



# City of Rockingham

## AGENDA

### Planning and Asset Services Committee

To be held on Monday 17 June 2024 at 5:00pm  
City of Rockingham Council Chamber

**Note: This meeting will be subject to Council's  
Recording and Streaming Meeting's policy**



## Notice of Meeting



Dear Committee members

The next Planning and Asset Services Committee meeting of the City of Rockingham will be held on Monday 17 June 2024 in the Council Chamber, City of Rockingham Administration Centre, Civic Boulevard, Rockingham. The meeting will commence at 5:00pm.

A handwritten signature in blue ink, appearing to read 'Michael Parker'.


MICHAEL PARKER  
CHIEF EXECUTIVE OFFICER

13 June 2024

### DISCLAIMER

#### PLEASE READ THE FOLLOWING IMPORTANT DISCLAIMER BEFORE PROCEEDING:

Statements or decisions made at this meeting should not be relied or acted on by an applicant or any other person until they have received written notification from the City. Notice of all approvals, including planning and building approvals, will be given to applicants in writing. The City of Rockingham expressly disclaims liability for any loss or damages suffered by a person who relies or acts on statements or decisions made at a Council or Committee meeting before receiving written notification from the City.

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Planning and Asset Services Committee Agenda																																																																										
5:00pm Monday 17 June 2024																																																																										
																																																																										
1.	Declaration of Opening																																																																									
	<p><b>Acknowledgement of Country</b></p> <p>The City of Rockingham acknowledges the Traditional Owners and Custodians of this land, the Binjareb and Whadjuk Nyoongar peoples and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past and present.</p> <p><b>Recording and Live Streaming of proceedings</b></p> <p>In accordance with Council Policy this meeting is being live streamed on the City’s website, with the exception of confidential items and periods of adjournment or as determined by the Presiding Member.</p> <p>By being present at this meeting, members of the public consent to the possibility that their image and voice may be live streamed to the public. Recordings are also made available on the City’s website following the meeting.</p> <p>Please note that clause 8.5 of the City’s <i>Standing Orders Local Law 2001</i> provides that “no person is to use any electronic, visual or audio recording device or instrument to record the proceedings of the Council or a committee without the written permission of the Council”.</p> <p>If anyone breaches this Standing Order they will be asked to leave the Council Chamber.</p>																																																																									
2.	Record of Attendance/Apologies/Approved Leave of Absence																																																																									
	<table><tr><td>2.1</td><td><b>Members</b></td><td><b>Deputies</b></td></tr><tr><td></td><td>Cr Lorna Buchan, Deputy Mayor</td><td>Cr Leigh Liley</td></tr><tr><td></td><td>Mayor Deb Hamblin</td><td>Cr Kelly Middlecoat</td></tr><tr><td></td><td>Cr Peter Hudson</td><td>Cr Robert Schmidt</td></tr><tr><td></td><td>Cr Dawn Jecks</td><td>Cr Caroline Hume</td></tr><tr><td></td><td>Cr Mark Jones</td><td>Cr Craig Buchanan, JP</td></tr><tr><td></td><td>Cr Brett Wormall</td><td>Cr Mike Crichton</td></tr><tr><td>2.2</td><td><b>Executive</b></td><td></td></tr><tr><td></td><td>Mr Michael Parker</td><td>Chief Executive Officer</td></tr><tr><td></td><td>Mr Peter Ricci</td><td>Director Planning and Development Services</td></tr><tr><td></td><td>Mr Sam Assaad</td><td>Director Asset Services</td></tr><tr><td></td><td>Mr Peter Doherty</td><td>Director Legal Services and General Counsel</td></tr><tr><td></td><td>Mr Brett Ashby</td><td>Manager Strategic Planning and Environment</td></tr><tr><td></td><td>Mr James Henson</td><td>Manager Land and Development Infrastructure</td></tr><tr><td></td><td>Ms Erica King</td><td>Manager Health and Building Services</td></tr><tr><td></td><td>Mr David Caporn</td><td>Manager Compliance and Emergency Liaison</td></tr><tr><td></td><td>Mr Mike Ross</td><td>Manager Statutory Planning</td></tr><tr><td></td><td>Mr Tristan Fernandes</td><td>Manager Major Planning Projects</td></tr><tr><td></td><td>Mr Ian Daniels</td><td>Manager Infrastructure Project Delivery</td></tr><tr><td></td><td>Mr Manoj Barua</td><td>Manager Technical Services</td></tr><tr><td></td><td>Mr Tony Bailey</td><td>Manager Operations and Fleet Services</td></tr><tr><td></td><td>Mr Adam Johnston</td><td>Manager Parks Services</td></tr><tr><td></td><td>Mr Jim Olynky, JP</td><td>Manager Governance and Councillor Support</td></tr><tr><td></td><td>Ms Alana Allen</td><td>EA to Director Asset Services</td></tr></table>		2.1	<b>Members</b>	<b>Deputies</b>		Cr Lorna Buchan, Deputy Mayor	Cr Leigh Liley		Mayor Deb Hamblin	Cr Kelly Middlecoat		Cr Peter Hudson	Cr Robert Schmidt		Cr Dawn Jecks	Cr Caroline Hume		Cr Mark Jones	Cr Craig Buchanan, JP		Cr Brett Wormall	Cr Mike Crichton	2.2	<b>Executive</b>			Mr Michael Parker	Chief Executive Officer		Mr Peter Ricci	Director Planning and Development Services		Mr Sam Assaad	Director Asset Services		Mr Peter Doherty	Director Legal Services and General Counsel		Mr Brett Ashby	Manager Strategic Planning and Environment		Mr James Henson	Manager Land and Development Infrastructure		Ms Erica King	Manager Health and Building Services		Mr David Caporn	Manager Compliance and Emergency Liaison		Mr Mike Ross	Manager Statutory Planning		Mr Tristan Fernandes	Manager Major Planning Projects		Mr Ian Daniels	Manager Infrastructure Project Delivery		Mr Manoj Barua	Manager Technical Services		Mr Tony Bailey	Manager Operations and Fleet Services		Mr Adam Johnston	Manager Parks Services		Mr Jim Olynky, JP	Manager Governance and Councillor Support		Ms Alana Allen	EA to Director Asset Services
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	<p><b>2.3 Members of the Gallery:</b></p> <p><b>2.4 Apologies:</b></p> <p><b>2.5 Approved Leave of Absence:</b></p>	
<b>3.</b>	<b>Responses to Previous Public Questions Taken on Notice</b>	
<b>4.</b>	<b>Public Question Time</b>	
	Members of the public are invited to present questions to the Chairperson about matters affecting the City of Rockingham and its residents. Questions should relate to the business of the Committee. This is the only opportunity in the meeting for the public to ask questions.	
<b>5.</b>	<b>Confirmation of Minutes of the Previous Meeting</b>	
	<p><b>Recommendation:</b></p> <p>That Committee <b>CONFIRMS</b> the Minutes of the Planning and Asset Services Committee meeting held on 20 May 2024, as a true and accurate record.</p>	
<b>6.</b>	<b>Matters Arising from the Previous Minutes</b>	
<b>7.</b>	<b>Announcement by the Presiding Person without Discussion</b>	
	The Chairperson to announce 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.	
<b>8.</b>	<b>Declarations of Members and Officers Interests</b>	
<b>9.</b>	<b>Petitions/Deputations/Presentations/Submissions</b>	
<b>10.</b>	<b>Matters for which the Meeting may be Closed</b>	
<b>11.</b>	<b>Bulletin Items</b>	
	<p><b>Planning and Development Services Information Bulletin - June 2024</b></p> <p><b>Asset Services Information Bulletin - June 2024</b></p>	
<b>12.</b>	<b>Agenda Items</b>	
	<p><b>Planning and Development Services</b></p> <p>PD-018/24 Adoption - Local Planning Policy No.3.3.10 - Home Business and Rural Home Business 6</p> <p>PD-019/24 Joint Development Assessment Panel Application - Proposed High Support Accommodation and Service Centre (MSWA Inc) 17</p> <p><b>Asset Services</b> 42</p> <p>AS-016/24 Proposed Renaming of Bight Reefs Reserve to Mather Park 42</p> <p>AS-017/24 Tender T23/24-65 - Construction of the Stan Twight Reserve Clubrooms 48</p> <p>AS-018/24 Tender T23/24-76 - Provision of Services for the Upgrade of Read Street and Malibu Road Intersection 52</p>	



	AS-019/24 Tender T24/25-08 - Supply and Installation of New Playground Equipment on Churchill Park	55
<b>13.</b>	<b>Reports of Council Members</b>	
<b>14.</b>	<b>Addendum Agenda</b>	
<b>15.</b>	<b>Motions of which Previous Notice has been given</b>	
	<b>Planning and Development Services</b>	<b>59</b>
	PD-020/24 Notice of Motion - Little Penguin Action Plan	59
<b>16.</b>	<b>Notices of Motion for Consideration at the Following Meeting</b>	
<b>17.</b>	<b>Urgent Business Approved by the Person Presiding or by Decision of the Committee</b>	
<b>18.</b>	<b>Matters Behind Closed Doors</b>	
<b>19.</b>	<b>Date and Time of Next Meeting</b>	
	The next Planning and Asset Services Committee meeting will be held on <b>Monday 15 July 2024</b> in the Council Chamber, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 5:00pm.	
<b>20.</b>	<b>Closure</b>	

**12. Agenda Items**

**Planning and Development Services**

**Planning and Development Services  
Statutory Planning Services**



<b>Report number/title:</b>	<b>PD-018/24</b> <b>Adoption - Local Planning Policy No.3.3.10 - Home Business and Rural Home Business</b>
<b>File number:</b>	LUP/359-03
<b>Applicant:</b>	
<b>Owner:</b>	
<b>Author:</b>	Mr Mike Ross, Manager Statutory Planning
<b>Other Contributors:</b>	Mr David Waller, Coordinator Statutory Planning Mr Peter Ricci, Director Planning and Development Services
<b>Date of Committee meeting:</b>	17 June 2024
<b>Previously before Council:</b>	27 May 2008 (PD81/5/08), 22 May 2018 (PD-18/18) and 23 April 2024 (PD-014/24)
<b>Disclosure of Interest:</b>	
<b>Nature of Council's role:</b>	Executive
<b>Attachments:</b>	1. Planning Policy No.3.3.10 - Home Occupations and Home Businesses 2. Schedule 1 Land Use Interpretations, Home Business, Home Occupation, Home Office and Rural Home Business
<b>Maps / Diagrams:</b>	
<b>Site:</b>	
<b>Lot Area:</b>	
<b>LA Zoning:</b>	
<b>MRS Zoning:</b>	

**Purpose of Report**

Adoption of Local Planning Policy No.3.3.10 - Home Business and Rural Home Business (**LPP3.3.10**) following advertising.

