



City of Rockingham

MINUTES

Corporate and Community Development Committee Meeting

Held on Tuesday 19 September 2023 at 5:00pm
City of Rockingham Council Chamber




City of Rockingham
Corporate and Community Development
Committee Minutes
5:00pm Tuesday 19 September 2023



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1.	Declaration of Opening																																																		
	<p>The Chairperson declared the Corporate and Community Development Committee meeting open at 5:07pm and welcomed all present.</p> <p>Acknowledgement of Country</p> <p>The Chairperson noted that 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/Apologies/Approved Leave of Absence																																																		
	<p>2.1 Council Members</p> <table><tr><td>Cr Leigh Liley</td><td>Chairperson</td></tr><tr><td>Cr Craig Buchanan, JP</td><td></td></tr><tr><td>Cr Rae Cottam</td><td></td></tr><tr><td>Cr Sally Davies</td><td></td></tr><tr><td>Cr Caroline Hume</td><td></td></tr><tr><td>Cr Robert Schmidt</td><td></td></tr><tr><td>Mayor Deb Hamblin</td><td>Observer</td></tr><tr><td>Cr Hayley Edwards (<i>Deputy Mayor</i>)</td><td>Observer (<i>until 5:20pm</i>)</td></tr><tr><td>Cr Lorna Buchan</td><td>Observer</td></tr><tr><td>Cr Dawn Jecks</td><td>Observer</td></tr></table> <p>2.2 Executive</p> <table><tr><td>Mr Michael Parker</td><td>Chief Executive Officer</td></tr><tr><td>Mr John Pearson</td><td>Director Corporate Services</td></tr><tr><td>Mr Michael Holland</td><td>Director Community Development</td></tr><tr><td>Mr Peter Doherty</td><td>Director Legal Services and General Counsel</td></tr><tr><td>Mr Peter Ricci</td><td>Director Planning and Development Services</td></tr><tr><td>Mr Jim Olynky, JP</td><td>Manager Governance and Councillor Support</td></tr><tr><td>Mr Michael Yakas</td><td>Manager Customer and Corporate Support</td></tr><tr><td>Mr Allan Moles</td><td>Manager Waste Services</td></tr><tr><td>Mr Alvin Santiago</td><td>Manager Financial Services</td></tr><tr><td>Ms Nollaig Baker</td><td>Manager Strategy and Corporate Communications</td></tr><tr><td>Mr Gary Rogers</td><td>Manager Community Infrastructure Planning</td></tr><tr><td>Ms Mary-Jane Rigby</td><td>Manager Community Safety and Support Services</td></tr><tr><td>Mr Paul Hayward</td><td>Manager, Community Capacity Building</td></tr><tr><td>Ms Alison Oliver</td><td>Manager Library and Information Services</td></tr><tr><td>Ms Melissa James</td><td>Manager Economic Development and Tourism</td></tr></table>	Cr Leigh Liley	Chairperson	Cr Craig Buchanan, JP		Cr Rae Cottam		Cr Sally Davies		Cr Caroline Hume		Cr Robert Schmidt		Mayor Deb Hamblin	Observer	Cr Hayley Edwards (<i>Deputy Mayor</i>)	Observer (<i>until 5:20pm</i>)	Cr Lorna Buchan	Observer	Cr Dawn Jecks	Observer	Mr Michael Parker	Chief Executive Officer	Mr John Pearson	Director Corporate Services	Mr Michael Holland	Director Community Development	Mr Peter Doherty	Director Legal Services and General Counsel	Mr Peter Ricci	Director Planning and Development Services	Mr Jim Olynky, JP	Manager Governance and Councillor Support	Mr Michael Yakas	Manager Customer and Corporate Support	Mr Allan Moles	Manager Waste Services	Mr Alvin Santiago	Manager Financial Services	Ms Nollaig Baker	Manager Strategy and Corporate Communications	Mr Gary Rogers	Manager Community Infrastructure Planning	Ms Mary-Jane Rigby	Manager Community Safety and Support Services	Mr Paul Hayward	Manager, Community Capacity Building	Ms Alison Oliver	Manager Library and Information Services	Ms Melissa James	Manager Economic Development and Tourism
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	<p>Mr Tristan Fernandes Manager Major Planning Projects</p> <p>Mr Richard Hardy Senior Coordinator - Leisure Facilities</p> <p>Ms Katie MacLachlan Financial Controller (<i>until 5:29pm</i>)</p> <p>Ms Sue Langley Governance Officer</p> <p>Ms Diane Zanre PA to Director Community Development</p>
2.3	Members of the Gallery: Nil
2.4	Apologies: Nil
2.5	Approved Leave of Absence: Nil
3.	Responses to Previous Public Questions Taken on Notice
	Nil
4.	Public Question Time
	<p>5:08pm The Chairperson opened Public Question Time and invited members of the Public Gallery to ask questions. The Chairperson noted that questions should relate to the business of the Committee and this is the only opportunity in the meeting for the public to ask questions.</p> <p>There were none.</p>
5.	Confirmation of Minutes of the Previous Meeting
	<p>Moved Cr Buchanan, seconded Cr Schmidt:</p> <p>That Committee CONFIRMS the Minutes of the Corporate and Community Development Committee Meeting held on 15 August 2023, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting (Carried) – 6/0</p>
6.	Matters Arising from the Previous Minutes
	Nil
7.	Announcement by the Presiding Person without Discussion
	<p>5:09pm The Chairperson announced to all present that decisions made at Committees of Council are recommendations only and may be adopted in full, amended or deferred when presented for consideration at the next Council meeting.</p>
8.	Declarations of Members and Officers Interests
8.1	<p>Item CD-022/23 Community Sporting and Recreation Facilities Fund 2024/2025 Forward Planning Grant Application, Assessment and Ranking</p> <p>Officer: Mr Michael Holland, Director Community Development</p> <p>Type of Interest: Impartiality</p> <p>Nature of Interest: Mr Holland is a life member of the Rockingham Football Sporting and Social Club.</p> <p>Extent of Interest: Not Applicable</p>
9.	Petitions/Deputations/Presentations/Submissions
	Nil


10.	Matters for which the Meeting may be Closed
	5:09pm The Chairperson advised in accordance with section 5.23(2)(b) of the <i>Local Government Act 1995</i> that as there were questions / debate on Confidential Item CD-018/23 Recommendation from the Rockingham Education and Training Advisory Committee - Tertiary Scholarship Scheme Applications Round Two 2023, then the matter will be deferred for consideration at Agenda Item 18 - Matters Behind Closed Doors.

CONFIDENTIAL ITEM

NOT FOR PUBLIC ACCESS

Section 5.95(3) *Local Government Act 1995* (Act)

This item may be discussed behind closed doors as per Section 5.23(2)(b) of the Act

<p>Community Development Community Capacity Building Rockingham Education and Training Advisory Committee</p> 		
Report number / title:	CD-018/23	Recommendation from the Rockingham Education and Training Advisory Committee - Tertiary Scholarship Scheme Applications Round Two 2023
File number:	CSV/3702	
Proponent/s:		
Author:	Ms Amanda Fairhead, Community Grants Officer	
Other Contributor/s:	Ms Rebekka Jarvis, Coordinator Community Capacity Building Mr Paul Hayward, Manager Community Capacity Building	
Date of Committee Meeting:	19 September 2023	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role:	Executive	
Attachments:	Minutes of the Rockingham Education and Training Advisory Committee meeting held on 21 August 2023 Confidential Attachment as per Section 5.23 of the <i>Local Government Act 1995</i>	
Maps/Diagrams:		
Site:		
Lot Area:		

Note: Confidential Item CD-018/23 Recommendation from the Rockingham Education and Training Advisory Committee - Tertiary Scholarship Scheme Applications Round Two 2023 deferred for consideration at Agenda Item 18 - Matters Behind Closed Doors.

11.	Bulletin Items
	<p>Corporate and General Management Services Information Bulletin – September 2023</p> <p>Corporate Services</p> <ol style="list-style-type: none"> 1. Corporate Services Team Overview 2. Project Status Reports <ol style="list-style-type: none"> 2.1 Online Rostering 2.2 Microsoft 365 2.3 Food Organic Garden Organic (FOGO) Waste Collection and Processing Service 3. Information Items <ol style="list-style-type: none"> 3.1 List of Payments August 2023 3.2 Monthly Financial Management Report July 2023 3.3 Amendment to Rate Record - Write Off 3.4 Amendment to Rate Record - Non-Rateable Land 3.5 Awarding of Tenders by CEO - Delegated Authority 3.6 Development Contribution Scheme <p>General Management Services Directorate</p> <ol style="list-style-type: none"> 1. General Management Services Team Overview 2. Project Status Reports 3. Information Items <ol style="list-style-type: none"> 3.1 Meetings and Events 3.2 Use of the Common Seal <p>Governance and Councillor Support</p> <ol style="list-style-type: none"> 1. Governance and Councillor Support Team Overview 2. Project Status Reports 3. Information Items <ol style="list-style-type: none"> 3.1 Freedom of Information (FOI) Requests 3.2 Council Member Requests 3.3 Citizenships 3.4 Pioneers' Luncheon 3.5 Australian Coastal Councils Association Inc. Newsletter 3.6 Coming Events 3.7 Notice of Motion – Status Report <p>Human Resources</p> <ol style="list-style-type: none"> 1. Human Resources Team Overview 2. Project Status Reports 3. Information Items <ol style="list-style-type: none"> 3.1 Recruitment 3.2 Workplace Health and Safety Statistics <p>Strategy, Marketing and Communications</p> <ol style="list-style-type: none"> 1. Strategy, Marketing and Communications Team Overview 2. Project Status Reports <ol style="list-style-type: none"> 2.1 Strategic Community Plan (2023-2033) - Major Review 2.2 Customer Satisfaction Survey 2023 3. Information Items <ol style="list-style-type: none"> 3.1 Team Plan 3.2 Community Engagement – Share your thoughts 3.3 Social Media 3.4 Media Tracking

	Legal Services & General Counsel <ol style="list-style-type: none">1. Legal Services & General Counsel Team Overview2. Project Status Reports3. Information Items<ol style="list-style-type: none">Provision of Legal Advice<ol style="list-style-type: none">3.1 Legal Advice – Local Government Operational Matters3.2 Litigation
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5:10pm The Mayor left the Chamber and returned at 5:12pm

Committee Recommendation

Moved Cr Hume, seconded Cr Davies:

That Council Members acknowledge having read the Corporate and General Management Services Information Bulletin – September 2023 and the content be accepted.

