and lifeguard office
- Multipurpose room
- Storage
- Parking
- Addition of indoor 25m pool

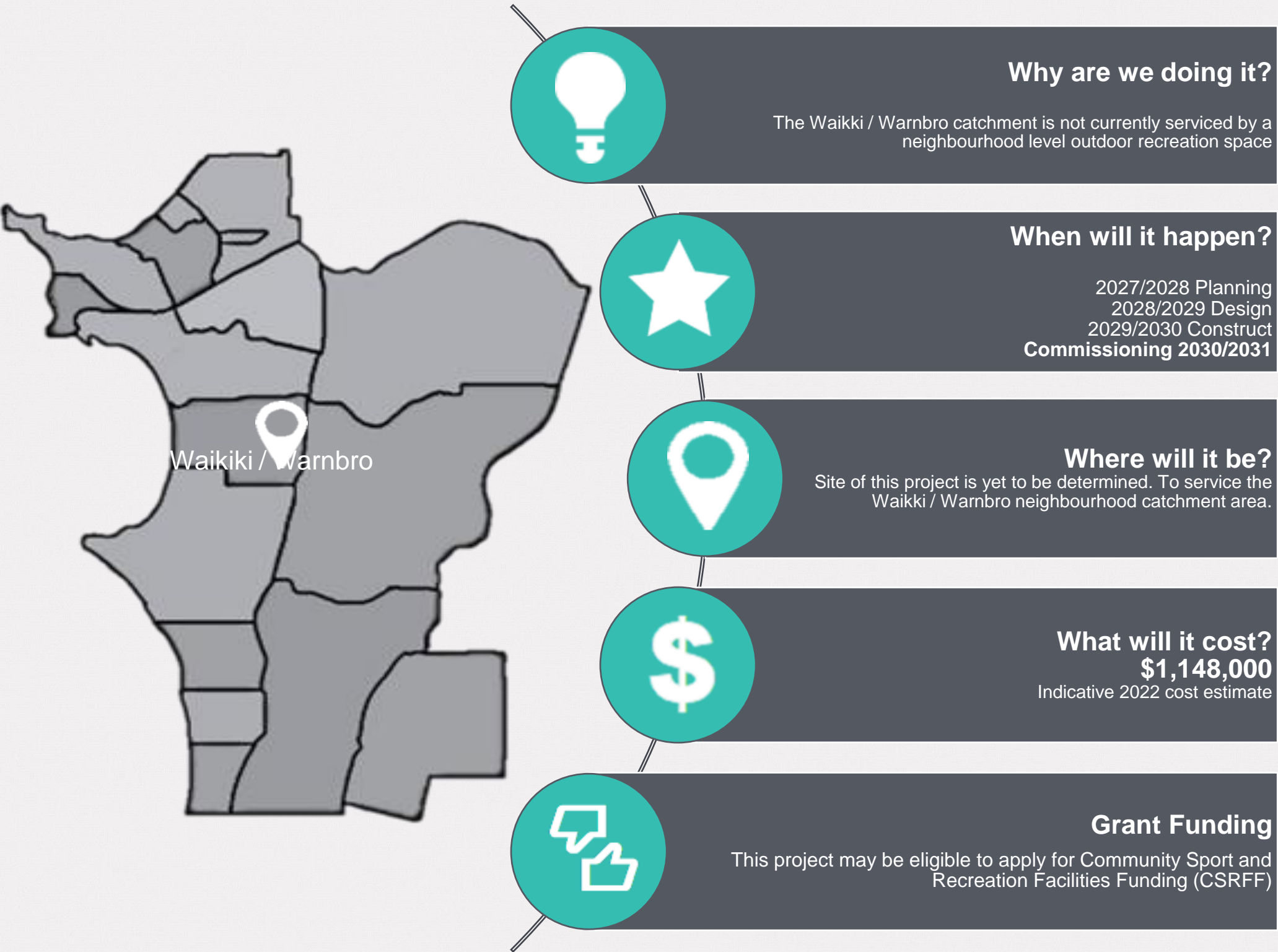


Changes from 2020

The scope, scale, form and function of the project remain consistent with the 2020 CIP. The current cost estimate reflects updated cost escalation and the inclusion of an allowance for public art.