**Background**

In April 2024, Council resolved to approve LPP3.3.10 being advertised for public comment, with the inclusion of expanded business hours and larger business signs to what is in the current Policy and that contained in the Officer Report.

## Details

The current Planning Policy No.3.3.10 - Home Occupations and Home Business (**PP3.3.10**) is proposed to be 'revoked' and replaced by proposed LPP3.3.10, with the main changes, including those included by Council in April 2024, summarised as follows:

- Removes the land use 'Home Occupation' for consistency with the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*;
- Includes 'Rural Home Business' requirements;
- Renames 'Planning Policy' to 'Local Planning Policy' as a *planning instrument* in the LPS Regulations;
- Renames the Policy as 'Local Planning Policy No.3.3.10 - Home Business and Rural Home Business';
- Includes additional criteria to outline the circumstances in which 'Home Business' will not be supported;
- Expanded business hours for 'Home Business' and 'Rural Home Business' which permit customers and clients arriving and departing a premises between the hours of:
  - (i) 8am and **7pm** on Monday to Saturday; and
  - (ii) **11am and 5pm Sundays and Public Holidays.**
- A larger 'Home Business' sign as follows:
  - (i) 'Home Business' sign with an area of **0.27m<sup>2</sup>** and
  - (ii) 'Rural Home Business' sign with an area of 1.0m<sup>2</sup>
- Reflects terminology and land use interpretation changes consistent with the LPS Regulations; and
- Deletes 'delegations' which are duplicated with the 'delegations' adopted by Council.

## Implications to Consider

### a. Consultation with the Community

The proposed LPP3.3.10 was advertised for public comment for a period of 21 days in accordance with Schedule 2 Clause 4(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as follows:

- (i) A Public Notice was published in the Sound Telegraph on Wednesday, 8 May 2024;
- (ii) Consultation letter to the Rockingham Kwinana Chamber of Commerce (**RKCC**);
- (iii) Small Business Development Corporation (**SBDC**)
- (iv) Consultation letters to the following Local Resident Associations:
  - Kennedy Bay Progress Association
  - Golden Bay Progress Association
  - Singleton Residents Association
  - Baldivis Residents' Association
- (v) Information was placed on the City's website (Share Your Thoughts); and
- (vi) Details were made available at the City's Administration Building.

At the close of the submission period three (3) submissions were received from two (2) submissioners in support of the proposed LPP3.3.10.

No public submissions were received from the SBDC, RKCC and the above Local Resident Associations operating within the City of Rockingham (**City**).

The following table is a summary of the main comments raised from the submissions received:

<b>Expanded Trading Hours</b>	
<p><b><u>Submission:</u></b></p> <p><b>"(i) I currently work from home and fully support longer hours for home business lots of people work full time and me as a hairdresser get lots of requests for Saturdays, Sundays, late nights and even public holidays. Longer hours make it more flexible. Lot of home businesses can't just operate 9-5pm."</b></p> <p><b>(ii) I wish to strongly support the revised opening hours of 8am to 7pm Monday to Saturday and 11am to 5pm on Sundays and Public Holidays."</b></p>	
<p><b><u>City's Comment:</u></b></p> <p>The City acknowledges both submissions seeking expanded trading hours, which include evening trading and trading on Sunday and Public Holidays.</p>	
<b>Sale of Ancillary Products</b>	
<p><b><u>Submission:</u></b></p> <p><b>"(i) I think that home based occupations and businesses should be able to sell ancillary products to clients who are on the premises for an appointment for services.</b></p> <p><b>For example, a hair dresser is an expert in providing advice on hair care products and may have products not available locally in stores.</b></p> <p><b>Likewise, a beautician can give advice on beauty products, and may have products not available in stores locally.</b></p> <p><b>As long as they are not a "shop" selling to the general public, creating a traffic problem, I can't see why this should be an issue.</b></p> <p><b>I would love to see the 3.3.10 policy modified in this regard."</b></p>	
<p><b><u>City's Comment:</u></b></p> <p>Town Planning Scheme No. 2 (TPS2) does not permit the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet. Any 'incidental' sale of any goods to customers outside of these requirements constitutes a 'Shop' and fails to comply with TPS2.</p> <p>The City is not unique in this respect, as the planning requirements are derived from Schedule 1 Part 6 Model provisions for Local Planning Schemes of the LPS Regulations.</p>	

**b. Consultation with Government Agencies**

The City consulted the SBDC and invited comments, however, a submission was not received.

**c. Strategic**

**Community Plan**

This item addresses the Community's Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the Strategic Community Plan 2023-2033:

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

**Outcome/Objective:**    *Plan for sustainable growth - Balance growth while maintaining the identified natural environment*

**Aspiration:**                      **4. Economic - A vibrant economy creating opportunities**

**Outcome/Objective:**    *Growing the business economy - Actively support and develop local business growth*

**d. Policy**

Revised LPP3.3.10 will not form part of TPS2 and will not bind the Local Government in respect of any application for Development Approval, however, the Local Government is to have due regard to the provisions of the Local Planning Policy and the objectives which the Local Planning Policy is designed to achieve before making its determination.

**e. Financial**

Nil

**f. Legal and Statutory**

*Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)*

Under the Deemed Provisions of the LPS Regulations, the Local Government may prepare, modify or revoke a Local Planning Policy.

**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**

Proposed LPP3.3.10 reflects the changes to the planning framework that have occurred since the Policy was last amended in 2018. The main changes in the Policy are related to the LPS Regulations which exempt a 'Home Occupation' from requiring Development Approval, and introduced the new land use of 'Rural Home Business'.

In April 2024, the Council supported expanded business hours and larger signage in LPP3.3.10 and the draft Policy was advertised on this basis. In recognition of the Council's deliberations, these requirements are reflected in the Officer Recommendation, however, the City still has some concerns over the potential amenity impact on neighbours with expanded trading hours, in particular on Sundays and Public Holidays.

At the core of the City's consideration is the TPS2 Objective for the 'Residential' zone "*which is to promote a high quality residential environment by maintaining and enhancing the quality of existing residential areas and providing for a range of residential densities and housing types throughout the Scheme Area*".

Further, an overarching objective of TPS2 is to "*secure the amenity, health and convenience of the Scheme Area and the inhabitants thereof*".

The 'quality of the residential environment' is closely linked to amenity and relates, in essence, to what can reasonably be expected within a residential setting or the accepted character of the locality. Businesses should only operate from the 'Residential' zone when it can be demonstrated that the amenity of adjacent residents will be maintained.

If the Council proceeds with the proposed LPP3.3.10 with the expanded trading hours, which include expanded evening trading during weekdays and longer trading during Saturdays, Sundays and Public Holidays, it is recommended that the following policy statement be included:

*"When determining an application, the number of hours and/or days of clients visiting the premises or operation of a 'Home Business' and 'Rural Home Business' may be limited, where it is necessary to protect the amenity of the surrounding area."*

It is important to emphasise that the above policy statement is not new, as it already applies in the existing PP3.3.10 (page 4), and would simply carry over to the proposed LPP3.3.10. This policy statement is important to ensure that Development Applications do not adversely affect the amenity of an area.

It is not the intention of the City to 'arbitrarily' or 'holistically' restrict the number of hours and/or days of clients visiting a premises which would be inconsistent with the approach taken by Council, however, when the business activities, for example, occur in quiet, low trafficked streets and/or include multiple client visits at the same time over an extended duration there needs to be a mechanism to protect the amenity of neighbours.

Applying a 'blanket approach' with expanded business hours without any control is not recommended. For a 'Home Business' to be approved by the City in a 'Residential' zone or 'Rural' zone, it must be demonstrated by the applicant that it will comply with TPS2.

It is recommended that Council adopt revised LPP3.3.10 - Home Business and Rural Home Business, and revoke PP3.3.10, accordingly.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council:

1. **APPROVES** Local Planning Policy No.3.3.10 - Home Business and Rural Home Business, amendments in red as follows:

#### Local Planning Policy No.3.3.10 - Home Business and Rural Home Business

##### 1. Citation

This Local Planning Policy has been prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations). This Policy may be cited as Local Planning Policy No.3.3.10 - Home Business and Rural Home Business, being an LPP.

##### 2. Introduction

The City of Rockingham (City) recognises that working from home is an expanding area of employment. It also recognises that the amenity of residential and rural areas should be protected by minimising potential impacts to maintain these areas as primarily a place to live, while noting rural areas of the City are also increasingly being used for rural activities and rural businesses.

Operators of a 'Home Business' and 'Rural Home Business' must protect the amenity and character of the areas in which they are located, including impacts associated with noise, traffic, parking, pollution, people and advertising signs. This LPP sets the City's expectations for how applications for Development Approval will be considered under Town Planning Scheme No.2 (TPS2).

A 'Home Office' and 'Home Occupation' do not require Development Approval under TPS2, based on the planning exemptions which are included in Schedule 2 Part 7 Clause 61 of the Planning Regulations. The City encourages all 'Home Office' and 'Home Occupation' operators to notify the City so their business can be recorded by the City.