Committee Voting (Carried) – 6/0

	Community Development Information Bulletin – September 2023 Community Safety and Support Services <ol style="list-style-type: none">1. Community Safety and Support Services Team Overview2. Project Status Reports<ol style="list-style-type: none">2.1 Alcohol Management Plan2.2 Community Services Mapping2.3 CCTV Plan2.4 Assertive Outreach2.5 Social Connection and Support Pilot Project2.6 Crisis/Supported Accommodation3. Information Items<ol style="list-style-type: none">3.1 Community Support Services3.2 Rockingham Connect Community Transport Project3.3 Community Safety3.4 Community Engagement Library Services <ol style="list-style-type: none">1. Library Services Team Overview2. Project Status Reports3. Information Items<ol style="list-style-type: none">3.1 July 2023 Library Services Statistics3.2 Mary Davies Library and Community Centre3.3 Baldivis South Community Centre3.4 Rockingham Library3.5 Safety Bay Library3.6 Warnbro Community Library3.7 Children's Book Week Celebrations3.8 July 2023 Library Facebook Statistics Community Infrastructure Planning <ol style="list-style-type: none">1. Community Infrastructure Planning Team Overview2. Project Status Reports3. Information Items<ol style="list-style-type: none">3.1 Aqua Jetty Stage 23.2 Baldivis District Sporting Complex3.3 Safety Bay Foreshore Community Facility Development3.4 Stan Twight Reserve Clubroom Redevelopment
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	<ul style="list-style-type: none"> 3.5 Anniversary Park Clubroom Masterplan 3.6 Community Infrastructure Functionality Audit Report 3.7 Lark Hill Sportsplex Northern Expansion
	Community Capacity Building <ul style="list-style-type: none"> 1. Community Capacity Building Team Overview 2. Project Status Reports <ul style="list-style-type: none"> 2.1 Seniors Strategy 2.2 Health and Wellbeing Strategy 2.3 Cultural Development and the Arts Strategy 2.4 Strategy for Early Years, Children and Young People 3. Information Items <ul style="list-style-type: none"> 3.1 Community Grants Program 3.2 Reconciliation Action Plan 3.3 Disability Access and Inclusion 3.4 Seniors 3.5 City Volunteer Program 3.6 Rockingham Volunteer Centre 3.7 Early Years, Children and Families 3.8 Sport and Recreation 3.9 Health and Wellbeing 3.10 Rockingham Youth Centre (RYC) 3.11 Cultural Development and the Arts 3.12 Rockingham Arts Centre
	Community and Leisure Facilities <ul style="list-style-type: none"> 1. Community and Leisure Facilities Team Overview 2. Project Status Reports 3. Information Items <ul style="list-style-type: none"> 3.1 Aqua Jetty 3.2 Warnbro Community Recreation Centre 3.3 Mike Barnett Sports Complex 3.4 Gary Holland Community Centre 3.5 Autumn Centre 3.6 Baldivis Indoor Sports Complex
	Economic Development and Tourism <ul style="list-style-type: none"> 1. Economic Development and Tourism Team Overview 2. Project Status Reports <ul style="list-style-type: none"> 2.1 Local Business Development 2.2 Iconic Economic Development/Tourism Events 2.3 Destination Marketing 2.4 Visitor Servicing Fee for Service 2.5 Tourism Strategy 2.6 Mobile Visitor Service Unit 3. Information Items <ul style="list-style-type: none"> 3.1 Stakeholder Engagement – Economic Development and Tourism

5:29pm Ms MacLachlan left the meeting.

Committee Recommendation

Moved Cr Buchanan, seconded Cr Davies:

That Council Members acknowledge having read the Community Development Information Bulletin – September 2023 and the content be accepted.

Committee Voting (Carried) – 6/0

12. Agenda Items

Corporate Services

Corporate Services Waste Services		
Report number / title:	CS-021/23	Tender T23/24-13 – Provision of services for the construction of Landfill Cell 10 and 11 Capping at the Millar Road Landfill facility, Baldivis
File number:	T23/24-13	
Proponent/s:		
Author:	Mr Allan Moles, Manager Waste Services	
Other Contributor/s:		
Date of Committee meeting:	19 September 2023	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's role:	Executive	
Attachments:		
Maps/Diagrams:		
Site:		
Lot Area:		

Purpose of Report

Provide Council with details of the tenders received for Tender T23/24-13 – Provision of services for the construction of Landfill Cell 10 and 11 Capping at the Millar Road Landfill facility Baldivis, document the results of the tender assessment and make recommendations regarding award of the tender.

Background

Tender T23/24-13 – Provision of services for the construction of Landfill Cell 10 and 11 Capping at the Millar Road Landfill facility Baldivis was advertised in the West Australian on Saturday, 15 July 2023. The Tender closed at 2.00pm, Wednesday, 9 August 2023 and was publicly opened immediately after the closing time.

Details

The type of works to be undertaken under the Contract shall include:

- Survey and setting out;

- Excavation to suit design layout, including stockpiling of the various excavated materials as instructed by the Superintendent;
- Protection of landfill gas infrastructure as required;
- Fill placement to form a smooth surface on the landfill to facilitate liner installation;
- Construction of Cell 10 & 11 landfill capping;
- Such other Works as shown on the Drawings or as described in the Specification; and
- Provision of "As Constructed" information.

A panel comprising the Manager Waste Services, Waste Services Officer and the City's consultant Landfill Engineer undertook tender evaluations.

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

Tenderer	Level of service	Understanding Tender Requirements	Price Considerations	Total Score	Rank
	35 Pts	35 Pts	30 Pts	100 Pts	
Raubex Construction Pty Ltd	30.3	30.1	28.7	89.1	1
Ertech Pty Ltd	26.4	23.7	25.6	75.7	2
Delta Pty Ltd	22.9	21.1	26.7	70.7	3
Jaytona Pty Ltd t/as Multiplant Holdings	19.9	17.7	27	64.6	4
GMF Contractors Pty Ltd	22.5	12.7	19.7	54.9	5
Sweeney Hire	14.8	4.4	30	49.2	6

Implications to Consider

a. Consultation with the Community

Nil

b. Consultation with Government Agencies

This project was subject to a Licence Amendment approval process through the Department of Water and Environmental Regulation.

c. Strategic

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 2023-2033:

Aspiration: **2. Natural Environment - A place of natural beauty where the environment is respected**

Outcome/Objective: *Protection of natural environment - Minimise waste*

Aspiration: **3. Built Environment - A built environment carefully planned for today and tomorrow**

Outcome/Objective: *Built infrastructure meets current and future community needs - Plan build and maintain current and future assets*

d. Policy

In accordance with the City's Purchasing Policy, for purchases above \$250,000, a public tender process is to be conducted in accordance with the provision of section 3.57 of the *Local Government Act 1995*; and *Local Government (Functions and General) Regulations 1996*, Part 4, Division 2, regulation 11A(1).

e. Financial

The recommended tender submission is within the amount allocated in the 2023/2024 Budget for this project.

f. Legal and Statutory

In accordance with section 3.57 of the *Local Government Act 1995* and *Local Government (Functions and General) Regulations 1996*, Part 4, Division 2, regulation 11(1).

'Tenders are to be publicly invited according to the requirements of this Division before a local government enters into a contract for another person to supply goods or services if the consideration under the contract is, or is expected to be, more, or worth more, than \$250,000 unless sub regulation (2) states otherwise'.

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 assessment panel sought clarification from Raubex Construction Pty Ltd to confirm that the tendered price was a Lump Sum Price in accordance with the Request for Tender. This was confirmed via email.

The submissions received from Ertech Pty Ltd, Jaytona Pty Ltd t/as Multiplant Holdings and Delta Pty Ltd contained various clarifications and/or requests for changes to the contract conditions.

A submission received from Castle Civil Pty Ltd was not assessed as it was considered non-conforming as a representative did not attend the mandatory briefing/site inspection in accordance with the Request for Tender.

There were no alternate tender submissions received.

Following consideration of the submissions and in accordance with the tender criteria all companies demonstrated a capacity to complete the works, however, the submission received from Raubex Construction Pty Ltd is considered to represent best value to the City and are therefore recommended as the preferred tenderer.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ACCEPTS** the tender submitted from Raubex Construction Pty Ltd of 73-75 Dowd Street Welshpool WA 6106 for Tender T23/24-13 – Provision of services for the construction of Landfill Cell 10 and 11 Capping at the Millar Road Landfill facility, Baldivis in accordance with the tender documentation for the lump sum value of \$1,408,730.44 (ex GST).

Committee Recommendation

Moved Cr Davies, seconded Cr Hume:

That Council **ACCEPTS** the tender submitted from Raubex Construction Pty Ltd of 73-75 Dowd Street Welshpool WA 6106 for Tender T23/24-13 – Provision of services for the construction of Landfill Cell 10 and 11 Capping at the Millar Road Landfill facility, Baldivis in accordance with the tender documentation for the lump sum value of \$1,408,730.44 (ex GST).

Committee Voting (Carried) – 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Community Development

Community Development Director and Support



Report number / title:	CD-019/23	Amendment to Council Recommendation, CS-016/21 – Disposal of Lot 35 Council Avenue Rockingham – (<i>Absolute Majority</i>)
File number:	LGS/769	
Proponent/s:		
Author:	Ms Carly Kroczek, Senior Project Officer	
Other Contributor/s:	Mr Michael Holland, Director Community Development	
Date of Committee meeting:	19 September 2023	
Previously before Council:	22 June 2021 (CS-016/21)	
Disclosure of Interest:		
Nature of Council's role:	Executive	
Attachments:		
Maps/Diagrams:	1. Location Map	
Site:	Lot 35 Council Avenue Rockingham	
Lot Area:	4459m2	

Purpose of Report

For Council to amend part of its resolution, CS-016/21 to dispose of Lot 35 Council Avenue, Rockingham to facilitate the relocation of Rockingham Lotteries House (**RLH**).

Background

On 22 June 2021, Council approved the disposal of a number of properties identified in report CS-016/21 – Confidential Report – Disposal of Property.

Moved Cr Buchan, seconded Cr Hamblin:

That Council:

1. *APPROVES the disposal of the properties described in the Purpose of Report.*
2. *DELEGATES authority to the Chief Executive Officer to enter into contracts for the sale of the properties as described in the Purpose of Report for no less than 10% below a valuation provided by a licenced valuer.*

Carried by Absolute Majority – 10/0

One of the properties listed in this report was Lot 35 Council Avenue Rockingham, the location of a former childcare centre.

This project was discussed at a Councillor Engagement Session on Tuesday 5 September 2023.

Details

Following a review of office accommodation for the City of Rockingham (City) administration staff, it was identified that there is a need for additional space to facilitate the growth of the City's workforce. It was recommended that this expansion occur at the same location as the current administration building and in order to facilitate this, RLH which is located within the City's administration complex, be relocated to another fit for purpose facility.

The most appropriate location for RLH has been determined as Lot 35 Council Avenue Rockingham (also referred to as 1 Sepia Court) (figure 1 below). This building is owned freehold by the City and was a childcare centre up until April 2023 when it was vacated by the lessee Wanslea Early Learning and Development.

Relocating to this site offers RLH the same (if not better) level of service that is currently provided, is centrally located, close to public transport and when renovated, will provide good access for people with disability.