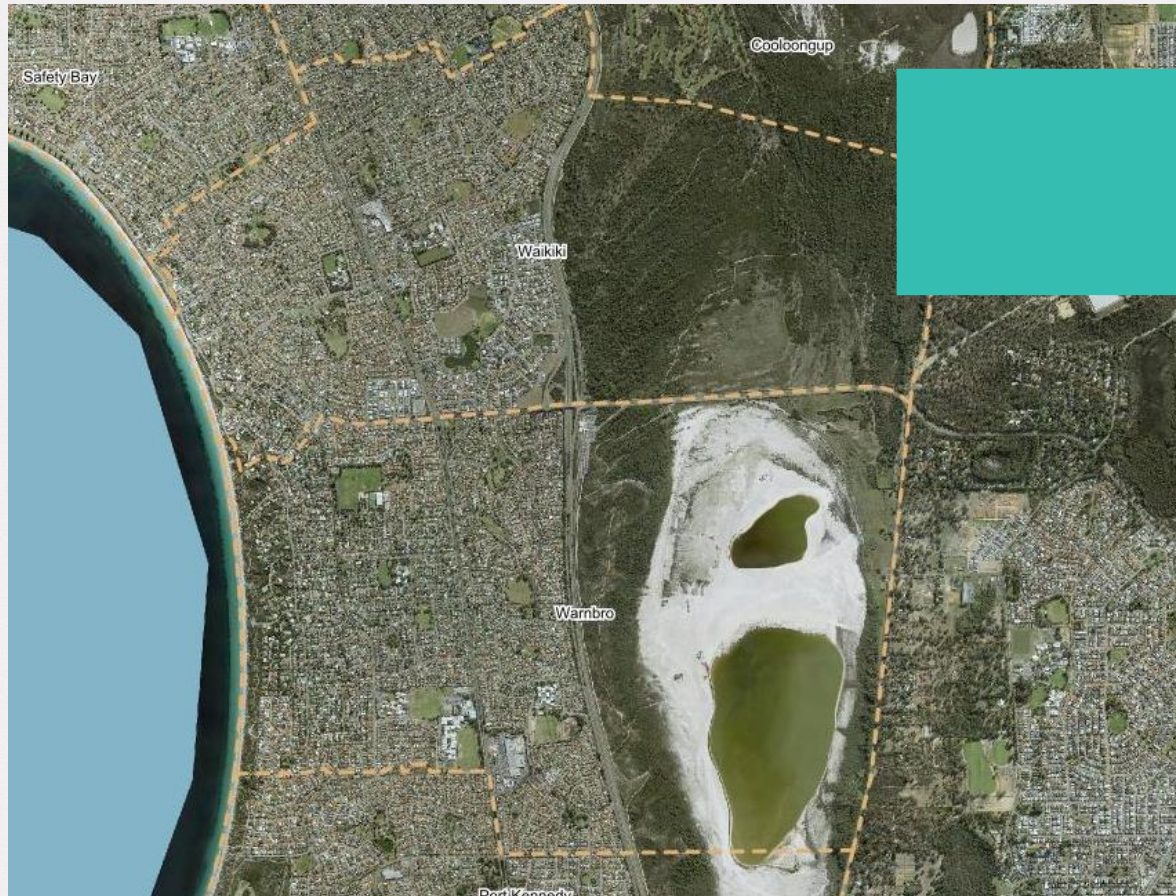
Waikiki / Warnbro Outdoor Recreation Space

An outdoor recreation space to cater for unstructured activities such as skate, ball sports, and passive recreation activities.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">• An outdoor recreation space to service the Waikiki / Warnbro neighbourhood population catchment• Gross floor area 1,900m2	<ul style="list-style-type: none">• To cater for unstructured activities such as skate, ball sports, and passive recreation activities	<ul style="list-style-type: none">• 2018 CIP Cost estimate: \$1,081,000• 2019 CIP Cost estimate: \$1,105,000• 2020 CIP Cost estimate: \$1,056,000• 2021 CIP Cost Estimate: \$1,058,000	<ul style="list-style-type: none">• This project attracts funding from the Waikiki and Warnbro sub areas through the Developer Contribution Scheme

Waikiki / Warnbro Outdoor Recreation Space



What is included?