##### 3. Objectives

The objectives of this LPP are as follows:

- (a) To encourage the opportunity for a low scale 'Home Business' and low to medium scale 'Rural Home Business' to be conducted;
- (b) To ensure that the use of land for any home-based business activity is unobtrusive and compatible with surrounding buildings and uses;
- (c) To ensure that home-based business activities do not adversely affect the amenity and character of the locality by reason of any form of emissions or increased number of vehicle movements;
- (d) To provide guidelines for the use of land zoned 'Residential', 'Special Rural' and 'Rural' premises for the range of home-based business activities that may be considered for Development Approval by the City; and
- (e) To clarify how a 'Home Business' and 'Rural Home Business' may be operated within the City with Development Approval.

##### 4. Application

This LPP applies to all applications for Development Approval for a 'Home Business' and 'Rural Home Business' within the City.

## **5. Policy Statement**

The following development controls are applied when considering Development Applications in relation to a 'Home Business' and 'Rural Home Business' under the TPS2. The consideration given to a 'Home Business' and 'Rural Home Business' in the City's assessment will be dependent on how the application is compliant with TPS2 and this LPP.

### **5.1 Criteria Applying to all 'Home Business' and 'Rural Home Business'**

Criteria applying to all 'Home Business' and 'Rural Home Business' categories is as follows:

- (a) The applicant must use the on-site dwelling as their principal place of residence.
- (b) Only one (1) 'Home Business' may be undertaken on the site at any one time.
- (c) Only one (1) 'Rural Home Business' may be undertaken on the site at any one time.
- (d) A 'Home Business' and a 'Rural Home Business' cannot be operated on-site at the one time.
- (e) Any appliances or machinery used for the purpose of the 'Home Business' must be of a domestic scale. Large industrial appliances, machinery or plant are prohibited.
- (f) Applicants must demonstrate that the proposal will not have an undue impact on the amenity of the adjacent properties and land uses.
- (g) The retail sale, display or hire of goods of any nature from the property is prohibited, unless the sale, display or hire is done only by means of the Internet.
- (h) The fuelling, repair, wrecking, storage, servicing or maintenance of motor vehicles is prohibited.

### **5.2 Scale and Impact**

'Home Business' activities shall be such that they:

- (a) Do not employ more than two (2) people who are not members of the occupier's household;
- (b) Comply with the size limitations where the 'Home Business' activity does not occupy an area greater than 50m<sup>2</sup>; and
- (c) Complies with all of the general requirements for a 'Home Business' as specified in the Land Use Interpretations of TPS2.

'Rural Home Business' activities are allowed such that they:

- (a) Do not employ more than two (2) people who are not members of the occupier's household;
- (b) Do not occupy an area greater than 200m<sup>2</sup>;
- (c) Do not involve the presence, use or calling of more than three (3) vehicles at any one time or of a vehicle of more than 30 tonnes gross weight; and
- (d) Complies with all of the general requirements for a 'Rural Home Business' as specified in the Land Use Interpretations of TPS2.

Proposals which are inconsistent with the above requirements will generally not be supported by the City, as the size/scale of such activities are not considered to align with the appropriate use of the land or dwelling for residential purposes, in particular where they occur in the 'Residential' zone, 'Special Rural' and 'Rural' zone.

### **5.3 Neighbourhood Amenity**

'Home Business' and 'Rural Home Business' activities must not have an adverse impact on the amenity of adjacent owners and occupiers, as follows:

- (a) 'Home Business' or 'Rural Home Business' activities should not cause injury to or adversely affect the amenity of the adjacent owners, including by way of noise, light, fumes, odours, dust, vibration, electrical interference, waste water or other forms of waste products.
- (b) Applicants seeking approval for a 'Home Business' or 'Rural Home Business' shall demonstrate how any waste, emissions, noise or other impacts generated from the activity will be treated or managed to prevent harm, amenity impacts or nuisance to adjacent owners.



- (c) A 'Home Business' proposal associated with a Grouped Dwelling or Multiple Dwellings will generally not be supported by the City, unless it can be demonstrated that the amenity of the residents of the other dwellings within the Grouped Dwelling or Multiple Dwellings complex will not be adversely affected.

#### 5.4 Traffic Generation

A 'Home Business' and 'Rural Home Business' which generates vehicular traffic to a site have the potential to adversely affect the amenity of the neighbourhood. The following matters will be considered:

- (a) Traffic generated by a 'Home Business' and 'Rural Home Business' through visits to the site by clients must be controlled by appointment only.
- (b) The City will have due regard to the existing amenity of the adjacent owners and occupants, relative to the current traffic capacity and street type.
- (c) Delivery or collection of goods which are not coordinated or are uncontrolled can adversely impact on the amenity of adjacent owners and occupiers and will generally not be supported.
- (d) A 'Home Business' that involves the presence, use or calling of a vehicle must be not more than 4.5 tonnes tare weight.
- (e) A 'Rural Home Business' that involves the presence, use or calling of a vehicle more than three (3) vehicles at any one time or of a vehicle of more than 30 tonnes gross weight, will not be supported.

#### 5.5 Car Parking

- (a) A 'Home Business' and 'Rural Home Business' must provide on-site car parking for the expected number of visitors and any employees attending the site at any one time, in addition to the car parking bays for the dwelling, and must not result in traffic difficulties as a result of the inadequacy of parking.
- (b) All client, staff and resident car parking must be contained within the boundaries of the lot within the garage, carport or driveway. When visitor car parking cannot be provided on-site, the use of on-street line marked and/or kerbed car parking for visitors and clients may be permitted, where this has already been constructed as part of subdivision works.
- (c) A 'Rural Home Business' parking area and manoeuvring area must be constructed with gravel, road base, concrete, paving or other hard stand material.

#### 5.6 Deliveries

Regular deliveries of goods and equipment for a 'Home Business', including deliveries carried out at daily intervals, are generally not considered appropriate.

The assessment of proposals involving deliveries for a 'Rural Home Business' will take into account the following:

- (a) The nature of the goods delivered;
- (b) Frequency of deliveries;
- (c) How goods are delivered (i.e. off-street);
- (d) Type and size of delivery vehicle used;
- (e) Delivery hours; and
- (f) Traffic safety

#### 5.7 Customers and Clients

A 'Home Business' and 'Rural Home Business' operating with customer and clients arriving and departing at a regular frequency may have an adverse impact on the amenity of a neighbourhood. To maintain the amenity where a 'Home Business' and 'Rural Home Business' is undertaken, the following requirements will apply:

- (a) A 'Home Business' and 'Rural Home Business' will only be permitted to operate where customers and clients only arrive and depart the premises between the hours of:

- (i) 8am and **7pm** on Monday to Saturday; and
  - (ii) **11am and 5pm** Sundays; and **Public Holidays**
- (b) When determining an application, the number of hours and/or days of clients visiting the premises or operation of a 'Home Business' and 'Rural Home Business' **may be limited, where it is considered necessary to protect the amenity of the surrounding area.**
- (c) All client or customer visits must be made by appointment with suitable intervals, unless the City considers there is adequate on-site car parking and the 'Home Business' or 'Rural Home Business' is unlikely to affect the amenity of the neighbourhood.
- (d) When a 'Home Business' involves group activities (e.g. personal or vocational training, personal health or well-being activities), the number of clients or customers must be limited to a maximum of four (4) persons at any time and limited classes/sessions per day, subject to compliance with all other Policy requirements.
- (e) When a 'Rural Home Business' involves group activities (e.g. personal or vocational training, health or well-being activities), the number of clients or customers and classes/sessions per day, will be assessed on its merits, subject to compliance with all other Policy requirements.

#### 5.8 Signage and Advertising

Any signage shall only describe the name and type of business being carried out on the land and the contact name(s) and telephone number(s) and comply with the following requirements:

- (a) A 'Home Business' must not involve the display on the premises of a sign with an area exceeding **0.27m<sup>2</sup>** and is limited to one (1) sign only which must only be erected on the property where the Home Business is being undertaken.
- (b) A 'Rural Home Business' must not involve the display of more than one (1) sign with an area exceeding 1.0m<sup>2</sup> generally placed adjacent to the main entry of the lot. A second sign with an area not exceeding 0.2m<sup>2</sup> (generally 0.4m x 0.5m) is permitted to be erected where the business is being undertaken on the property.
- (c) 'Home Business' and 'Rural Home Business' signs are not permitted to be erected on any land or road reserves other than the land where the business, service or profession is being undertaken.

#### 6. **Community Consultation**

All Development Applications for the operation of a 'Home Business' or 'Rural Home Business', will be advertised in accordance with Clause 64 of the Deemed Provisions of the Planning Regulations and Local Planning Policy No.3.3.27 - Community Consultation for Development Applications. The City will have due regard to any submissions received during the community consultation period, prior to determining the application.

#### 7. **Approval Period and Conditions**

When a 'Home Business' or 'Rural Home Business' has been advertised and has the potential to impact upon adjacent landowners and occupiers, the City may consider those amenity impacts to be unacceptable and it may decide not to issue Development Approval, or alternatively it may elect to grant a time limited approval. Following the initial approval period, should it be demonstrated that the 'Home Business' or 'Rural Home Business' can operate without detrimentally impacting on adjacent owners and occupiers, a permanent approval may be granted.

When the City considers an application for a 'Home Business' or 'Rural Home Business' to be compliant with TPS2 and this LPP, conditions of Development Approval may be applied to address, amongst other requirements, the following:

- (a) Approval applying to a portion of the building or area around a building.
- (b) Days and hours of operation.
- (c) Number of clients/customers to the site.
- (d) Booking of appointments.

## **8. Food Requirements**

Under the *Food Act 2008 and Food Regulations 2009*, the City of Rockingham is required to register all premises including dwellings where food is prepared or which provide food for sale. All 'Home Business' and 'Rural Home Business' providers that prepare or provide food for sale must be registered with the City's Health Services, and are inspected accordingly.

## **9. Noise Management**

All 'Home Business' and 'Rural Home Businesses' must comply with the *Environmental Protection (Noise) Regulations 1997* (Environmental Regulations) at all times. If a proposal is likely to generate off-site noise impacts to neighbours, the applicant may be required to implement noise management measures or engage a consultant to prepare a Noise Management Plan, demonstrating compliance with the Environmental Regulations, and noise management measures recommended are to be implemented for the duration of the business operations.