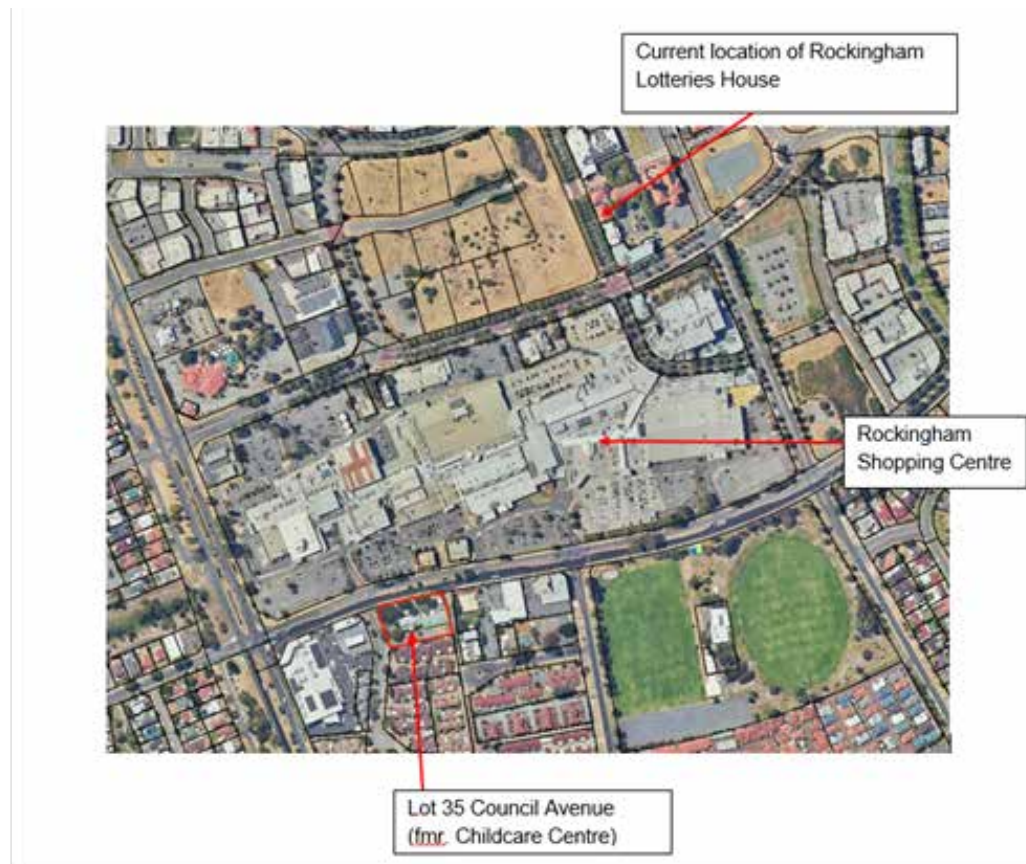


Figure 1: Location of current RLH and proposed new location

The size of the building is larger than that which RLH currently occupies, meaning the space surplus to their requirements will be converted to additional community spaces available for lease and/or hire.

There is a lease agreement in place between the RLH Management Committee and the City until 2044 for their current office space on Civic Boulevard. In addition to the lease agreement, there is a Deed of Trust in place with the State Government over part of Lot 80 on Diagram 82843 (Rockingham Lotteries House) that prevents the City from terminating the lease with the RLH Management Committee without prior revocation of the Deed of Trust and the mutual consent of the Management Committee. As identified below, mutual consent from the Management Committee to relocate has been obtained and discussions with Lotterywest have commenced.

Implications to Consider

a. Consultation with the Community

The RLH Management Committee has been consulted regarding the City's proposal to relocate them from Central Promenade to Lot 35 Council Avenue Rockingham. On the 9 June 2023 the City received the following from the Secretary of the RLH Management Committee confirming their support of the relocation:

The issue of whether Rockingham Lotteries House would agree to moving to the new location was discussed at today's meeting. The result was that the Management Committee is supportive of moving to 1 Sepia Court.

It was resolved:

"That Rockingham Lotteries House advise the City of Rockingham that it is agreeable to move to 1 Sepia Court. Items to be discussed would include:

- (a) Rockingham Lotteries House will be involved in the design and detailed planning*
- (b) The building will be totally accessible*
- (c) The new building will include a common lunchroom for tenants*
- (d) The potential for the provision to provide fit-for-purpose parking for tenants and their clients be addressed."*

The RLH Management Committee will be involved in the design of the facility to ensure it meets their requirements.

b. Consultation with Government Agencies

Lotterywest have been, and will continue to be consulted in regards to the Deed of Trust that is in place over part of Lot 80 on Diagram 82843 (Rockingham Lotteries House) .

c. Strategic

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 2023-2033:

Aspiration: 1. **Social - A family-friendly, safe and connected community**

Outcome/Objective: Community health and wellbeing - Strengthen community health and wellbeing

Aspiration: 3. **Built Environment - A built environment carefully planned for today and tomorrow**

Outcome/Objective: Built infrastructure meets current and future community needs - Plan build and maintain current and future assets

Community Plan

d. Policy

In accordance with the Council Policy - Property Investment Framework, properties must be presented to Council for due consideration and determination prior to divestment.

If Council amends the decision to dispose Lot 35 Council Avenue the property will need to be re-categorised from a Non-Operational Property endorsed for 'Disposal/Divestment' to 'Strategic Property'.

e. Financial

If Council supports the amendment of part of its resolution, CS-016/21, the disposal of Lot 35 Council Avenue Rockingham, the anticipated proceeds from the sale (estimated at \$1.85M in 2019) will no longer be available. The proceeds from the sale were to be placed in a restricted cash reserve to fund the strategic acquisition of additional properties.

f. Legal and Statutory

Local Government (Administration) Regulations 1996 (Act s.5.25 (1) (e)) - If a decision is made at a council or committee meeting, any decision to revoke or change the decision must be made by an absolute majority.

Local Government (Administration) Regulations 1996 (Act s.5.45(1) (b)) – Council may delegate some powers and duties to the Chief Executive Officer.

The City will be required to work with RLH and Lotterywest to revoke the existing and establish a new Deed of Trust.

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 order to facilitate the relocation of RLH from Central Promenade to Lot 35 Council Avenue, Council must amend its decision to dispose of the property. When preparing the original report which sought approval for disposal, the land and building were identified as surplus to the City's requirements. This is no longer the case, with the retention of the property now required to facilitate the expansion of the City's administration.

RLH Management Committee have provided written confirmation that they are supportive of the proposal to relocate to this property and are willing to work with the City throughout the process.

Voting Requirements

Absolute Majority

Officer Recommendation

That Council:

1. **APPROVES** the amendment of recommendation one in Confidential Report CS-016/21 to remove Lot 35 Council Avenue Rockingham from the list of properties to be disposed.
2. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all contractual arrangements to enable the Deed of Trust that exists over part of Lot 80 on Diagram 82843 (Rockingham Lotteries House) to be revoked.
3. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all arrangements to enter into a new agreement/s to establish a Lotteries House at Lot 35 Council Avenue Rockingham.

Committee Recommendation

Moved Cr Buchanan, seconded Cr Schmidt:

That Council:

1. **APPROVES** the amendment of recommendation one in Confidential Report CS-016/21 to remove Lot 35 Council Avenue Rockingham from the list of properties to be disposed.
2. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all contractual arrangements to enable the Deed of Trust that exists over part of Lot 80 on Diagram 82843 (Rockingham Lotteries House) to be revoked.
3. **DELEGATES** authority to the Chief Executive Officer to negotiate and finalise all arrangements to enter into a new agreement/s to establish a Lotteries House at Lot 35 Council Avenue Rockingham.

Committee Voting (Carried) – 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Community Development Directorate and Support



Report number / title:	CD-020/23 Rockingham Hobby Hub Feasibility Study
File number:	CPR/1022
Proponent/s:	
Author:	Ms Carly Kroczeck, Senior Project Officer
Other Contributor/s:	Mr Michael Holland, Director Community Development
Date of Committee meeting:	19 September 2023
Previously before Council:	
Disclosure of Interest:	
Nature of Council's role:	Executive
Attachments:	1. Rockingham Hobby Hub Feasibility Study
Maps/Diagrams:	
Site:	Lot 16 Crater Place, Rockingham
Lot Area:	5360m ²

Purpose of Report

To seek Council's endorsement of the Rockingham Hobby Hub Feasibility Study (**Hobby Hub**), support for the staged implementation of the Hobby Hub and for Council to consider allocating funding in a future Business Plan.

Background

During the preparation of legal documents to allow the Rockingham Districts Rock and Gem Hunting Club (**Gem Club**) to formally lease their facility, the premises was inspected for defects. It was determined that in order for the premises to be fit to lease, an extensive amount of work was required to be carried out.

The City of Rockingham (**City**) engaged a construction consultant and quantity surveyor to prepare a scope of works and cost estimate. This identified that the required works may cost approximately \$380,000 to ensure the building achieves compliance and the City does not have to undertake future renewal activities for a reasonable period of time. The Depreciated Replacement Cost of the building is approximately \$300,000 meaning much of its economic life has been expended, prompting officers to closely examine the project to ensure that best value and the principles within Council's Asset Management Policy are achieved.

Since this time, high risk defects have been repaired to enable the Gem Club to enter into a lease with the City and remain onsite whilst officers undertook further analysis. The lease expires in November 2026.

In 2022, the City commissioned A Balanced View (ABV) Leisure Consultancy Services to undertake a needs assessment and feasibility study (the Study) to inform the City's decision making. The Study is now complete and is presented to Council for endorsement and determination on a way forward.

Details

The Gem Club is located at Lot 16 Crater Place, an excised portion of Bungaree Oval (figure 1).



Figure 1: Gem Club Location

During the first phase of the project, a needs analysis was completed that recommended the Gem Club Building not be rebuilt as a single use facility at the completion of the current lease term. The needs assessment noted that there was a broader need in the community for spaces to undertake hobby activities such as craft, woodwork, pottery, painting etc and provided an alternate recommendation for the City to consider expanding the scope and providing a hobby hub which would allow the co-location of some of these groups.

The City subsequently commissioned ABV to complete a feasibility study into a hobby hub facility. The Study proposed the following facility components based on the needs identified during consultation:

- Leased Area 1 - Men's Shed/wood working
- Leased Area 2 – Gem Club
- Hireable Spaces – Community hobby groups and community groups.

Following the completion of the Study, the outcomes were discussed at a Councillor Engagement Session on the 8 August 2023. Two options were presented which included the full implementation of a hobby hub at a cost of \$7.6M, as well as the option of a staged approach at a cost of \$3.6M.

The staged approach is seen as the most feasible option at this point in time, and would see the relocation of the Rockingham Men's Shed from Anniversary Park to Bungaree Reserve, co-located with the Gem Club in stage one. Future spaces would be provided and groups relocated as funding permits. The Rockingham Men's Shed has been identified as a priority group as they have outgrown their current facility at Anniversary Park, with the City receiving repeated requests over a number of years for a larger facility.

Implications to Consider

a. Consultation with the Community

During the development of both the needs assessment and feasibility study the Gem Club and Rockingham Men's Shed have been consulted.

Officers met with the Presidents of both the Rockingham Men's Shed and the Gem Club on Monday 28 August 2023 to discuss the concept of a hobby hub and seek their in principle support. Both Presidents indicated their support for the proposal and willingness to work with the City, on the basis that they have input into the design and are not required to pack up their equipment at the end of each day. The Rockingham Men's Shed support to relocate is also contingent on a larger space being provided. Their current shed is approx. 210m². If Council

supports the project, and the Rockingham Men's Shed relocates to Bungaree Reserve, a shed/workshop of approximately 436m² is proposed to be provided.