An outdoor recreation space including:

- Skateable areas
- Recreation equipment to be determined through consultation
- Congregation space
- Shade and shelter
- Path network
- Parking



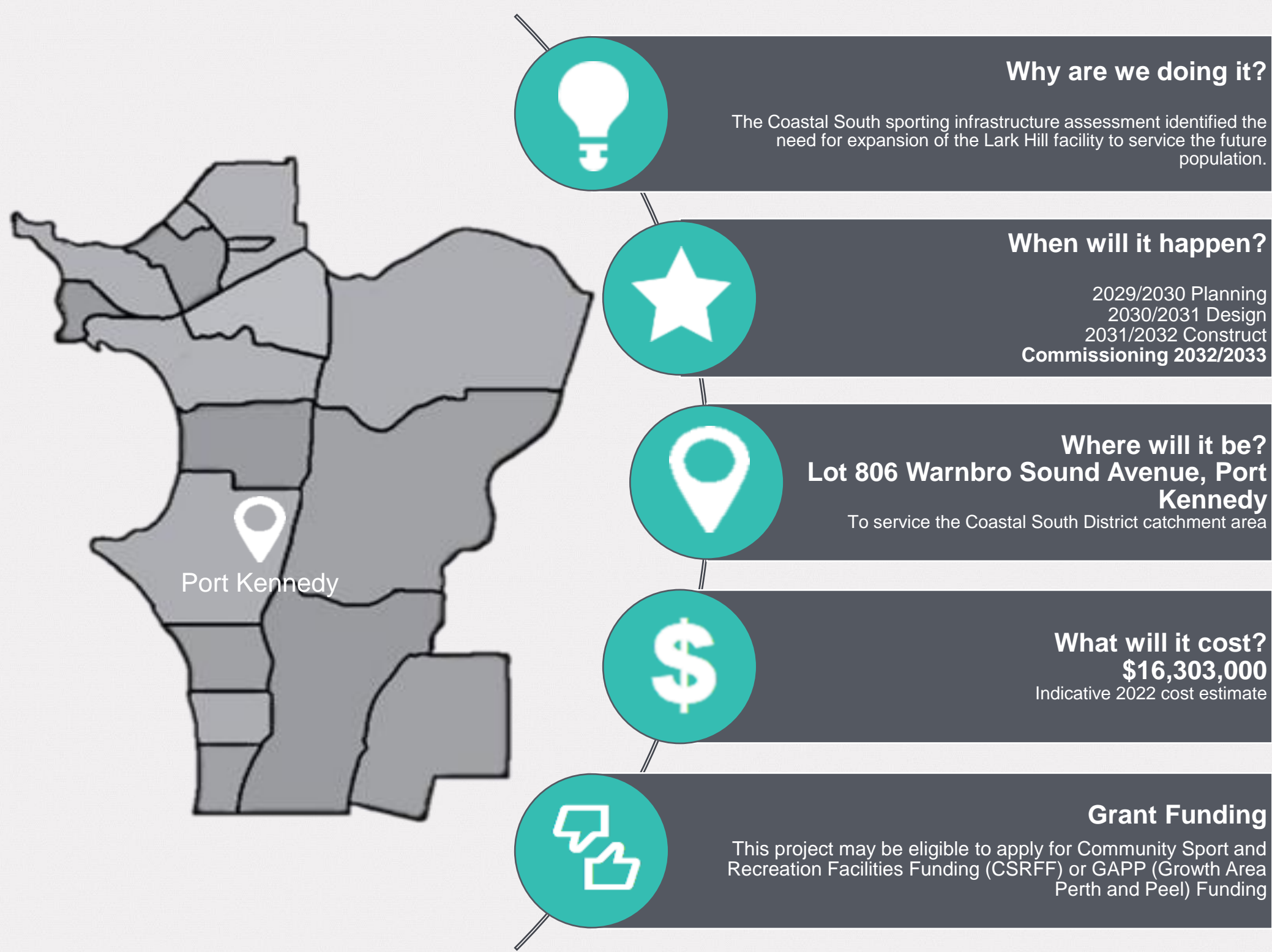
Indicative plan

Changes from 2021

The scope, scale, form and function of the project remain consistent with the 2021 CIP.