## **10. Application Procedure**

Applications for Development Approval for the operation of a 'Home Business' or 'Rural Home Business' shall be made on the form prescribed by the City, and shall be signed by the owner(s), and accompanied by a Management Plan which shall include the following information as applicable to the proposal:

### **10.1 Management Plan**

- (a) A floor plan of the room(s) where the business will be undertaken.
- (b) The location and layout of car parking on-site on a parking plan.
- (c) The location and dimensions of any storage areas associated with the business, including any areas outside of the dwelling.
- (d) Measures to ensure that no detrimental impact occurs on the character of the locality, including noise.
- (e) Measures to minimise vehicle loading and unloading and traffic movements.
- (f) The proposed hours of operation.
- (g) Details of any poisonous, flammable or harmful chemicals or other hazardous materials proposed to be stored or used and measures to ensure that no pollution or harmful substances will escape from the site.
- (h) Measures to minimise emissions of odours, dust or vapours from the site.
- (i) Operational measures to limit the number of people visiting the house at any one time in relation to the business.
- (j) Operational measures of limiting the number of people visiting the dwelling at any one time in relation to the business.
- (k) Measures to manage the impact of the 'Home Business' or 'Rural Home Business' on a place included on the City's Local Heritage List.
- (l) Details of all appliances or machinery to be used in the 'Home Business' or 'Rural Home Business'.
- (m) Details of any proposed signage to be erected.

## **11. Approval Period**

With regard to Section 7 of this Policy, Development Approvals issued by the City for a 'Home Business' and 'Rural Home Business' are valid for a period of two (2) years. If the use is not substantially commenced within two (2) years, a fresh application is required to be lodged with the City.

The City may grant approval for an initial period of 12 months, where when there is a departure from any Policy requirement which is unlikely to have an adverse impact on the amenity of the locality.

In such cases, the applicant will be required to seek a renewal of approval to continue to operate the 'Home Business' or 'Rural Home Business'.

## **12. Post Approval Considerations**

- (a) Should the scale of the 'Home Business' or 'Rural Home Business' operation increase above that initially approved, a revised application for Development Approval is required to be submitted. Any further assessment will be undertaken with reference to the Scheme provisions and the contents of this Local Planning Policy.
- (b) Should the City receive substantiated complaints from adjoining/nearby residents regarding a home-based business, or if the City observes that conditions of Development Approval are not being complied with, the City will:
  - (i) by written notice served on the owner and/or occupier of the land, require compliance with the conditions imposed on any approval granted; and/or
  - (ii) Consider other development compliance actions as the case may be pursuant to the *Planning and Development Act 2005*.

## **13. Authority**

This LPP has been adopted by the Council under clause 4(3) of the deemed provisions of the Planning Regulations and whilst it is not part of the Scheme and does not bind the Council in respect of any application for Development Approval, the City is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

## **14. Interpretations**

For the purposes of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:

*Amenity means all those factors which combine to form the character of an area and include the present and likely future amenity.*

*City means the City of Rockingham*

*Council means the Council of the City of Rockingham.*

*Dwelling means a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by:*

- (a) a single person;
- (b) a single family; or
- (c) no more than six persons who do not comprise a single family.

*Home Business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession:*

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50m<sup>2</sup>; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

*Rural Home Business means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation:*

- (a) *does not involve employing more than 2 people who are not members of the occupier's household; and*
- (b) *will not cause injury to or adversely affect the amenity of the neighbourhood; and*
- (c) *does not occupy an area greater than 200m<sup>2</sup>; and*
- (d) *does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and*
- (e) *does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and*
- (f) *does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight.*

**15. Adoption**

This Local Planning Policy was adopted by Council at its Ordinary meeting held on XXXX.

**16. Amendment**

This Local Planning Policy was first adopted by Council at its Ordinary meeting held on 27 May 2008 and amended by Council at its Ordinary meeting held on 22 May 2018.

Responsible Business Unit	Statutory Planning Services
LPP Category	XXX
Public Consultation	Yes
Adoption Date	XXX
Next Review Date	XXX
Reference Number (internal purposes)	XXX

2. **REVOKES** current Planning Policy No.3.3.10 - Home Occupations and Home Businesses.

## Planning and Development Services Statutory Planning Services



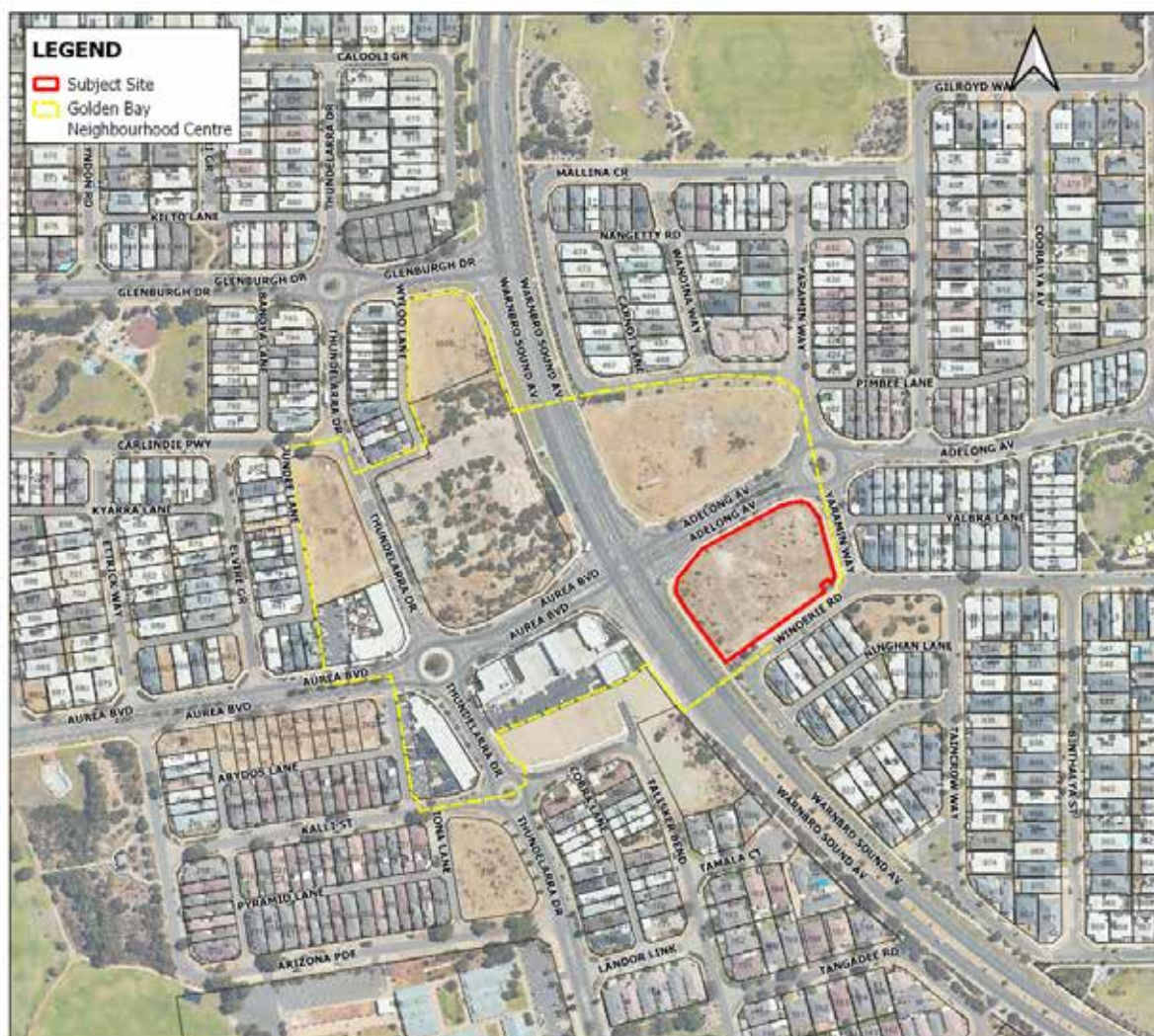
<b>Report number/title:</b>	<b>PD-019/24</b> <b>Joint Development Assessment Panel Application - Proposed High Support Accommodation and Service Centre (MSWA Inc)</b>
File number:	DD020.2023.00000313.001
Applicant:	MSWA C/- Urbis Pty Ltd
Owner:	The Multiple Sclerosis Society of Western Australia (Inc.)
Author:	Mr Chris Parlane, Senior Planning Officer
Other Contributors:	Mr David Waller, Coordinator Statutory Planning Mr Mike Ross, Manager Statutory Planning
Date of Committee meeting:	17 June 2024
Previously before Council:	
Disclosure of Interest:	
Nature of Council's role:	Tribunal
Attachments:	<ol style="list-style-type: none"> <li>1. Urbis Response to EPA Guidance Statement No.3</li> <li>2. SLR Technical Memorandum</li> <li>3. Schedule of Submissions</li> <li>4. Responsible Authority Report</li> </ol>
Maps/Diagrams:	<ol style="list-style-type: none"> <li>1. Location Plan</li> <li>2. Aerial Photograph</li> <li>3. Golden Bay Structure Plan (2021)</li> <li>4. Golden Bay Neighbourhood Centre Local Development Plan (2022)</li> <li>5. Site Plan</li> <li>6. Floor Plan</li> <li>7. Elevation Plan</li> <li>8. Perspectives</li> <li>9. Consultation Plan</li> <li>10. EPA Guidance Statement No.3 - Separation Distance</li> <li>11. Location of Lot 8006 (38) Winderie Road in relation to two (2) Service Stations</li> <li>12. Golden Bay Neighbourhood Centre LDP</li> <li>13. MSWA No.245 Butler Boulevard, Butler</li> <li>14. MSWA No.19 Pretious Street, Albany</li> </ol>
Site:	Lot 8006 (No.38) Winderie Road, Golden Bay
Lot Area:	6,417m <sup>2</sup>
LA Zoning:	Residential
MRS Zoning:	Urban



## Purpose of Report

To provide a recommendation to the Metro Outer Development Assessment Panel (**MODAP**) on an application for a proposed High Support Accommodation and Service Centre facility at Lot 8006 (No.38) Winderie Road, Golden Bay ('the subject site').