In addition, officers have been in contact with the Safety Bay Little Athletics Club who lease a small storage room in the Gem Club Building, and the Dog Club and Pigeon Club who lease the adjacent building to advise them of the proposal. No objections have been received.

If the concept of a hobby hub at Bungaree Reserve is supported, further consultation with surrounding residents will be undertaken.

b. Consultation with Government Agencies

Nil

c. Strategic

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 2023-2033:

Aspiration: 1. **Social - A family-friendly, safe and connected community**

Outcome/Objective: Community health and wellbeing - Strengthen community health and wellbeing

Aspiration: 3. **Built Environment - A built environment carefully planned for today and tomorrow**

Outcome/Objective: Built infrastructure meets current and future community needs - Plan build and maintain current and future assets

d. Policy

Nil

e. Financial

The full cost of constructing a hobby hub at Bungaree Reserve is estimated at \$6M (escalated to 2026). The estimated cost of providing stage one of the hobby hub is \$3.6M (escalated to 2026).

There is no funding currently allocated to this project. If Council support the development of a hobby hub, consideration will need to be given to allocating funding in a future Business Plan.

Officers will also pursue available external funding opportunities to support the development of a hobby hub.

f. Legal and Statutory

The Gem Club's lease expires in November 2026 and the Rockingham Men's Shed lease expires in November 2027. Both leases contain a clause that enables termination by either party provided 12 months' notice is given.

If the project proceeds, the City will be required negotiate a new lease with both groups.

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 creation of a hobby hub in Rockingham will support the health and wellbeing of our community, ensuring there are fit for purpose spaces available for groups to continue to offer various manual arts and craft activities to the community. Both the Rockingham Men's Shed and the Gem Club are established groups that will benefit from purpose built spaces to be able offer their activities.

Although, in comparison to some other groups in Rockingham (particularly sporting associations) membership may be considered small at less than 100 members per group, both groups have an extremely positive impact on the health and wellbeing of their members, and provide opportunities for social connection and support, which would not be available if the City did not provide support through the provision of low cost community facilities.

A hobby hub is a unique concept. There is a facility in Perth the Artifactory – Perth's Maker Space that brings together multiple art and craft activities under the one roof. Although the model of management may differ, the concept is similar to that being proposed by Officers.

The feasibility study acknowledged that for the project to be financially feasible it is likely that external funding would need to be secured and suggested an amount of 70% external funding. If the project is supported by Council, officers will submit applications for funding to relevant funding bodies, however it is unlikely that the City would be able to secure 70% of the project cost in external funding.

Notwithstanding the important community benefit a hobby hub would provide, the project is currently unfunded. There are a number of other projects across the City that are also unfunded and require Council's consideration. Taking a staged approach to the implementation of the hobby hub (as suggested in the feasibility study) is seen as the most feasible approach and will ensure the immediate need for both the Rockingham Men's Shed and Gem Club is addressed, whilst also ensuring that if future funding is made available, the hobby hub can be expanded and other groups accommodated

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

1. **ENDORSES** the Rockingham Hobby Hub Feasibility Study.
2. **SUPPORTS** the staged implementation of the Rockingham Hobby Hub commencing with the co-location of the Rockingham Men's Shed and Rockingham District Rock and Gem Hunting Club.
3. **CONSIDERS** allocating funding of \$3.6M towards to the implementation of the Rockingham Hobby Hub as part of a future Business Plan.

Committee Recommendation

Moved Cr Buchanan, seconded Cr Hume:

That Council:

1. **ENDORSES** the Rockingham Hobby Hub Feasibility Study.
2. **SUPPORTS** the staged implementation of the Rockingham Hobby Hub commencing with the co-location of the Rockingham Men's Shed and Rockingham District Rock and Gem Hunting Club.
3. **CONSIDERS** allocating funding of \$3.6M towards to the implementation of the Rockingham Hobby Hub as part of a future Business Plan.

Committee Voting (Carried) – 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Community Development Community Infrastructure Planning



Report number / title:	CD-021/23 Community Infrastructure Plan 2023
File number:	CSV/1931-10
Proponent/s:	City of Rockingham
Author:	Mr Gary Rogers, Manager Community Infrastructure Planning
Other Contributor/s:	Ms Chanel Young, Community Infrastructure Planning Business and Project Support Officer
Date of Committee meeting:	19 September 2023
Previously before Council:	CD-025/22 (20 September 2022) CD-017/21(14 September 2021); CD-024/20 (15 September 2020); CD-024/19 (24 September 2019); CD031/18 (18 December 2018); CD-025/18 (25 October 2018); CD-025/17 (25 October 2017); CD-032/16 (25 October 2016); CD-044/15 (24 November 2015); CD-042/15 (27 October 2015); CIP-009/11 (24 May 2011); CIP-005/11 (22 March 2011)
Disclosure of Interest:	
Nature of Council's role:	Executive
Attachments:	1. Community Infrastructure Plan 2023 (Draft) ¹
Maps/Diagrams:	
Site:	
Lot Area:	

Purpose of Report

To seek Council adoption of the Community Infrastructure Plan 2023 (CIP).

Background

The CIP was first adopted by Council in 2011. In 2019, the Strategic Development Framework Policy (**Policy**) was revised and subsequently endorsed by Council. The Policy requires the CIP to be reviewed annually, and to be presented to the August Councillor Engagement Session, then submitted to the Ordinary Council meeting in September for adoption.

Details

The purpose of the CIP is to:

- Guide the development, timing, design and location of community infrastructure over the next 10 years;

¹ Typographical error corrected on page 8 of Attachment 1 – Community Infrastructure Plan 2023 (Baldivis Outdoor Recreation **Space** not Centre)

- Clearly identify the services and facilities required for the City of Rockingham'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 State Planning Policy 3.6, thus providing a robust basis for the City's Development Contributions Plan (**DCP**);
- Provide the City with a documented framework of community infrastructure planning principles and guidelines.

The purpose of the annual review of the CIP is to enable it to be updated to reflect current changes in community needs and trends as well as specific project circumstances. This is intended to ensure that the CIP reflects the ongoing rigour applied during the planning process, significantly reducing the likelihood and impact of rapid project scope and cost escalation.

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 (**City**);
- 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;
- Preparation or review 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

Following a review of current forecast data, the 2023 CIP proposes the following changes:

New Projects

- No new projects have been added to the 2023 CIP.

Proposed Timing Changes

- Given the ongoing state of the construction industry timing for all future projects has been extended by 6 months to allow for the detailed design and tender advertising period. This timing change has been reflected in the CIP Implementation Plan contained within the draft 2023 CIP.

Projects Removed

- No projects removed.

Projects with Scope Change

- Apart from a provisional sum of \$50,000 being added to all CIP projects for CCTV provision there was no additional scope changes to any of the projects.

The proposed development window for each project allows one year for planning, 12-18 months for detailed design and tender advertising/approval and identifies the year that construction will commence, with opening and commissioning of the infrastructure in the financial year following the construction phase.

Implications to Consider

a. Consultation with the Community

Consultation with key stakeholders will occur throughout the planning and design process for each specific project where relevant.

The annual review of the CIP is presented each year at the August Councillor Engagement session.

b. Consultation with Government Agencies

While the 2023 CIP has not been subject to broad consultation with government agencies, it should be noted that many individual projects are, or will be, the subject of consultation during detailed planning and design development.

Consultation with other agencies such as Department of Local Government, Sport and Cultural Industries and Lotterywest will occur in relation to the planning and funding of relevant projects.

The annual review and position readiness of the CIP enables the City to be position ready to approach State and Federal Governments in respect to any future funding or grant availability.

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 2023-2033:

Aspiration: **3. Built Environment - A built environment carefully planned for today and tomorrow**

Strategic Objective: *Built infrastructure meets current and future community needs - Plan build and maintain current and future assets*

d. Policy

The Strategic Development Framework Policy outlines the detail and timing of the annual Community Infrastructure Plan review which requires the draft CIP to be presented at the August 2023 Councillor Engagement session and the report submitted to the September 2023 Ordinary Council Meeting.

The Sports and Community Facility Provision Policy guides the standard and scale of sports and community buildings.

e. Financial

The Baldivis Outdoor Recreation Space, Baldivis Sports Complex Outdoor Courts and Southern Pavilion, Stan Twight Reserve and Clubroom Redevelopment and Aqua Jetty Stage Two are projects anticipated to commence construction within the current financial year. As these projects have completed detailed design and are shortly to be advertised for tender, cost estimates for these projects are not shown within the 2023 CIP Implementation Plan.

All of the above projects have been costed by a quantity surveyor at various stages of the design phases and pre tender estimates have been received which include design and professional fees, escalations to time of construction, contingencies, preliminaries, and on costs. All projects have faced cost estimate increases as a result of the escalations that have occurred within the construction industry. It is important to note that since the last quarter of 2020 industry cost escalations have totalled over 30%. This has been a major factor in the cost estimate increases that have occurred with the Aqua Jetty Stage 2 project in particular. In addition throughout the design phase various asset maintenance and replacement items valued in total at approximately \$3.2 million and listed within the City's asset management plan have now been incorporated within the project scope. The procurement and legal review of the documentation for this project has been completed and the tender has been advertised.

The pre tender estimates for the other abovementioned projects are within 5-10% of project budgets.

Revenue through external grants and development contributions, assist in reducing municipal expenditure or loan funding. However external grants are not reflected in the CIP as applications are made on a project by project basis and are not guaranteed. For those projects for which the City is to shortly seek tenders, the City has attracted WA Recovery Funding of \$10 million for the Aqua Jetty Stage 2 Project, \$1 million in CSRFF Funding for the Stan Twight Reserve along with \$50,000 from the WA Football Facilities Fund (WAFC), and \$1 million from Lotterywest for the Baldivis Outdoor Recreation Space project.

The outcome of the tender process for the Aqua Jetty Stage 2 and all other projects will be presented to Council for consideration.

The capital expenditure implications for those projects listed within the draft 2023 CIP Implementation Plan amount to \$57,094,000.

The cost summary for all future projects listed in the CIP to commence design from 2023/2024 onwards have been prepared by a qualified, independent accredited quantity surveyor, based on the scope and detail available at the respective development stage of each project. The cost of each project has been escalated to the year of construction. Due to current market conditions and ongoing escalations occurring in the industry there was an overall increase of approximately 11% for all projects. This has resulted in a \$5.749M increase for the respective projects since 2022, with over \$4M due to the increases in cost estimates for the future Rockingham Aquatic Centre (2029/2030) and Lark Hill Northern Expansion (2032/2033) projects.

f. Legal and Statutory

State Planning Policy 3.6 – Development Contributions for Infrastructure, allows for development contributions to be sought for items of infrastructure that are required to support the orderly development of an area. 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.
- A methodology for determining the proportion of community infrastructure costs to be attributed to growth, and the proportion to be attributed to existing areas.

The preparation and endorsement of the CIP contributes to meeting the above requirements to enable the City to implement a DCP and to receive DCP funding for the majority of CIP projects.