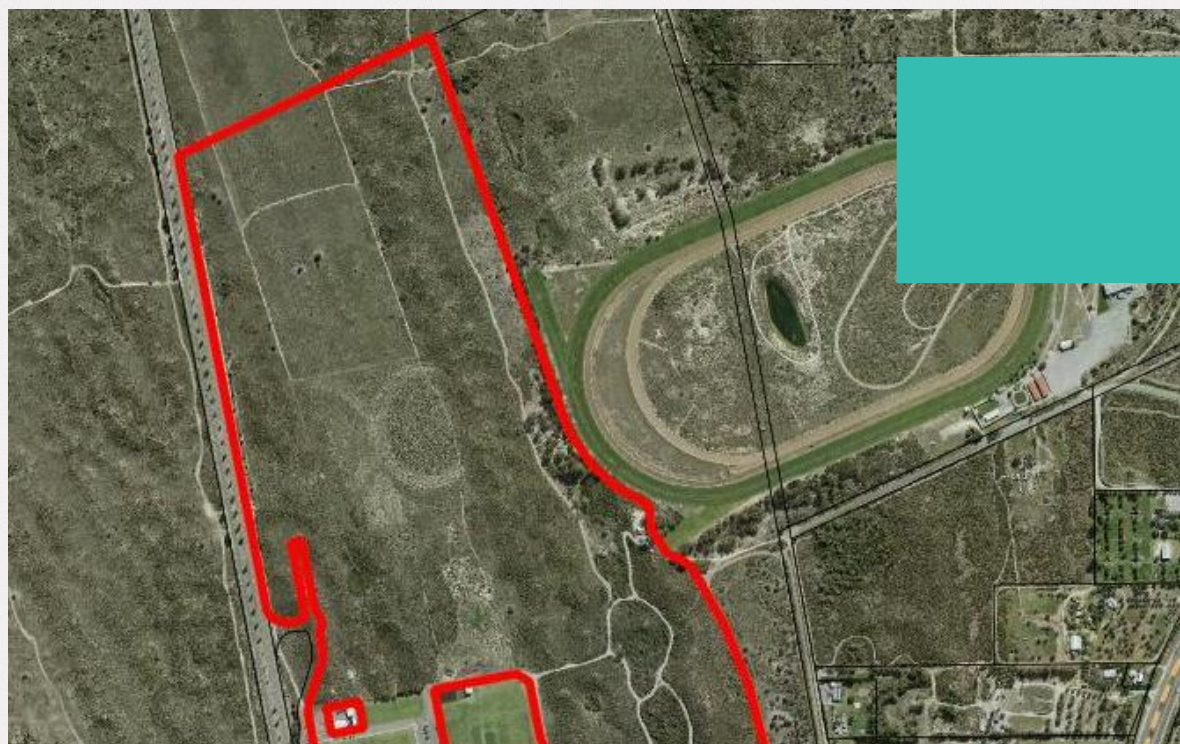
Lark Hill Northern Expansion

Expansion of the existing Lark Hill Sportsplex to serve the Coastal South district catchment.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">Expansion to the north of the existing Lark Hill Sportsplex to serve the District catchmentPavilion Gross Floor area – 900m2	<ul style="list-style-type: none">To cater for sports competition and training	<ul style="list-style-type: none">2018 CIP Cost estimate: \$18,538,0002019 CIP Cost estimate: \$15,406,0002020 CIP Cost estimate: \$15,059,0002021 CIP Cost estimate: \$15,486,000	<ul style="list-style-type: none">This project attracts Development Contribution funding from all sub-areas within the Rockingham development contribution boundaries

Lark Hill Northern Expansion



What is included?