The location of the proposed development is shown in Figures 1 and 2 below.



1. Location Plan





2. Aerial Photograph

## Background

### Historical Context

- In March 2021, the Western Australian Planning Commission (**WAPC**) approved the latest amendment to the Golden Bay Structure Plan ('the Structure Plan') to guide the future development of the undeveloped portions of Golden Bay. The Structure Plan provides for a 2.6ha Neighbourhood Centre, zoned 'Commercial', located mainly on the western side of Warnbro Sound Avenue. The site of this application is on the eastern side of Warnbro Sound Avenue and is zoned Residential (Figure 3 below).
- In December 2022, the City approved the latest version of a Detailed Area Plan (**DAP**), now referred to as a Local Development Plan (**LDP**), for the Golden Bay Neighbourhood Centre. The LDP is based around a 'Main Street' centre along Thundelarra Drive, with shop facades oriented towards the street, where pedestrian activity occurs. The LDP sets out the key design parameters for development within the Golden Bay Neighbourhood Centre (refer Figure 4), which are addressed later in this Report.

### Site and Context

The site context is characterised by the following:

- The subject site forms part of the Golden Bay Neighbourhood Centre, which is approximately 1km south of the Secret Harbour District Centre and 1.2km west of Ennis Avenue.

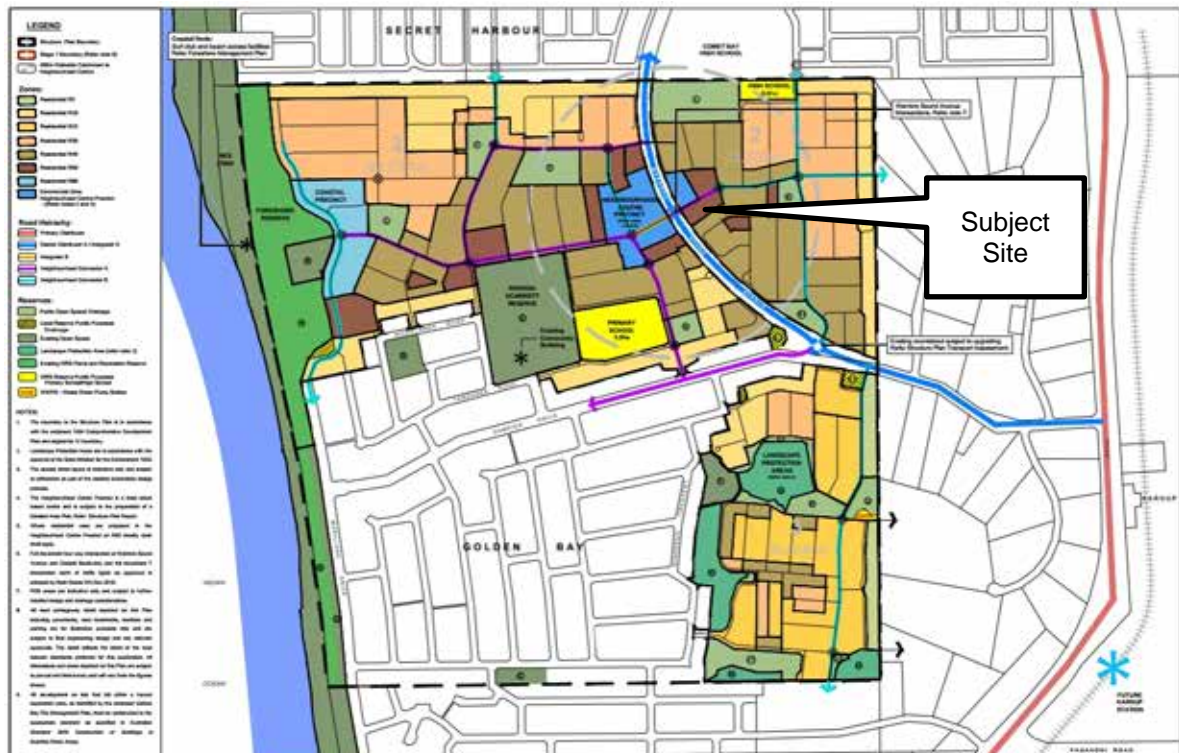
- The site is situated on the south-eastern corner of the Warnbro Sound Avenue and Adelong Avenue intersection, Golden Bay.
- Single storey residential development lies to the south and east of the site.
- North of the site, across Adelong Avenue, is an undeveloped Lot zoned for 'Commercial' and 'Residential' development.
- Warnbro Sound Avenue, a distributor road, adjoins the subject site western boundary.

West of Warnbro Sound Avenue opposite the site lies the core of the Golden Bay Neighbourhood Centre that includes:

- Lot 1523 Aurea Boulevard on the south-east corner of Aurea Boulevard and Thundelarra Drive intersection. A 'Mixed Commercial Development' was approved on Lot 1523 by the JDAP in September 2021. Development on this lot includes a 24/7 Service Station, a Gymnasium, and Fast Food Outlet.
- Immediately adjacent to Lot 1523 to the south lies land subdivided but not yet developed, for residential purposes.
- Lot 622 Aurea Boulevard on the north-east corner of Aurea Boulevard and Thundelarra Drive intersection. In March 2024 the MODAP granted Development Approval for a 'Supermarket', 'Speciality Retail Shops', 'Fast Food Outlets', 'Liquor Store' and a 'Service Station' on Lot 622. The development is yet to commence construction.
- West of Thundelarra Drive and opposite Lot 1523 and Lot 622 lie Lot 263 (No.15) Aurea Boulevard and Lot 716 (No.20) Aurea Boulevard. A 'Child Care Premises' is located on each of these lots.

The broader area is characterised by generally low and medium density residential development.

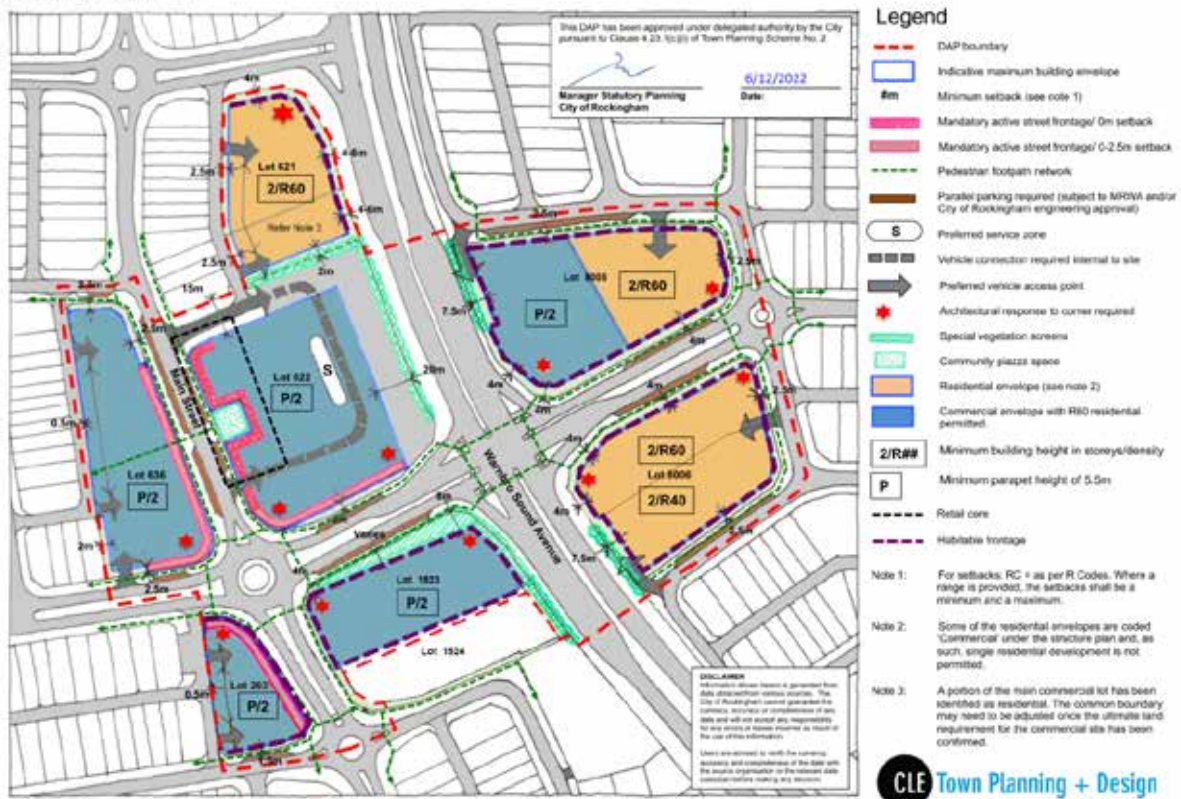
The Comet Bay College and Golden Bay Primary School lie equidistant from the site approximately 200m north-east and south-west respectively.



3. Golden Bay Structure Plan (2021)



### Detailed Area Plan



Golden Bay Neighbourhood Centre Detailed Area Plan - v9 October 2022

Page 1 of 5

2187-340L

#### 4. Golden Bay Neighbourhood Centre Local Development Plan (2022)

### Details

The Multiple Sclerosis Society of Western Australia Incorporated (**MSWA**) seeks MODAP Development Approval for a 'Residential Building' and a 'Service Centre', to provide supported care for adults living with neurological conditions such as Multiple Sclerosis.

#### Proposed Residential Building:

A 'Residential Building' is proposed on the eastern half of the site, comprising twelve (12) self-contained, sole occupancy residential units fronting the surrounding streets.

Each 'Residential Unit' (68m<sup>2</sup>) is fully accessible and includes a bedroom, ensuite bathroom, kitchenette, dining and lounge space, courtyard and a landscaped front garden area.