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

There is one high financial risk identified within the CIP.

This risk relates to the inability to deliver the CIP Implementation Plan as a result of changes to the City's financial capacity. The potential outcome of this is that projects are deferred and cost increases occur due to escalations.

There is one medium financial risk

This risk relates to the changes to project budgets identified in the CIP as a result of price changes, varying markets, unforeseen project cost elements, or industry cost escalations beyond the control of the City. The potential outcome of this is that there could be issues with

affordability or timing with possible implications to developer contributions, and any changes to scope may compromise community outcomes.

Both of the above Risks are moderated through the annual review of the CIP which includes annual project scope and timing review, project cost assessments by a qualified Quantity Surveyor and the review is completed in consultation with the Director Corporate Services, to ensure alignment of the CIP Implementation Plan with the City's annual budget and Business Plan preparations.

Comments

As per the 2022 CIP review, this year's review was required to consider the ongoing impacts to the building sector as a result of on-going cost escalations that have occurred following the COVID-19 pandemic. The construction industry has been impacted in many areas 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 both project costs and 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.

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 2023 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 an overall increase of approximately 11% for all projects listed throughout the time frame of the CIP. As previously indicated since the last quarter of 2020 total construction industry cost escalations total over 30%. (*Australian Institute of Quantity Surveyors – Construction Cost Index Forecast Perth Western Australia*)

The 2023 review includes an updated current community profile. The 2021 Census data has been used where possible. The City's demographer released Forecast community data in March 2023 which has been used where possible within the CIP. The future community profile forecast data remains unchanged from the 2022 CIP and uses the 2021 Census data.

While community infrastructure planning principles and provision guidelines are the primary measure to determine project need and priority, the CIP Implementation Plan to deliver these projects is guided both by project-specific dependencies and the financial capacity of the City to deliver the infrastructure through the City Business Plan.

There is an inherent risk with any document like the CIP, that specific project timeframes may be impacted by unforeseen circumstances which are beyond the control of the City. This presents a number of challenges in relation to project delivery and timeframes, however the City has a strong project management and governance framework in place to mitigate this risk.

The use of a strategic, planned approach to the future development of community infrastructure provides a strong basis for the City to engage with funding bodies such as the Federal and State Governments and funding sources such as Lotterywest, Cricket Australia and Western Australian Football Commission.

This approach has proven successful with external funding commitments received for forthcoming and completed projects totalling in excess of \$37 million, including Stan Twight Reserve Clubroom Redevelopment, Baldivis District Sporting Complex, Baldivis Indoor Recreation Centre, Baldivis Sports Complex Outdoor Recreation Space, Aqua Jetty Stage 2, Koorana Reserve Master Plan, Baldivis South Community Centre, Singleton Sports and Community Centre, Golden Bay Sports Pavilion, Rockingham Youth Centre, Mary Davies Library, and the Baldivis South Sports Pavilion,

Subject to Council adoption of the 2023 CIP, Officers will use the revised plan to help the City advocate for further external funding with State and Federal Governments as well as Lotterywest and National/State Sporting Associations.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **ADOPTS** the Community Infrastructure Plan 2023, as detailed in Attachment 1.

Committee Recommendation

Moved Cr Schmidt, seconded Cr Hume:

That Council **ADOPTS** the Community Infrastructure Plan 2023, as detailed in Attachment 1.

Committee Voting (Carried) – 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Community Development Community Infrastructure Planning



Report number / title:	CD-022/23	Community Sporting and Recreation Facilities Fund 2024/2025 Forward Planning Grant Application, Assessment and Ranking
File number:	GRS/8-10	
Proponent/s:	City of Rockingham	
Author:	Mr Gary Rogers, Manager Community Infrastructure Planning	
Other Contributor/s:	Mr Blake Warner, Community Infrastructure Project Officer	
Date of Committee meeting:	19 September 2023	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's role:	Executive	
Attachments:		
Maps/Diagrams:	Anniversary Park	
Site:	Lot 537, 538 Hefron Street, Rockingham (Reserve No. 51969)	
Lot Area:		

Purpose of Report

To seek Council approval to submit one funding application to the Department of Local Government, Sport and Cultural Industries, Community Sport and Recreation Facilities Fund 2024/2025 Forward Planning Grants Round.

Background

The Community Sporting and Recreation Facilities Fund (**CSRFF**) is a funding program offered by State Government through the Department of Local Government, Sport and Cultural Industries (**DLGSC**). The program provides financial assistance to community groups and local governments to develop infrastructure for sport and recreation. The program aims to maintain or increase participation in sport and recreation, with an emphasis on physical activity through the rational development of good quality, well-designed and well-utilised facilities.

Applicants must be an incorporated, not for profit sporting, recreation or community organisation, or a local government entity. Projects must be developed on land which is a Crown reserve, land owned by a public authority, or municipal property.

Applications for an annual or forward planning grant are accepted once per calendar year.

Projects with a total cost over \$500,000 are eligible to apply for a forward planning grant for up to one third of the total project cost, to a maximum grant amount of \$2 million.

All applications are required to be submitted to the relevant local government authority for initial review, assessment and prioritisation using the criteria developed by the DLGSC.

Subject to Council approval, applications are then submitted to DLGSC for assessment. Applications for the 2024/2025 forward planning grants close on Friday 29 September 2023.

Details

One application has been prepared for submission to the DLGSC for the forward planning grant, from the City of Rockingham.

A summary is provided below.

1. City of Rockingham – Anniversary Park Clubroom and Changeroom Implementation of Master Plan

Anniversary Park is an important active open space located on Hebron Street in Rockingham. The reserve is identified as a Sub District level facility, in the Coastal North Sub District in the City of Rockingham's Community Infrastructure Plan facility hierarchy.

The reserve is home to the Rockingham Football, Sporting and Social Club in winter and utilised by a variety of sport bookings in the summer including local schools to host lightning carnival AFL competitions throughout the year.

The Anniversary Park clubroom was originally constructed in 1985 and since then has seen various upgrades and extensions. The condition of the ageing infrastructure and the reduced functionality of facilities stimulated the need for a review and inclusion in the City's Community Infrastructure Plan, with funding allocated through the Business Plan the construction phase is anticipated to commence in 2024/2025.

The project includes redevelopment of the existing clubrooms including two gender equitable changerooms, accessible toilets, along with some refurbishment of the social space, administration, storage and first aid room.

It is proposed that a new changeroom building to replace the existing separate change room facility will be developed separate to the clubroom to include gender equitable and accessible changerooms and, a Universal Access Toilet (**UAT**); along with gender equitable umpire change facilities, first aid room and associated City uses such as an IT Room and cleaners store.



Figure 1: Anniversary Park location

Implications to Consider

a. Consultation with the Community

Officers have discussed the project with representatives from the following entities during the preparation of the City's applications:

- Rockingham Football, Sporting and Social Club
- Rockingham Community Shed for Men
- Western Australian Football Commission

b. Consultation with Government Agencies

As required by CSRFF guidelines, City officers have liaised with representatives of the DLGSC. Subject to Council approval the application will be forwarded to the DLGSC for assessment.

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 2023-2033:

Aspiration: 1. **Social - A family-friendly, safe and connected community**

Strategic Objective: *Connected community - Provide opportunities for community engagement and participation*

Community health and wellbeing - Strengthen community health and wellbeing

Aspiration: 3. **Built Environment - A built environment carefully planned for today and tomorrow**

Strategic Objective: *Built infrastructure meets current and future community needs - Plan build and maintain current and future assets*

d. Policy

Nil

e. Financial

Funding totalling approximately \$3.8 million for the implementation of the Anniversary Park Clubroom and Changeroom Master Plan development is included within the City's 2024/2025 and 2025/2026 Business Plan.

The CSRFF application will be submitted to the DLGSC seeking \$1,089,463.75 being one third of eligible project costs totalling an estimated \$3.2 million

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 application received has been assessed using the prescribed assessment criteria. A summary of the assessment is detailed below.

1. Anniversary Park Clubroom and Changeroom Implementation of Master Plan

Criteria	Satisfactory	Unsatisfactory	Not relevant
Project justification	X		
Planned approach	X		
Community input	X		
Management planning	X		
Access and opportunity	X		
Design	X		
Financial viability	X		
Co-ordination	X		

Criteria	Satisfactory	Unsatisfactory	Not relevant
Potential to increase Physical activity	X		
Sustainability	X		

The sport and recreation industry has seen an increased need for gender equitable facilities with the growth in female participation. This demand for gender equitable facilities has been noticeable in all sports within the City. The redevelopment of the clubroom and newly built changeroom will ensure that the City is able to provide suitable gender equitable facilities as well as improve the overall functionality and accessibility of the facilities at Anniversary Park. This will offer greater opportunities for the inclusion of both male and female participants in training and competition at the reserve, and will assist in the facility meeting growth in demand.

The design of the buildings will also facilitate the ability for the City to make the new changerooms available for hire to a wider range of sporting and community groups increasing the level of usage of the reserves. The changeroom will provide the necessary facilities to enable future summer user groups to use these facilities.

The reserve also has many passive users throughout the week using the rage cage, playground or exercising around the playing fields. The new changeroom building will provide amenities for these users with access to an external UAT.

The facilities will also be built in line with the City's Sports and Community Facility Provision Standards and Dimensions Guide.

Designs and specifications to complete the works will be developed which takes into consideration best value for money asset sustainability and functional fit for purpose facilities that will meet increased demand from all ages and genders.

The project has been well planned and has been included in the City's Community Infrastructure Plan since 2016. There is a demonstrated need for this project and is as such considered to be a high priority.

Voting Requirements

Simple Majority

Officer Recommendation

That Council **APPROVES** the submission of the Anniversary Park Clubroom and Changeroom Redevelopment application to the Department of Local Government, Sport and Cultural Industries, Community Sport and Recreation Facilities Fund, 2024/2025 Forward Planning Grant Round.

Committee Recommendation

Moved Cr Buchanan, seconded Cr Davies:

That Council **APPROVES** the submission of the Anniversary Park Clubroom and Changeroom Redevelopment application to the Department of Local Government, Sport and Cultural Industries, Community Sport and Recreation Facilities Fund, 2024/2025 Forward Planning Grant Round.