Expansion to the north of the existing Lark Hill Sportsplex including;

- 2 x Senior AFL sized ovals
- Sports Pavilion in line with the Sub District Sports and Community Facility Provision Standards and Dimension Guidelines
- Floodlighting
- Car parking and internal road connection



Indicative plan

Changes from 2021

The Lark Hill Northern Expansion Master Plan 2022 identified opportunity for further staging of this project. This Stage is consistent with the previous project and includes ovals and a sports pavilion. Further investigation relevant to other future stages will be undertaken in 2022/2023.

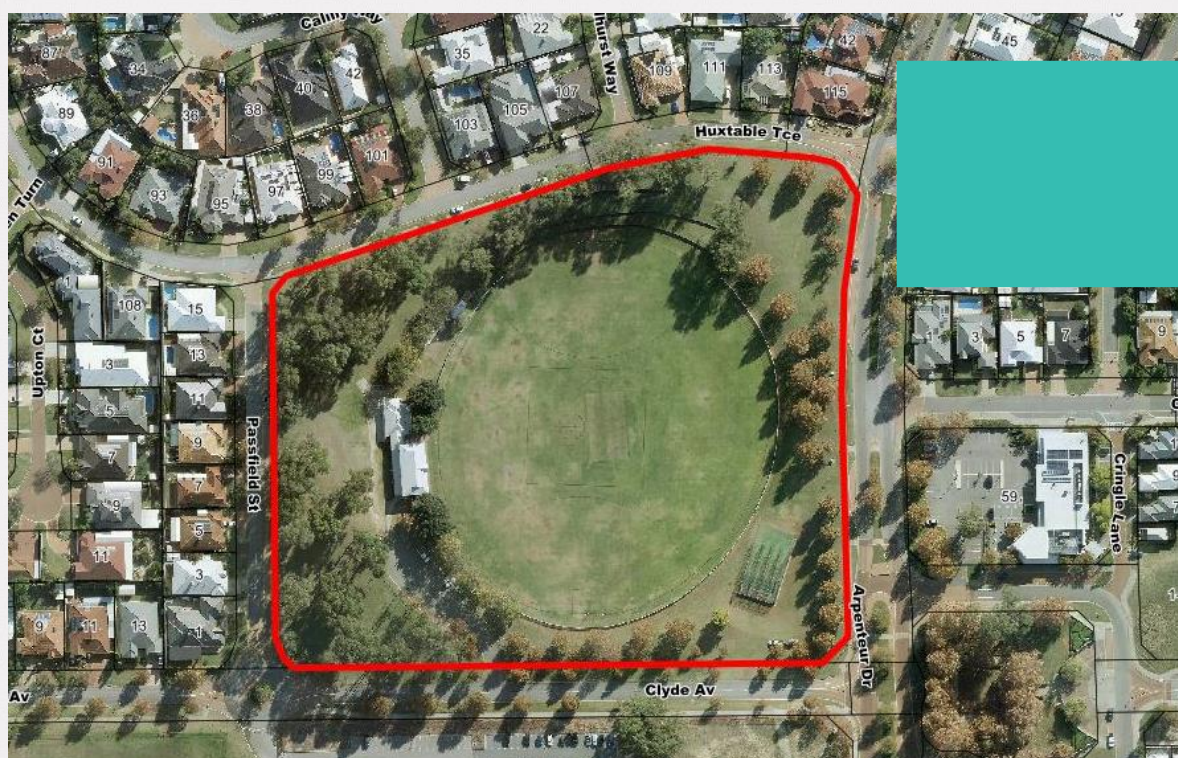
Arpenteur Park Master Plan

Redevelopment of the Arpenteur Park clubroom to cater for sports training and competition.



Scope and Scale	Function	Previous Cost Estimates	Developer Contributions
<ul style="list-style-type: none">• Refurbishment and extension of the club facility to service a neighbourhood catchment area• Clubroom – Gross floor area 810m2	<ul style="list-style-type: none">• To cater for sports training and competition	<ul style="list-style-type: none">• 2018 CIP Cost estimate: \$3,093,000• 2019 CIP Cost estimate: \$3,129,000• 2020 CIP Cost estimate: \$3,151,000• 2021 CIP Cost estimate: \$3,264,000	<ul style="list-style-type: none">• This project does not receive funding through the Developer Contribution Scheme

Arpenteur Park Master Plan



What is included?