Communal amenities are provided including a dining room, lounge/theatre, lounge/meeting room and a lounge room.

An office, a staff sleeper room, lunch room, store rooms, laundry and universally accessible toilet is also proposed.

#### Proposed Service Centre:

The 'Service Center' is proposed on the western half of the site fronting Warnbro Sound Avenue, comprising:

- Six (6) Offices;
- A Counselling Room;
- Two (2) Physio Rooms;
- A Massage Room;
- Two (2) Activity Rooms;
- Two (2) Assessment Rooms;

- A Meeting Room;
- Staff lunch Room; and
- Laundry, Toilets and Store Rooms.

A gated 38 bay car park is provided centrally between the two buildings, accessed via a 6m wide crossover from Winderie Road.

The residents units in the supported accommodation building will be designed to comply with the National Disability Insurance Scheme (NDIS) Specialist Disability Design Standard, while both buildings have been design to comply with the Universal Access requirements as per AS 1428.1 *Design for Access and Mobility*.

Operationally:

- For the 'Residential Building', between four (4) to seven (7) staff will provide 24/7 supported care for residents in three (3) shifts. Four (4) administrative staff will operate from the site during business hours;
- For the Service Centre, up to 22 Physiotherapists, Occupational therapists, Counsellors and two (2) administrative staff are proposed to operate out of the Service Centre building during normal business hours Monday to Friday.

The following Reports and supporting material accompany the application:

- Development Application Report;
- Development Plans;
- Transport Impact Statement (**TIS**);
- Landscape Plan; and
- Waste Management Plan.

In response to a request for additional information, the applicant provided:

- An updated TIS;
- An updated Landscape Plan;
- Planning justification for the proposed carparking.



5. Site Plan







## 7. Elevation Plans





View east from Warnbro Sound Avenue Traffic Signals (elevated)



View east from Warnbro Sound Avenue Traffic Signals (street view)



View west from Adelong Avenue towards Warnbro Sound Avenue (street view)



Internal view Proposed Service Centre



Internal view Proposed Service Centre from entrance

#### 8. Perspectives

### Implications to Consider

#### a. Consultation with the Community

This 'Complex Application' was advertised for public comment for a period of 31 days between 8th March - 11th April 2024, in accordance with Clause 64 of the Deemed Provisions of the City of Rockingham (**City**) Town Planning Scheme No.2 (**TPS2**), and Local Planning Policy No.3.3.27 - Community Consultation for Development Applications.

Advertising was carried out as follows:

- All owners and occupiers identified in the Consultation Plan (Figure 9) located within 200m of the subject site were notified in writing of the proposed development;
- Two signs were erected on the site outlining the proposal and inviting public comment; and



- The application was made available for public inspection at the City's Administration Offices, and published on the City's website.

At the close of the public consultation period, a total of three (3) public submissions were received, all of which supported the application. The locations from where the nearby submissions originated is shown on Figure 9.



9. Consultation Plan

The submissions in support stated:

- The proposed facility will be a good addition to the Golden Bay community given the proximity to local amenities.
- Local schools may benefit from the facilities in terms of opportunities for work placement/experience, carer development and community liason.
- This is a wonderful initiative by MSWA. As someone with MS, it will provide access for myself and many others to services that we currently need to drive to Melville for.

**b. Consultation with other Agencies**

The following Agencies were consulted on the application:

- Department of Planning Lands and Heritage (**DPLH**);
- Department of Education;
- Department of Health (**DoH**); and
- Department of Water and Environmental Regulation (**DWER**);

Comments received from each Agency, are summarised as follows:

<b>1. Department of Planning Lands and Heritage (Summarised)</b>
<p><b><u>Submission:</u></b></p> <p>The DPLH noted access is proposed from Winderie Road and advised that it has no objection to the proposal on 'Other Regional Road' (<b>ORR</b>) planning grounds.</p> <p>The DPLH advised that Warnbro Sound Avenue is reserved as an ORR in the Metropolitan Region Scheme, and the subject site is not affected by the ORR reservation.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>Noted.</p>
<b>2. Department of Education (Summarised)</b>
<p><b><u>Submission:</u></b></p> <p>No objection.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>Noted.</p>
<b>3. Department of Health (Summarised)</b>
<p><b><u>Submission:</u></b></p> <p>The DoH did not object to the proposal and provided general advice relating to water supply and waste water disposal and <i>Food Act and Health (Miscellaneous Provisions) Act</i> requirements.</p> <p>According to the DoH the site has historically been used as a construction/laydown yard and has been infilled. The DoH recommends consulting with the Department of Water Environment and Regulation under the <i>Contaminated Sites Act 2003</i> to ensure the site is not contaminated and is suitable for use.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>The development site is connected to reticulated sewerage and scheme water.</p> <p>The development must comply with the <i>Food Act 2008</i>, the <i>Food Safety Standards</i> and Chapter 3 of the <i>Australian New Zealand Food Standards Code (Australia Only)</i>. An advice note is recommended, should approval be granted advising the applicant and owner to liaise with the City's Health Services in this regard.</p> <p>An advice note is also recommended informing the landowner to consult the DWER regarding any potential site contamination.</p>
<b>4. Department of Water and Environmental Regulation (Summarised)</b>
<p><b><u>Submission:</u></b></p> <p>In principle, DWER does not object to the proposal and provided the following recommendations and advice.</p> <p>To avoid land use conflict, adherence is generally recommended to the separation distances in the EPA's <i>Guidance Statement 3 Separation Distances between Industrial and Sensitive Land Uses</i> (GS 3) (EPA, 2005). The proposed use is considered to be a sensitive land use.</p>

**4. Department of Water and Environmental Regulation (Summarised) (cont...)**

GS3 recommends a buffer distance of 200m between sensitive land uses and 24-hour service stations, noting an existing service station on Lot 1523 Aurea Boulevard and a proposed service station on Lot 622 Aurea Boulevard which have Stage 1 and Stage 2 vapour recovery systems. Given the uncertainty of the residual risk associated with emissions, a conservative approach consistent with GS3 is recommended.

DWER also provided some general drainage and groundwater licensing advice.

Applicant's Response:

"Noted".

City Response:

Land use separation is discussed below in the 'State Government Policy' section of this Report.

**c. Strategic**

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Strategic Community Plan 2023-2033:

**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**

**State Government Policies**

State Government Policies

The proposal is generally consistent with the following relevant State Planning Policies:

- State Planning Policy No.4.1 - Industrial Interface (SPP4.1)
- State Planning Policy No.4.2 - Activity Centres for Perth and Peel (SPP4.2).

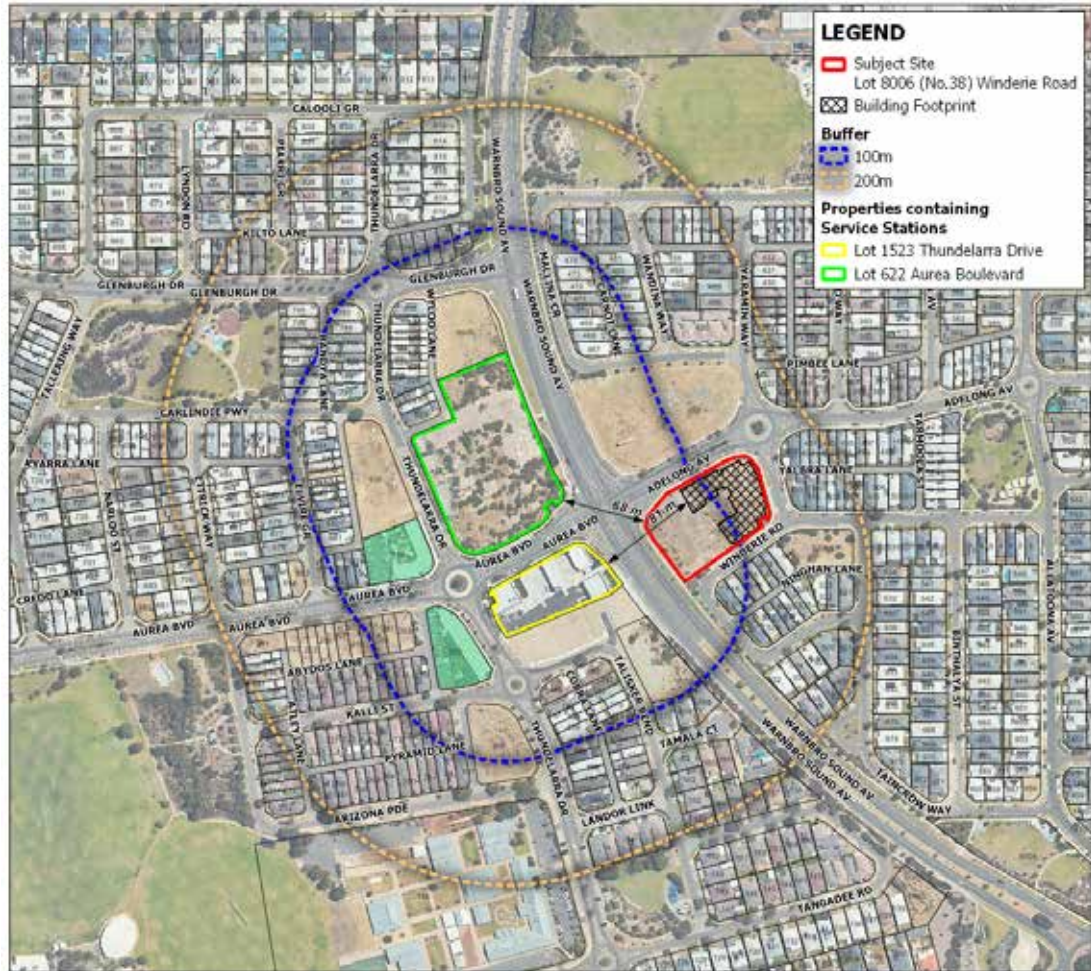
Discussion in relation to GS3 is provided below:

Separation Distances Between Industrial and Sensitive Land Uses - Guidance Statement No.3 (GS3) (Environmental Protection Authority)

GS3 provides advice on the use of generic separation distances between industrial and sensitive uses, and to avoid conflicts (gaseous, noise, odour) between incompatible land uses. GS3 applies to the subject application as industrial uses include 'Service Stations' and 'sensitive uses' include residential dwellings.