Committee Voting (Carried) – 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

13.	Reports of Council Members
	Nil
14.	Addendum Agenda
	Nil

15. Motions of which Previous Notice has been given

Community Development

**Community Development
Economic Development and Tourism**



Report number / title:	CD-023/23 Notice of Motion – ‘Port Rockingham’ Marina (Wanliss Street)
File number:	LUP/1439
Applicant:	Cr Hayley Edwards
Owner:	State of Western Australia
Author:	Mr Tristan Fernandes, Manager Major Planning Projects
Other Contributors:	Ms Melissa James, Manager Economic Development and Tourism Mr Michael Holland, Director Community Development Mr Peter Ricci, Director Planning and Development Services
Date of Committee meeting:	19 September 2023
Previously before Council:	July 2007 (PD121/7/07); April 2009 (PD18/4/09); May 2009 (PD63/5/9); October 2009 (PD118/10/09); September 2011 (SP-051/11); August 2018 (PD-047/18);
Disclosure of Interest:	
Nature of Council's role:	Point 1 – Advocacy Point 2 – Executive
Attachments:	
Maps/Diagrams:	
Site:	Lot 150 on Plan 223083 Lot 4556 on Plan 220689 (seabed) Wanliss Street and Rockingham Beach Road reservations
Lot Area:	2.8550ha Foreshore ‘A’ Class Reserve 22568 16.0700ha ‘C’ Class ‘Seabed’ Reserve 50180
LA Zoning:	Waterways Reservation, Parks and Recreation Reservation, Local Road Reservation

Purpose of Report

To respond to the following Notice of Motion from Cr Edwards –

That Council **DIRECTS** the Chief Executive Officer to:

1. Advocate that the State Government assists in the delivery of the approved 'Port Rockingham' Marina (at Wanliss Street), including the granting of a seabed lease to the proponent, to enable the project to proceed; and
2. Asses a new action in the City's Economic Development Strategy, when reviewed, to establish the socio-economic benefit of a marina being built in Rockingham.

Background

Timeline of Approvals

There is a significant history for the progression of marine based infrastructure in proximity to Wanliss Street within the Rockingham Foreshore. The timeline of key events is documented as follows:

1989 The Council granted Development Approval to the 'Wanliss Street Jetty', which comprised a pier extending from the public carpark at Wanliss Street, east of Bell Park.

The Jetty proposal contained a range of tourist related uses such as restaurants, cafes and shops, but did not include a marina. The combined area of the Jetty tenancy areas, walkways and boat moorings was 5,500m².

The Jetty proposal included the duplication of the Wanliss Street carpark, new verge parking along Rockingham Beach Road and consolidated parking within the Foreshore Reserve at the beach end of Alexandra and Victoria Streets.

A seabed lease was granted by the State Government (Department of Transport equivalent) for the jetty footprint (and remains in effect).

1991 The Jetty Development Approval lapsed and a fresh Development Approval was granted by the Council in August 1991.

1998 Following no action on the approvals, the Council sought to revive the project by seeking Expressions of Interest (EOI) from private developers to establish a facility. The EOI document detailed the type of facility the Council envisaged (along with design criteria) which mirrored the 1991 Development Approval.

1999 In February 1999, the Council resolved to endorse the selection of the Rockingham Beach Unit Trust (Trust) as the developer for the Wanliss Street Jetty project.

2000 A Memorandum of Understanding (MOU) was executed by the Trust and the City, which committed the Trust to achieving approval and development timeframes. In the period since the MOU was executed, the Trust did not satisfy various terms of the MOU.

2003 The applicant (Trust) subsequently entered into a seabed lease for an area of 5,000m² with the Department for Planning and Infrastructure (now Department of Transport), to secure land tenure for a proposed marina.

It is understood that the seabed lease is for a term of 21 years (concluding in 2024) with an option to extend for a further 21 years (concluding in 2045).

Note: The Trust are the proponents for the marina which has operated under a number of different company names to progress this development and is referred to hereafter as the applicant.

2007 In the intervening period, the applicant prepared plans and technical reports for the 'Port Rockingham' marina, which involved a breakwater structure to support boat pens and commercial floorspace, the details of which are described below (see December 2010).

In 2007, the Environmental Protection Authority (EPA) advertised its intension to set the level of environmental assessment, for the 'Port Rockingham Marina' as a Public

- Environmental Review (PER). The Council supported the EPA's Level of Assessment.
- The EPA later confirmed the level of assessment for the proposed marina as a PER.
- Following the completion of the Environmental Scoping Document (April 2009), the EPA released the PER for a six week comment period, closing on the 17th May 2009.
- September 2009** On the 29th September 2009, the EPA released its report and recommendations to the Minister for the Environment on the 'Port Rockingham Marina'. The Report concluded that the 'Port Rockingham Marina' was unlikely to compromise the EPA's objectives, provided there was satisfactory implementation by the Applicant to the recommended conditions.
- October 2009** Upon assessing the EPA's report and the City appealed some of the EPA recommendations.
- December 2009** On 21st December 2009, the Minister for Environment upheld the City's Appeal.
- February 2010** On 18 February 2010, the Minister for Environment issued a statement that the marina proposal may be implemented (Environmental Approval) pursuant to the provisions of the *Environmental Protection Act 1986*, subject to various conditions. This was valid for a period of five years, expiring in February 2016.
- December 2010** The City received an application seeking Development Approval for the proposed 'Port Rockingham Marina'. The proposal consisted of the following elements: -
- An open pile pier extending from the end of the Wanliss Street carpark for approximately 200m into Mangles Bay and a 770m breakwater extending north east, parallel to the shoreline. The piled jetty structure is proposed to not impede pedestrian access along Rockingham Beach;
 - Approximately 500 boat pens;
 - Commercial and temporary boat mooring facilities;
 - 4,000m² of commercial floorspace;
 - Refuelling, sullage and water supply facilities for both commercial and public boats; and
 - 600 car parking bays, which included an extension of the Wanliss Street carpark, additional parking along Wanliss Street to Smythe Street, additional street parking along Rockingham Beach Road to Victoria Street and car parking provided on the breakwater.
- June 2011** The proposed 'Port Rockingham Marina' was advertised for a period closing on the 5th July 2011.
- Of the 483 valid submissions received:
- 420 or 87% of submissions supported the proposal.
 - 63 or 13% submissions objected to the proposal.
- September 2011** In September 2011, Council resolved to advise the Western Australian Planning Commission (WAPC) of its support for the proposed marina subject to a number of conditions.
- 2012** In February 2012, the WAPC granted Development Approval to the marina. The Development Approval lapsed in February 2015.
- 2016** In 2016, at the request of the applicant, the Minister for Environment extended the Environmental Approval until February 2020.

**February
2018**

On 26 February 2018, the City formally received a new development application for the proposed 'Port Rockingham Marina'. Given that the cost of development was over \$10 million, the application constituted a Joint Development Assessment Panel (JDAP) application.

Note:	The JDAP approval pathway was not in place when the previous application was lodged.
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The application had variations to that approved in February 2012 and comprised the following elements:

- An open pile pier extending from the end of the Wanliss Street carpark approximately 200m into Mangles Bay, connecting to the breakwater;
- A 770m long marina breakwater/ groyne encompassing 497 boat pens;
- Two public jetties;
- Refuelling, sullage and water supply facilities for boats;
- 13 ground floor commercial tenancies (inclusive of a hotel restaurant) with a total nett lettable area of 3,166m² plus al fresco;
- 91 short stay accommodation units on a second level;
- Extension of the existing 83 bays within the Wanliss Street car park to provide a total of 216 bays;
- 135 car bays on the marina breakwater to provide parking for the boat pens and for hotel staff;
- 217 additional on-street parking bays proposed within the Wanliss Street road reserve between Kent Street and Patterson Road; and
- 231 on-street car parking bays proposed within the Rockingham Beach Road reserve between Wanliss Street and Victoria Street.

The primary difference between the 2012 approved plans and 2018 application relates to the hotel/short stay accommodation component replacing the second floor commercial office floorspace.

As the marina is proposed to be located outside of the high water mark (the coastal boundary to the City), the City's response to the development proposed comprised of two elements:

1. Technical advice to State Government relating to the marina itself; and
2. Recommendations for approval of the corresponding development located within the Rockingham Foreshore and local road reserve.

Note:	The approved marina has a much larger marine footprint (approximately 90,000m ²) than the 5,000m ² approved seabed lease, which mirrored the Wanliss Street Jetty proposal. The Department of Transport is yet to formally include the additional area into the seabed lease.
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**March
2018**

The application was advertised for public comment over a period concluding on 13 April 2018:

Of the 286 valid submissions received:

- 234 or 82% of submissions supported the proposal.
- 52 or 18% submissions objected to the proposal.

June 2018

Subsequent to public advertising, and in response to a request for additional information, the applicant submitted an amended development application, which was received by the City and forwarded to the WAPC and JDAP Secretariat on 18 June 2018.

The modifications to the original plans include:

- The addition of two public fishing platforms;
- A reduction in the number of commercial tenancies to 12, with a total net lettable area of 2,689m² plus alfresco;
- Two additional short stay accommodation units included, increasing the total to 93 short stay accommodation units proposed on the second level;
- Six drop off car parking bays added near the hotel entry on the pier;
- Amended plans to show the proposed extension of the existing 83 bays within the Wanliss Street car park to provide 115 additional bays (198 bays in total);
- Amended plans to show 195 additional on-street parking bays proposed within the Wanliss Street road reserve, between Kent Street and Patterson Road;
- Amended plans to show 179 additional on-street car parking bays proposed within the Rockingham Beach Road reserve between Wanliss Street and Victoria Street; and
- Provision for Commercial charter boat mooring on the western side of the breakwater is no longer proposed.

**August
2018**

In August 2018, the Council set aside the Officer Recommendation to refuse the marina and resolved, through an Alternate Motion, to adopt a Responsible Authority Report to the JDAP for the elements of the marina development located within the City of Rockingham, recommending:

1. In respect to the proposed Marina, Council varies the Community Plan Strategy – *Rockingham Strategic Metropolitan Centre Public Parking* to the extent that parking for the Marina is to be delivered in the form of:
 - Payment of a cash-in-lieu contribution equivalent to 368 bays, or as an alternative, the Proponent entering into an Agreement with the City to build a parking facility of equivalent capacity on land managed by the City, to the specifications and satisfaction of the City;
 - 110 additional car bays constructed in the Wanliss Street car park; and
 - 135 car bays constructed on the breakwater.
- Note: As per the Community Plan Strategy and the requirements of Town Planning Scheme No.2, the cash-in-lieu parking payment would be based on a 'decked' (multi-level) construction format.
2. Adopt a modified Responsible Authority Report (RAR), which varies the requirements of the Community Plan Strategy - *Rockingham Strategic Metropolitan Centre Public Parking*, to recommend that the Metro South-West JDAP resolves to:
 - (i) Accept that the JDAP Application is appropriate for consideration as a 'Marina' land use and compatible with the objectives of the zoning table in accordance with the City's Town Planning Scheme.
 - (ii) Approve JDAP Application subject to various conditions.

**October
2018**

Development Approval for the marina was granted by JDAP on 23 October 2018, for a period of 4 years, lapsing on 23 October 2022.

Notwithstanding the approval of the marina itself, the JDAP refused the component of the development application that provided carparking along the Rockingham Beach Foreshore, partially in accordance with the Council's Community Plan Strategy - *Rockingham Strategic Metropolitan Centre Public Parking*.

The JDAP also supported the Council's recommendation to vary its Community Plan Strategy to establish a cash-in-lieu contribution rate but for the provision of at-grade carparking (not 'decked' format parking as recommended by Council), which would be utilised to assist the funding for the upgrade of its carparks for that purpose.

In this regard, the JDAP implemented condition No.3 to the Development Approval, requiring the payment of a cash contribution for the equivalent of constructing 368 at-grade carparking bays prior to the issue of a Building Permit.

2020 Under *COVID-19 Response and Economic Recovery Omnibus Act 2020*, clause 33 of that Act provides for the extension of certain time limits under relevant Schemes, including approvals issued under a 'region planning scheme' such as the Metropolitan Region Scheme (MRS).