Redevelopment and extension of the pavilion, in line with the Neighbourhood Sports and Community Facility Provision Standards and Dimensions Guidelines, including:

- Multipurpose clubroom
- Kitchen / canteen / servery
- Changerooms (Home, Away and Umpires)
- First aid room
- Storage
- Toilets



Changes from 2021

The scope, scale, form and function of the project remains consistent with the 2021 CIP. The current cost estimate reflects updated cost escalation and the inclusion of an allowance for public art.



Completed CIP Projects

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Baldivis Indoor Recreation Centre (Expected end 2022)		
Catchment Area	District	
Location	561 Eighty Road, Baldivis	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	4 x Indoor courts Multipurpose areas Programme rooms Cafe with alfresco seating	Internal and external change facilities Toilets Storage Staff areas
Capital Cost	\$18.8 million project budget	
External Funding	WA Recovery Funding - \$10 million	
Picture to be added		

Baldivis District Sporting Complex Playing Fields and Pavilion (2022)		
Catchment Area	District	
Location	561 Eighty Road, Baldivis	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	Change rooms First aid room Umpires room Kitchen/kiosk Sports floodlighting	Toilets Storage Maintenance Shed 8 hectares active reserve Clubroom
Capital Cost	\$20.123 million project budget	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$2.5 million WACA and Cricket Australia's Australian Cricket Infrastructure Fund - \$100,000	



Koorana Reserve Master Plan Implementation (2022)		
Catchment Area	Sub District	
Location	46 Royal Palm Drive, Warnbro	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	Change rooms First aid room Umpires room Kitchen/kiosk	Toilets Clubroom Storage
Capital Cost	\$5 million project budget	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$650,000 WACA and Cricket Australia's Australian Cricket Infrastructure Fund - \$30,000 Australian Government - The Department of Infrastructure, Transport, Regional Development and Communications (Local Roads and Community Infrastructure Program) \$ 335,000	



Rockingham Youth Centre (2021)		
Catchment Area	District	
Location	20 MacKinnon Street, Rockingham	
Facility Uses	Youth Services	
Functional Areas	Meeting rooms Multipurpose areas Training rooms Chill out space	Toilets Kitchen Storage IT Area
Capital Cost	\$2.4 million project budget	
External Funding	Lotterywest - \$985,000	



Baldivis South Community Centre (2019)	
Catchment Area	Neighbourhood
Location	13 Lamorak Way, Baldivis
Facility Uses	Community activities
Functional Areas	Main hall including kitchen 2 x Activity rooms (one includes an external playground) Counselling room Facility toilets Parenting room Leased area which includes 2 x Consulting rooms and a UAT
Capital Cost	\$3,500,000
External Funding	Lotterywest - \$900,000



The Harbour Playground (2018)	
Catchment Area	District
Location	Lot 4038, San Javier Circle, Secret Harbour (Secret Harbour Foreshore)
Facility Uses	Fully fenced playground for people of all ages and abilities.
Functional Areas	Fenced 2 BBQ's including one which is wheelchair accessible Various play equipment for all ages.
Capital Cost	\$2.035 million project budget
External Funding	Lotterywest - \$450,000 Australian Government (Stronger Communities) -\$20,000 Rockingham Rotary Club - \$5,000



Baldivis Enclosed Dog Park (2018)	
Catchment Area	Neighbourhood
Location	Lot 211, Baldivis Road, Baldivis
Facility Uses	Enclosed off-leash area for owners to exercise their dogs
Functional Areas	Fenced area Separate “Small dog” and “All dog” enclosures within fenced area Path network Car parking
Capital Cost	\$215,000
External Funding	Australian Government (Stronger Communities) - \$20,000



Golden Bay Sports Pavilion (2017)		
Catchment Area	Neighbourhood	
Location	Lot 551 Tangadee Road, Golden Bay	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	Storage Administration room Public toilets Social space	Change rooms First aid room Umpires room Kitchen/kiosk
Capital Cost	\$3,995,000	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$346,605	