GS3 recommends a 200m 'generic separation distance' between the two (2) (existing and approved) 'Service Stations' on the western side of Warnbro Sound Avenue and the proposed 'Residential Building', which is considered to be a 'sensitive land use'. Where proposals vary from the 'generic separation distances', a site specific technical analysis is required.





#### 10. EPA Guidance Statement No.3 - Separation Distance

A technical assessment addressing the 'Service Station' emissions was not provided by the applicant. Instead, the applicant provided the written justification contained in Attachment 1 to this Report.

To summarise, the applicant contends:

- *"The adjacent petrol station has strict conditions of approval that seek to measure and mitigate any harmful pollutants. This has been put in place to protect nearby sensitive developments such as the proposed development.*
- *The layout of the proposed development further separates the sensitive components of the development from the petrol station and minimises the risk of exposure to any pollutants.*
- *The proposed development is largely compliant with the applicable planning framework and works towards achieving the objectives and the intent of the planning framework. Nearby developments should therefore not unduly prejudice or impact the assessment of the proposed development".*

The City engaged SLR Consulting (**SLR**) to review the potential cumulative human health risk from the two (2) 'Service Stations' (existing and approved) on the western side of Warnbro Sound Avenue having regard to the applicant's justification outlined above.

SLR had been engaged by the City to Peer Review the air quality modelling and monitoring assessments for the Development Application for the Golden Bay Neighbourhood Centre which included a Service Station on Lot 1523 Aurea Boulevard.

The SLR Technical Memorandum provided (Attachment 2) considers the results of the previous technical assessments, extrapolates those results and applies them in the context of the current application.



11. Location of Lot 8006 (38) Winderie Road in relation to two (2) Service Stations

SLR concluded (summarised):

- There was no information found, upon review, to indicate that people with neurological conditions, such as MS, may be more sensitive to the critical effects of benzene exposure;
- There are no indications to suggest that people who may spend time at the proposed development may be more sensitive to benzene exposure; and
- The emissions of VOC's (Volatile Organic Compounds) from the 'Service Stations' are unlikely to pose an unacceptable risk to human health at the proposed development.

From the City's review of the Technical Memorandum it is considered:

- There is greater separation between the proposed 'Residential Building' (in the current application) and the two (2) 'Service Stations' on the western side of Warnbro Sound Avenue than between the 'Service Stations' and the two (2) 'Child Care Premises' on the western side of Thundelarra Drive;
- That cumulative benzene emissions are unlikely to result in unacceptable human health impacts for occupants in this development; and
- That a site specific technical analysis is not required in this instance given the above conclusions.

#### City of Rockingham Policies

The proposal is generally compliant with the following City Local Planning Policies:

- Planning Policy No.3.1.2 - Local Commercial and Activity Centres Strategy;
- Planning Policy No.3.3.14 - Bicycle Parking and End-of-Trip Facilities (**PP3.3.14**);

#### e. Financial

Nil

#### f. Legal and Statutory

##### Local Development Plan (2022) - LDP

As a requirement of the Structure Plan, a LDP was prepared by the (then) Proponent, with the latest version approved by the City on 6 December 2022. An extract of the approved LDP is provided in Figure 12.






12. Golden Bay Neighbourhood Centre LDP (Extract)

The following Table sets out only those aspects of the proposal which are inconsistent with elements of the LDP:

Element	City Comment
(a) Parallel parking is required in the verge of Adelong Avenue and Winderie Road	<p>There are seven (7) on-street car bays adjacent the development frontage. Of these bays two (2) verge on-street parking bays are opposite the development site on Yaramin Way. There is also five (5) on-street parking bays opposite the development site on Winderie Road.</p> <p>The proposed development has a lower residential density component than the LDP envisages, therefore the demand for residential parking is reduced for this component.</p> <p>The application also provides adequate on-site parking to cater for the demand generated. As such, additional on-street car parking is not considered necessary.</p> <div data-bbox="587 1541 1383 2004"></div> <p>Two Parallel Parking Bays on Yaramin Way</p>

Element	City Comment
(b) The preferred vehicle access point to the site is from Yaramin Way.	<p>Access is proposed from Winderie Road, which is an access street and has the capacity to accommodate the additional traffic. The City's only concern relates to the restricted sight line distance given the location of the proposed pedestrian pram ramp next to the access driveway and the bend in Winderie Road. A condition is recommended, in the event approval is granted, requiring the footpath to be extended and the pedestrian pram ramp to be moved approximately 15m to the west, where sight distances are acceptable.</p>  <p>Proposed Vehicle Access from Winderie Road</p>
(c) Residential envelope covers the entire site.	<p>Partially-compliant. 'Residential development' is proposed on the eastern half of the site. The 'Service Centre' is a commercial land use, proposed on the western half of the site, however, it provides an appropriate 'transition' to Warnbro Sound Avenue.</p>
(d) Two storey minimum building height required for R40 and R60 residential development	<p>Partially compliant. An elevated parapet, in the form of a timber batten architectural feature, is provided in the north-west corner of the site, adjacent to Warnbro Sound Avenue, approximating a two (2) storey building scale in this location (up to 6.7m). The remainder of the development comprises single story building height (4-4.7m high).</p> <p>A variation can be supported, as:</p> <ul style="list-style-type: none"> <li>• The proposed development comprises a purpose designed high support facility for people with neurological conditions, rather than a conventional form of medium density residential development envisage by the LDP.</li> <li>• The proposed building height provides an acceptable transition to the surrounding development.</li> <li>• The scale and appearance of the built form, when viewed from the north, east or south, resembles the scale and appearance of contemporary residential development, and is sympathetic in form with surrounding residential development.</li> </ul>

Element	City Comment
(e) Landscape material to continue across driveways and entrances to maintain visual continuity of the pedestrian network.	The plans show the crossover extending across the footpath. A condition will be recommended, in the event the application is approved, ensuring footpath treatment is extended over the crossover in accordance with the LDP to assist legibility.
(f) Street trees must be provided at a minimum date of 1 tree per 14m on both sides of the street.	While adequate tree planting is proposed, the Landscape Plan should be updated to include groundcovers and irrigated turf in the verges of Adelong Avenue, Yaramin Way, and Winderie Road, given this is the entrance point to the development.
(g) Any fencing in the primary or secondary street must be restricted to residential uses only.  Where street frontage fencing is employed, it must be no more than 1.8m high and must be at least 50% visually permeable from 0.9m above the ground level of the adjacent street with solid portions of fencing consisting of masonry construction.	A 20m portion of 1.8m high masonry fencing is proposed on the boundary adjacent to the 'Service Centre' building facing Adelong Avenue. This fencing screens external stairs and a level change in this location on the site. Major openings and the building facade will remain significantly visible with this 1.8m high fencing in place.  Fencing proposed along the residential site frontage complies.

City of Rockingham Town Planning Scheme No.2 (TPS2)

The subject site is zoned 'Residential' in TPS2, which has the following objective:

*"... to promote a high quality residential environment by maintaining and enhancing the quality of existing residential areas and providing for a range of residential densities and housing types throughout the Scheme Area".*

The application is consistent with this objective, as:

- A purpose designed 'High Support Accommodation Facility' and 'Service Centre' is proposed that is designed to integrate with existing and future residential development east of Warnbro Sound Avenue.
- An alternative form of 'Residential Accommodation' is proposed.
- The design and scale of the built form, landscaping and provision of adequate car parking will maintain the amenity of the surrounding residential area.

In accordance with Clause 3.2.3 the proposed development is interpreted as both a 'Community Purpose' and a 'Residential Building' land use under TPS2.

Clause 3.2.3 states *"Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from any other Use Class by which its more general terms might otherwise include such a particular use"*.

A 'Community Purpose' land use under TPS2 has the following land use interpretation (i.e. 'Service Centre'):

**"Community Purpose:** *means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit."*

The proponent MSWA is a community organisation providing a valuable service that benefits the community.

'Community Purpose' is a discretionary ('D') use within the Residential zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

A 'Residential Building' land use under TPS2 refers to the interpretation under the Residential Design Codes as follows:

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

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

The proposal incorporates 12 independent living units and communal recreational spaces combined in a single building designed for wheelchair bound residents.

Residential Building is a discretionary ('D') use within the Residential zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

**Clause 4.1.2 Residential Development: Residential Design Codes (R-Codes)**

Clause 4.1.2 requires "the development of land for any of the residential purposes dealt with by the R-Codes is to conform to the provisions of those Codes".

The proposed residential component is a purpose designed building with a floor plan layout arranged to cater for the specific needs of people living with neurological conditions in a high amenity high support environment. The proposed housing form is not a typical form of 'dwelling' that the R-Codes provide for.



As such, the R-Codes cannot be applied to this development. Notwithstanding this, the proposal complies with the building setback requirements outlined in the LDP (noting the LDP varies the R Codes in this respect). Overall however, the City considers that the site planning, scale, built-form, elevations and landscaping of the development positively contributes to the streetscape, appearance and amenity of the location.

*Clause 4.15.1.4 - Parking*

Where land is proposed to be developed for a purpose not specified in Table No.4 of TPS2, the local government is to determine the number of car parking bays required for the development having regard to:

- (i) The nature of the development;
- (ii) The number of employees;
- (iii) The anticipated demand for parking; and
- (iv) The orderly and proper planning of the locality.

There is no applicable car parking standard outlined in TPS2 for the proposed land uses.

Given the unique manner in which the proposed ‘Community Purpose’ (Service Centre) and ‘Residential Building’ (High Support Accommodation) function, as described earlier, there is no equivalent land uses within TPS2 that can be used in order to assess the parking provision and provide insight into what is proposed.