As the marina Development Approval was valid on 8 April 2020, it remains valid for an additional two year period from when it would have otherwise expired. In this regard, the approval is due to expire if the development has not substantially commenced on 23 October 2024.

2022 In February 2022, the Minister for Environment issued Ministerial Statement No.1185, granting an extension to the Ministerial Approval, pursuant to the provisions of the *Environmental Protection Act 1986*.

The approval requires commencement of implementation of the proposed development on or before 11 October 2026.

Reasons for Notice of Motion

Notice of Cr Edward's proposed motion was given at the 26 September 2023 Council meeting and the following reason/s were given in support –

"The Rockingham community, key stake holders and business leaders have been waiting for a Marina in Rockingham for almost 30 years. Many believe that a Marina will unlock Rockingham's Economic development and tourism industry and believe this missing key piece of infrastructure is holding Rockingham back from reaching its full potential. A proposal for the Mangles Bay Marina was not progressed due to the environmental impacts, therefore this proposal was deemed not suitable.

There is a viable option on the table that is ready to go, the Port Rockingham Marina, also known as Wanliss Street Marina, the development application for this marina has passed the appropriate approvals back in 2018 and has included extensive community consultation which garnered overwhelming support and passed the EPA approvals.

The applicant of the current Port Rockingham Marina has received correspondence from the Minister back in 2022, suggesting that the state government supports the development of a marina at Port Rockingham being fully funded by the private sector, but unfortunately since then, there has been no formal correspondence.

The applicant has spent a considerable amount of funds on the lease, environmental studies, traffic surveys, project management, development approvals and legal and accounting fees, the applicant has done all the groundwork, we are now in a position waiting for the State Government to respond.

After many meetings, phone calls and letters, the applicant and the City are still in the same situation, 5 years later, not knowing where this approved planning application stands. This NoM is aimed to resolve any issues and determine whether the State Government will grant the seabed lease to the proponent.

The Port Rockingham Marina was approved in October 2018 by the Joint Development Assessment Panel.

The State Government has recently committed to invest \$192 million dollars for Ocean Reef Marina in the City of Joondalup; even though there are Marina's both north and south of this development within kilometres. The State Government has never committed to any funding for a Marina here in Rockingham, having a business case supporting a Marina in Rockingham will assist our ambitions.

I refer to the business case for Ocean Reef Marina, dated 2017;

<https://www.parliament.wa.gov.au/publications/tailedpapers.nsf/displaypaper/4012911ca418dc6a0c4f4c3948258451000ab69d/%24file/tp-2911.pdf>

In 2017 the State Government approved the Business Case for Ocean Reef Marina and committed to contribute substantially towards the public infrastructure. This was achieved due to key parameters set in 2009 supporting a Marina, and then preparing a business case, with the parameters being:

- Providing World class recreation, boating, residential and tourist marina development.*
- Balance of public, residential, and commercial amenities*
- Equitable facility for visitors and residents*
- Social and economic maximisation of land-use*
- Best practice environmental management techniques*
- Transparent, accountable decision making process*
- Successful, sustainable partnerships with State Government departments and agencies*
- Best practice financial management.*
- Employment opportunities; and*
- Increase housing diversity and density.*
- Sustainable employment opportunities for local residents in food and beverage, retail, tourism and marine related industries*

By integrating the socio-economic benefits of building a Marina in Rockingham through our Economic Development strategy, this will enable our Council to formulate its own Business Case to justify why our City and community needs a Marina. If the privately funded Marina does not proceed, council will have the data to formulate an Advocacy position, and business case to seek funding from the state government to build a Marina in Rockingham. This will deliver on our communities' aspirations and provide a quality lifestyle and sustainable future which our community deserves;

- 1. Social: A family-friendly, safe and connected community.*
- 2. Natural environment: A place of natural beauty where the environment is respected.*
- 3. Build environment: A built environment carefully planned for today and tomorrow.*
- 4. Economic: A vibrant economy creating opportunities.*
- 5. Leadership: Transparent and accountable leadership and governance.*

We could and should have the same opportunities for development here in Rockingham".

Details

A Notice of Motion has been submitted by Cr Edwards as detailed above. This request accords with clause 3.9 of the City of Rockingham *Standing Orders Local Law 2001*.

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 2023-2033:

Aspiration 3: ***A built environment carefully planned for today and tomorrow***

Strategic Objectives: *Create vibrant coastal foreshores*

Create safe community places to live, recreate and work.

Aspiration 4: ***A vibrant economy creating opportunities***

Strategic Objectives: *Actively support and develop local business growth*

Aspiration 5: ***Transparent and accountable leadership and governance***

Strategic Objectives: *Active advocacy for the community*

Promote the City as a place for the future

Ensure accountable and transparent governance

d. **Policy**

Under the Council's Governance and Meeting Framework Policy, an Advocacy Register is maintained that comprises of established advocacy positions of the Council. Every two years following the ordinary Local Government Elections, the register is reviewed by the Council.

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

Advocacy to State Government (Seabed Lease)

In a meeting between the Minister for Transport, the Mayor and City Officers in July 2023, amongst other matters, an update was sought regarding the status of the Department of Transport's consideration of the seabed lease attributed to the 'Port Rockingham Marina'. In this regard, it was understood that the applicant for the 'Port Rockingham Marina' had unsuccessfully sought, over a number of years, to expand the lease area to accommodate the proposed marina.

Correspondence was subsequently sent to the Minister's office confirming the issues raised at the meeting, and at the time of preparing this Report, the City had not received a response.

The concept of a marina located in Rockingham at the end of Wanliss Street is supported because the construction and operation of a marina would likely bring economic and tourism benefits to the wider Rockingham area.

The City supports advocating that the State government engage constructively and expeditiously with any proponent on all issues relating to matters of the State's jurisdiction (including seabed licences and regulatory approvals) with a view to delivering a marina as soon as reasonably possible.

The City does not, however, support advocating in favour of a particular applicant. This may create an undesirable precedent and would likely impede the City's ability to determine and advise on the planning matters relating to any such proposal without there being at least some perception of bias.

It is also noted that it is incumbent for an applicant for any development application to fulfil the requirements of a Development Approval and address any legislative requirements that may also be applicable.

It is therefore recommended that the Council not support Point (1) of the Notice of Motion as it 'blurs the lines' between its role as a regulator and advocate.

Notwithstanding this point, the Council does have an established advocacy position relating to the development of a marina within its Community Plan Strategy - *Coastal Facilities Strategy 2021 – 2025*

The Strategy specifies the actions for the provision and management of boating infrastructure within the City, this includes actions to:

- (a) *Develop a strategic approach to retention, maintenance, upgrade and acquisition of boat ramps across the City to provide sustainable access to open water for boat owners taking into consideration at least:*
 - *Location relative to offshore destinations.*
 - *Location relative to boat owning population.*
 - *Options analysis for provision of facilities supporting all boat trailer types.*
 - *Options analysis for minimising long term maintenance costs.*
 - *Ability to provide high quality supporting infrastructure such as shelter from sea swell and wind; sufficient parking; boat wash down bays and suitable fish cleaning stations*
 - *Impact on local residents.*
 - *Conflict with other users (swimmers, fishers).*
 - *Safety.*
- (b) **Support development of an appropriate, planning approved and environmentally sound Marina** and consider any other private infrastructure that will support the City's boating community within the City subject to detail assessment and environmental and planning requirements being met (Bold for emphasis).
- (c) *Undertake boat ramp and car parking renewal and upgrades as required.*

Consultation and surveys conducted to support the preparation of the Strategy outlined the creation of a marina as the top coastal infrastructure investment priority for boat owner respondents and the second highest priority for resident respondents.

Recommendation 1:

That Council acknowledge an advocacy action contained within its Community Plan Strategy - *Coastal Facilities Strategy 2021 – 2025* to support development of an appropriate, planning approved and environmentally sound marina that will support the City's boating community.

Recommendation 2:

The Council direct the Chief Executive Officer to advance the advocacy detailed above.

Potential Action within the 2025 – 2030 Economic Development Strategy - Socio-Economic Benefits of a Marina

There are two key factors associated with the assessment of an action within the City's Economic Development Strategy for the City to prepare a socio-economic analysis for the benefits of a marina:

1. The defined qualitative need for recreational boating facilities to service latent and future demand; and
2. The role of the City to pursue the development of a marina where a valid Development Approval exists.

In response to Point 1 above, the established considerations for coastal facilities are as follows:

Perth Recreational Boating Facilities Study Recommendations

The Department of Transport has prepared the *Perth Recreational Boating Facilities Study Review 2019* which makes recommendations for boating facility requirements to year 2036.

Vessel registrations within the City of Rockingham are the second highest of any local government within the Perth metropolitan area. As of 2019, 5,429 registrations (or 10.3% of total registered vessels within the Metropolitan area) were located within the City.

Within the study the Perth metropolitan area is divided into two study areas north and south of the Swan River. Of the south metropolitan study area, the City's neighbouring local government areas also contain a high rate of recreational boat registrations. Vessel registration data from the Department of Transport is summarised within the following table:

Local Government	Number of Vessel Registrations (Year documented)
City of Cockburn*	4,034 (2019)
City of Fremantle*	1,451 (2019)
City of Kwinana	1,017 (2019)
City of Mandurah*	7,478 (2020)
Shire of Murray	2,291 (2020)
City of Rockingham	5,429 (2019)

*denotes local Government areas containing a recreational marina and/or boat harbour.

The study considers population growth rate and the boat ownership ratio of vessels per 1,000 people. Within the Perth metropolitan area the ratio was calculated in 2018 at 26.6 per 1,000. Based on the City's population of 133,071 at the time of the Department of Transport survey, this would equate to a boat registration ratio of 40.8 vessels per 1,000 people, which represents more than a 50% greater vessel registration rate to the average applied by Department of Transport for the broader metropolitan area.

If the City's higher ratio were to be applied to its forecasted population of 204,608, by 2036 an estimated 8,282 vessels, a 50% increase on existing vessels documented in 2019), would be registered within the City alone, not accounting for boat ownership increases from adjacent and nearby local government areas.

To cater for latent and projected demand, the Department of Transport, within its *Perth Recreational Boating Facilities Study Review 2018*, identifies the development of the 'Port Rockingham Marina' as a key recommendation to meet recreational boat pen requirements. The study further recommends the delivery of boat pens in two stages:

- Stage 1 2018 – 2026 for 250 pens; and
- Stage 2 2026 – 2036 for a further 250 pens (total 500).

The marina is also recommended to be complimented by the provision of an additional 300 moorings located at Woodman Point and eight ramp lanes at sites to be determined within the south metropolitan area.

The 'Port Rockingham Marina' is the only new marina identified by Department of Transport to be constructed in the south metropolitan area to meet recreational boating requirements to the year 2036.

Further, no other location has been identified by the Department of Transport as a suitable to investigate the provision of a marina. Given the approved marina also has a valid environmental approval and its location coincides with an established Rockingham Strategic Centre precinct, its

location is unlikely to be challenged as the preferred footprint for a new marina, even in the event the existing Development Approval is not acted upon.