Singleton Sports and Community Centre (2017)		
Catchment Area	Sub District	
Location	Lot 4064 Cavender Street, Singleton	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	Kitchen Kiosk Storage areas Public toilets	Social space Meeting room Administration room Community room
Capital Cost	\$4,179,000	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$368,901	



Baldivis South Sports Pavilion (2017)		
Catchment Area	Sub District	
Location	Corner Eighty Road and Peckham Boulevard, Baldivis	
Facility Uses	Sport and recreation training and competition, community activities	
Functional Areas	Social space Meeting room Administration room Community room	Kitchen/kiosk Storage areas Facility toilets
Capital Cost	\$3,076,000	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$450,000	



Baldivis South Youth Space (2017)		
Catchment Area	Neighbourhood	
Location	Tranby Reserve, Baldivis	
Facility Uses	Youth hangout space Wheeled sports activities Outdoor recreation activities	
Functional Areas	Skate plaza Trampolines Ropes course	Climbing walls Parkour climbing frame Social seating including shelter
Capital Cost	\$450,000	
External Funding	Nil	



Mike Barnett Netball Court Upgrade (2017)	
Catchment Area	District
Location	Mike Barnett Sporting Complex, Dixon Road, Rockingham
Facility Uses	Sport/recreation training and competition
Functional Areas	Five outdoor netball courts
Capital Cost	\$340,000
External Funding	Australian Government (Stronger Communities) - \$20,000
	

Secret Harbour Surf Life Saving Club Redevelopment (2016)		
Catchment Area	District	
Location	Lot 4248, Palermo Cove, Secret Harbour	
Facility Uses	Beach safety services Beach patrols Café/kiosk	Community meeting space Club meetings and functions Health and fitness
Functional Areas	First aid room Beach patrol operations room Outdoor wash down area Public toilets Equipment store Beach access	Dry and wet training areas Administration office Multipurpose spaces Café/kiosk Toilets and change rooms
Capital Cost	\$5,738,755 (Total Cost)	
External Funding	Department of Local Government, Sporting and Cultural Industries (Community Sport and Recreation Facilities Fund) - \$700,000 Lotterywest \$700,000	



Rhonda Scarrott Reserve Active POS (2015)	
Catchment Area	Neighbourhood
Location	Lot 2264, Tangadee Road, Golden Bay
Facility Uses	Sport/recreation training and competition School usage Passive reserve usage
Functional Areas	Passive Reserve
Capital Cost	\$528,442 (Total cost)
External Funding	Department of Education - \$198,773




Mary Davies Library and Community Centre (2014)		
Catchment Area	Sub District	
Location	Lot 16, Nancy Alley, Baldivis	
Facility Uses	Library Children's literacy programs Community group meetings and events Child health services	Arts/crafts activities Recreation activities Life-long learning and education classes Early childhood and playgroup activities
Functional Areas	Library E-training areas Multipurpose meeting rooms Secure outdoor area Library services office space Toilets Kitchen	Function room Outdoor reading courtyard Multipurpose activity room Breakout/exhibition space Multipurpose offices Storage areas
Capital Cost	\$12,315,138 (Total Cost)	
External Funding	Lotterywest: \$1,300,000 Regional Development Australia Fund: \$5,575,000	



Rockingham Arts Centre (2013)		
Catchment Area	District	
Location	Lot 404, Kent Street, Rockingham	
Facility Uses	Arts/crafts design and fabrication Arts/crafts group meetings and interaction Education and training Arts/crafts exhibitions Community group accommodation Storage	
Functional Areas	Meeting room Gallery Studios Toilets	Multipurpose room Workshop Kitchen Storage
Capital Cost	\$1,168,870	
External Funding	Regional Development Australia Fund: \$139,000 Lotterywest: \$285,000	



Baldivis Primary School Shared Use Reserve (2013)	
Catchment Area	Neighbourhood
Location	Lots 30/31 Kerosene Lane & Lot 308 Fifty Road, Baldivis
Facility Uses	Sport/recreation training and competition Passive reserve usage School usage
Functional Areas	Square pitch playing field and car parking
Capital Cost	\$410,868
External Funding	Department of Education - \$205,434
	



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Community Infrastructure Plan

September 2022

Prepared by Community Infrastructure Planning Team
Community Development