If the marina was not constructed by the private sector, it would be the State Government's responsibility to address how recommended marine infrastructure should be provided for in a timely manner.

Draft Rockingham Strategic Centre Precinct Structure Plan

The draft Rockingham Strategic Centre Precinct Structure Plan acknowledges the existing approval for the 'Port Rockingham Marina'.

The revised planning framework seeks to support transformation of the Waterfront Village (Rockingham Foreshore), adjacent to the marina footprint, into a contemporary waterfront activity node servicing local residents and tourists through enhanced entertainment, short-stay accommodation, and cultural development opportunities.

The revised planning framework, similar to the one it intends to replace, enables significant development opportunities to enhance the Rockingham Foreshore as a prominent activity precinct.

Development of significant infrastructure, such as a marina, could act as a catalyst for accelerated development within the Strategic Centre under the City's new planning framework.

Economic Development Strategy 2025 - 2030

With respect to Point 2 above, and the role of the City to pursue the development of a marina, noting a valid Development Approval exists, as a potential action within the upcoming review of the Economic Development Strategy, the process of developing the Economic Development Strategy 2025-2030 (EDS) will begin in June 2024.

This process takes approximately twelve months incorporating engagement with Council through a Councillor Engagement Session, followed by community and stakeholder consultation and research on relevant trends and data before drafting the strategy for Council consideration and further community feedback. During this twelve-month period, consideration can be given to Council's role in the development of a marina.

For example, a new action in the EDS can be considered to develop a study to assess a range of key considerations that may include:

- Functionality – ascertaining who the potential users are and how the site is to be optimally utilised across a range of primary and secondary functions
- Employment – creating sustainable employment opportunities for local residents
- Dwelling/population – capacity of providing increased housing diversity and density to accommodate future population growth
- Community infrastructure – increasing vibrancy at the Rockingham Foreshore through the delivery and facilitation of quality infrastructure projects
- Movement and access – considering the impact on parking, roads and public transport
- Tourism – creating new tourism assets and infrastructure to improve Rockingham's product offering, and attract increased visitation to the region

Any action that may be included within the EDS, including costs, would need to be fully considered by Council during the development of the strategy.

Recommendation 3.

That the Council consider an action through the preparation of the City's Economic Development Strategy 2025 – 2030 to prepare a relevant study into the benefits of a marina being developed in Rockingham

Conclusion

In response to the Notice of Motion, the key considerations are summarised as follows:

- The Council's Strategic Community Plan recently adopted at its August 2023 meeting, specifies an objective to create vibrant coastal foreshores. The development of a marina and its complimentary land uses would meet this objective.

- The Council's Community Plan Strategy - *Coastal Facilities Strategy 2021 – 2025*, identifies support for the development of a marina as the highest coastal infrastructure priority for boat owners and second highest priority identified by residents surveyed. The Strategy also establishes an action for the Council to support development of an appropriate, planning approved and environmentally sound Marina.
- On two separate occasions, community consultation showed strong public support for a marina located at the end of Wanliss Street.
- There is recognition of the approved marina as a component of the draft Rockingham Strategic Centre Precinct Structure Plan.
- The Department of Transport has identified the need for a new marina within the City of Rockingham to address recreational boating requirements and demand for boat pens. In this regard, the City has a strong boating fraternity, which is on average has a 50% greater proportion of residents with registered vessels than that found on average within the Perth metropolitan area.
- The consideration of the benefits of a marina within Rockingham as part of the next Economic Development Strategy could align with expiration of the existing approval if not acted upon or renewed.
- While advocacy for the concept of a marina and its likely economic benefits that meets necessary approval thresholds and requirements within the City is supported, the City does not support advocating in favour of a particular applicant.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

1. **ACKNOWLEDGES** its advocacy action contained within its Community Plan Strategy - *Coastal Facilities Strategy 2021 – 2025* to support development of an appropriate, planning approved and environmentally sound marina for the City's boating community.
2. **DIRECTS** the Chief Executive Officer to advance the advocacy detailed in point 1 above.
3. **CONSIDERS** an action in the City's Economic Development Strategy 2025 – 2030, to include a relevant study into the benefits of a marina being developed in Rockingham.

Notice of Motion from Cr Edwards

That Council:

1. **ADVOCATE** that the State Government assists in the delivery of the approved 'Port Rockingham' Marina (at Wanliss Street), including the granting of a seabed lease to the proponent (applicant), to enable the project to proceed; and
2. **ASSESS** a new action in the City's Economic Development Strategy, when reviewed, to establish the socio-economic benefit of a marina being built in Rockingham.

Note: Due to the absence of Cr Edwards the Notice of Motion will be referred direct to Council without Committee recommendation.

16.	Notices of motion for Consideration at the Following Meeting
	Nil
17.	Urgent Business Approved by the Person Presiding or by Decision of the Committee
	Nil
18.	Matters Behind Closed Doors
	<p>Moved Cr Buchanan, seconded Cr Cottam:</p> <p>That the Corporate and Community Development Committee CLOSES the meeting to the members of the gallery and Officers in accordance with section 5.23(2)(b) of the <i>Local Government Act 1995</i> to allow the Committee to discuss Confidential Item CD-018/23 Recommendation from the Rockingham Education and Training Advisory Committee - Tertiary Scholarship Scheme Applications Round Two 2023.</p> <p style="text-align: right;">Carried – 6/0</p> <p>5:52pm The Chairperson requested that members of the gallery and Officers depart the meeting.</p> <p style="padding-left: 40px;">The meeting resumed behind closed doors.</p>

Community Development

CONFIDENTIAL ITEM

NOT FOR PUBLIC ACCESS

Section 5.95(3) *Local Government Act 1995* (Act)

This item may be discussed behind closed doors as per Section
5.23(2)(b) of the Act

Community Development Community Capacity Building Rockingham Education and Training Advisory Committee		
Report number / title:	CD-018/23	Recommendation from the Rockingham Education and Training Advisory Committee - Tertiary Scholarship Scheme Applications Round Two 2023
File number:	CSV/3702	
Proponent/s:		
Author:	Ms Amanda Fairhead, Community Grants Officer	
Other Contributor/s:	Ms Rebekka Jarvis, Coordinator Community Capacity Building Mr Paul Hayward, Manager Community Capacity Building	
Date of Committee Meeting:	19 September 2023	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role:	Executive	
Attachments:	Minutes of the Rockingham Education and Training Advisory Committee meeting held on 21 August 2023 Confidential Attachment as per Section 5.23 of the <i>Local Government Act 1995</i>	
Maps/Diagrams:		
Site:		
Lot Area:		

Purpose of Report

For Council to approve the recommended applicants for the Tertiary Scholarship Scheme, Round Two 2023.

Background

The Tertiary Scholarship Scheme (TSS) supports eligible Rockingham residents aged 17 and over who are experiencing financial hardship, to complete an Undergraduate University Degree and/or a TAFE Diploma for the first time.

The TSS has two scholarship categories:

1. Undergraduate University Degree – up to \$10,000 per scholarship (\$2,500 per year, \$1,250 per semester) for up to four years or completion of the Degree, whichever occurs first
2. TAFE/VET Diploma – up to \$4,000 per scholarship (\$2,000 per year, \$1,000 per semester) for up to two years or completion of the Diploma, whichever occurs first

Council approved the development of the Tertiary Scholarships Policy in July 2017 (CD-012/17), committing \$360,000 to the Scheme for four years. This funding was split over four years, with an annual budget allocation of \$90,000 per annum. After this period, the City of Rockingham (City) reviewed the TSS and in December 2020 Council (CD-029/20) resolved to continue the Scheme for another three years (until 2023/24). A budget of \$300,000 was approved, with an annual allocation of \$90,000 towards scholarships and \$10,000 towards marketing and promotional costs.

Since the Scheme commenced, there have been 11 funding rounds, with a total of \$446,500 awarded to 79 scholarship recipients. Of these, 16 scholarships have been cancelled, and 44 have been completed. There are 19 ongoing sponsorships, which are budgeted for accordingly each financial year.

Details

Promotion

TSS Round Two 2023 closed on Friday 7 July 2023. The round was promoted through the City's Facebook page, Instagram and website. In addition, promotional materials were distributed to Rockingham Youth Centre, City libraries, Rockingham Secondary Schools, University contacts and local interagency networks. These networks included the Kwinana and Rockingham Action for Today's Youth (KRAFTY), Community Support Services Providers, the Mandurah and Rockingham Access and Inclusion Network and the Rockingham Early Years Group. The Scheme was also promoted through paid advertising on Noongar Radio. Rockingham Education and Training Advisory Committee members were encouraged to distribute through their networks. Applications were available via the City's website through a downloadable PDF form.

Eligibility and assessment

The TSS Council Policy outlines the following eligibility criteria:

- City of Rockingham resident for a minimum of three years at the time of the application being submitted
- Aged 17 years and over
- An Australian citizen or permanent resident
- Can demonstrate financial hardship
- Must provide a letter of offer or evidence of current enrolment at a nationally recognised University, TAFE/VET provider
- Have a minimum of one full semester (six months) of study remaining from the TSS round closing date
- Must be completing an Undergraduate University Degree and/or TAFE/VET Diploma for the first time.

Applications that satisfy these eligibility criteria are then prioritised and assessed against the relevant assessment criteria, with a scoring system used to inform the decision making process. In December 2022 (CD-031/22), Council approved the following TSS assessment criteria until December 2023:

- Limited family support
- First in the family to attend further education

- Clear study pathway linked to career aspirations
- Demonstrated capacity to achieve further education
- Involvement in Rockingham community (i.e. volunteering, attendance at Rockingham community events/programs)
- Applicant's age at time of application, with preferential weighting to be in favour of younger applicants.

Voting Requirements

Simple Majority

Advisory Committee Recommendation

That Council **APPROVES** the applications as identified in Table 1 in the comments section of the Confidential Report, under the 'Committee Recommendation' column, for Round Two, 2023 of the Tertiary Scholarship Scheme.

Officer Recommendation if Different to Advisory Committee Recommendation

Not Applicable

The Officer's Reason for Varying the Advisory Committee Recommendation

Not Applicable

5:53pm The Mayor left the Chamber and returned at 5:56pm

Committee Recommendation

Moved Cr Buchanan, seconded Cr Davies:

That Council **APPROVES** funding in full to all eligible applications for Round Two, 2023 of the Tertiary Scholarship Scheme.

Committee Voting (Carried) – 6/0

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

Clarity was provided to the Committee on the availability of all funds.

Implications of the Changes to the Officer's Recommendation

Not Applicable

Moved Cr Davies, seconded Cr Schmidt:

That the meeting be **OPEN** to the public.

Carried – 6/0

6:05pm The meeting came out from behind closed doors and the Chairperson read aloud the Committee Recommendations carried behind closed doors.

19.	Date and Time of Next Meeting
	The next Corporate and Community Development Committee meeting will be held on Tuesday 10 October 2023 in the Council Boardroom, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 5:00pm.
20.	Closure
	There being no further business, the Chairperson thanked those persons present for attending the Corporate and Community Development Committee meeting, and declared the meeting closed at 6:06pm .