As a result, for this proposal the following car parking analysis is based upon the operation of similar MSWA facilities that operate in Butler and Albany, which the applicant states work well in terms of satisfying the actual parking demand.

The following Table compares the size of similar MSWA facilities which include High Support Accommodation and Services and the rate of car parking provided.

Car Parking Analysis			
Comparable MSWA Sites	Floor Area	Number of Bays	Rate Provided: Bays/m <sup>2</sup> Floor Area
Butler	2,362m <sup>2</sup>	30	1 bay/78m <sup>2</sup>
Albany	2,110m <sup>2</sup>	23	1 bay/91m <sup>2</sup>
Golden Bay	2,946m <sup>2</sup>	38	1 bay/77m <sup>2</sup>



13. MSWA No.245 Butler Boulevard, Butler



14. MSA No.19 Pretious Street, Albany

As indicated above, the amount of car parking proposed at Golden Bay is very similar or slightly more than the rate of parking provided at the Butler and Albany Service Centres.

The peak periods of parking demand are considered to relate to the staff shift change overs occurring between 6.30-7.00am and around 3pm. The City questioned the adequacy of the proposed on-site car parking, to which the applicant responded with the following information:

- The Golden Bay 'Service Centre' will operate during normal business hours on weekdays only;
- The supported accommodation will operate 24/7;
- Peak visiting time for the supported accommodation will be on the weekends when staff for the 'Service Centre' will not be on-site, meaning peak staffing times and peak visiting times will not conflict;
- Staff changes should be staggered to minimise any overlap and the parking demand at peak operating periods during the week;
- Some staff at the 'Service Centre' are also involved in home visits and outreach programs meaning they will not be parked on-site all day; and
- It is typical for patrons of the 'Service Centre' to be dropped off for their appointments, meaning not everyone in the 'Service Centre' requires a parking bay.

The City considers that 38 on-site car parking bays should be adequate to cater for the parking demand from the proposal, however, to ensure sufficient parking is provided at the peak periods of demand a Parking Control and Management Plan is recommended as a condition, in the event of Development Approval being granted.

**g. Risk**

Nil

**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 has been the subject of thorough assessment in accordance with TPS2, the approved LDP and the State and Local Policy Framework, having regard to the comments received from the community and external State Government Agencies.

The application seeks approval for a purposed designed high support 'Residential Building' and associated 'Service Centre' that is considered a 'Community Use' in TPS2, which is a permissible use in the 'Residential' zone.

The development has been appropriately designed to not only cater for the specific health requirements of the patrons of MSHA, but also includes a proposed built form of a suitable scale that presents well to the surrounding residential area and from Warnbro Sound Avenue.

While the proposal is located within the 200m the 'generic separation distance' from the two (2) existing and approved 'Service Stations west of Warnbro Sound Avenue, the advice provided by the City's expert consultant (SLR) indicates that there is unlikely to be an unacceptable risk to human health at the proposed development.

Variations to the LDP, and other standards, such as the parking provisions of TPS2, are considered to be acceptable.

It is recommended that the Council adopt the Responsible Authority Report which recommends that the MODAP approve the application, subject to appropriate conditions.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ADOPTS** the Responsible Authority Report for the application for a High Support Facility (Residential Building) at Lot 8006 (No.38) Winderie Road, Golden Bay contained as Attachment 1 as the report required to be submitted to the Presiding Member of the Metro Outer Development Assessment Panel pursuant to Regulation 12 of the *Planning and Development (Development Assessment Panels) Regulation 2011*, which recommends that the Metro Outer Development Assessment Panel resolves to **Approve** DAP Application reference DAP/24/02651 and accompanying plans contained within Attachment 1:

- A1.00 Site Survey, Rev B, dated 23.09.20
- A1.01 Site Plan, Rev A, dated 23.04.18
- A1.02 Open Space Calculations, Rev B, dated 23.09.20
- A.1.03 Render Views, Rev B, dated 23.09.20
- A.1.04 Render Views, Rev B, dated 23.09.20
- A2.00 GA Plan - Ground Level, Rev B, dated 23.09.20
- A2.01 GA Plan - Roof Plan, Rev B, dated 23.09.20;
- A4.00 Building Elevations, Rev B, dated 23.09.20
- A4.01 Building Elevations, Rev B, dated 23.09.20
- A4.05 Street Elevations, Rev B, dated 23.09.20
- A5.00 Sections, Rev B, dated 23.09.20

in the event of an inconsistency between the approved plans and a requirement of the conditions set out below, the requirement of the conditions shall prevail.

In accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the Metropolitan Region Scheme, subject to the following conditions:

#### Conditions:

1. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.



2. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site; those plans must be submitted to the City of Rockingham for approval.  
  
All stormwater generated by the development must be managed in accordance with Local Planning Policy No.3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
3. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures must be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
4. The Contractor shall be responsible for the protection of all existing services in the road reserve for the duration of the works. Upon completion of the proposed services installation and prior to building occupancy, affected areas in the road reserve shall be reinstated to the satisfaction of the Manager Land Development and Infrastructure.
5. Prior to occupation of the development, the car parking area must:
  - (i) provide a minimum of 38 car parking spaces;
  - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 1A for staff parking and User Class 2 for visitors of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
  - (iii) provide at least two (2) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 4 of Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
  - (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
  - (v) comply with the above requirements for the duration of the development.
6. Prior to applying for a Building Permit, a revised Landscaping Plan must be submitted and approved to the satisfaction of the City of Rockingham and shall include the following detail:
  - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area inclusive of the verge;
  - (ii) any lawns to be established and areas to be mulched;
  - (iii) any natural landscape areas to be retained;
  - (iv) those areas to be reticulated or irrigated; and
  - (v) the provision of groundcovers and irrigated turf in the verges of Adelong Avenue, Yaramin Way and Winderie Road.  
The landscaping (including all verge landscaping) must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.
7. Existing street trees adjacent to the development site must be protected throughout the course of the project in accordance with Australian Standard AS 4970-2009 protection of trees on Development Sites.
8. In accordance with City of Rockingham Planning Policy No.3.3.14 - Bicycle Parking and End of Trip Facilities, four (4) long-term staff bicycle parking spaces must be provided for the development. The bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities and must be approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.

9. Prior to occupation of the development, the existing footpath and pram ramp adjacent to the proposed vehicle crossover in Winderie Road shall be extended 15m to the south-west in order to provide adequate vehicle sight distance to the satisfaction of the City.
10. A Parking Control and Management Plan shall be prepared to the satisfaction of the City of Rockingham prior to applying for a Building Permit, which shall demonstrate how vehicle parking associated with the Residential Building and Service Centre uses will be effectively managed during business times and controlled to provide adequate car parking on-site for staff and customers.  
  
The Parking Control and Management Plan must be implemented prior to occupation of the development and continue to be applied thereafter to the satisfaction of the City.
11. Prior to applying for a Building Permit, a schedule of the colours and textures of the building materials, must be provided to the satisfaction of the City of Rockingham. The development must be finished in accordance with the schedule provided and approved by the City of Rockingham, prior to occupation of the development and maintained for the duration of the use.
12. Windows in the building elevation facing Adelong Avenue and Warnbro Sound Avenue must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, curtains, blinds, posters, paint, roller doors or similar), to ensure that visibility and an activated frontage is provided between the development and the public domain at all times.

Advice Notes:

1. In regards to Condition No.4, the applicant is advised that an inspection of the existing infrastructure surrounding the proposed area of works needs to be identified and documented prior to works commencing. Particular interest is to be paid to the state of the existing road pavements. Any damage due to the works, will need to be repaired to the satisfaction of the City of Rockingham.
2. Future crossovers are to be designed and constructed in accordance with the City of Rockingham's *Specification for the Construction of Commercial Crossovers*. The applicant is to liaise with the City's Technical Services department for construction details.
3. The development must comply with the *Health (Public Building) Regulations 1992*; the applicant and owner should liaise with the City of Rockingham Health and Building Services in this regard.
4. The development must comply with the *Food Act 2008*, the *Food Safety Standards* and Chapter 3 of the *Australian New Zealand Food Standards Code (Australia Only)*; the applicant and owner should liaise with the City's Health Services in this regard.
5. The development must not operate unless approval has been issued by the City's Health Services and the premises complies with the *Health (Miscellaneous Provisions) Act 1911* with respect to a lodging house.
6. The City of Rockingham has been advised that the site has been historically used as a construction depot/laydown yard and has been infilled. The applicant is therefore advised to consult with the Department of Water and Environmental Regulation (DWER) regarding appropriate investigations under the *Contaminated Sites Act 2003* to ensure the site is not contaminated and is suitable for the proposed land use.

## Asset Services

### Asset Services Directorate and Support



Report number / title:	AS-016/24	Proposed Renaming of Bight Reefs Reserve to Mather Park
File number:	R/26470	
Applicant:	Singleton Residents Association	
Owner:		
Author:	Mr Sam Assaad, Director Asset Services	
Other Contributors:		
Date of Committee meeting:	17 June 2024	
Previously before Council:	15 April 2024 (AS-012/24)	
Disclosure of Interest:		
Nature of Council's role:	Advocacy	
Attachments:	1. Summary of Community Consultation Responses	
Maps / Diagrams:	1. Community Consultation Map 2. Community Consultation Feedback	
Site:	Bight Reefs Reserve, R26470	
Lot Area:		
LA Zoning:		
MRS Zoning:		

## Purpose of Report

For Council to consider the request from the Singleton Resident's Association (**SRA**) to rename Bight Reefs Reserve, Singleton to 'Mather Park' following the completion of community consultation.

## Background

Council, at its meeting held on 23 April 2024, considered report AS-012/24 and resolved as follows:

*"That Council **SUPPORTS** public consultation being undertaken on the proposed renaming of Bight Reefs Reserve, Singleton R26470 to 'Mather Park' as detailed in this report"*

## Details

A letter dated 14 March 2024 was received from the SRA proposing the name change from Bight Reefs Reserve to 'Mather Park' to honour Mr Jack and Mrs Edna Mather who were longtime residents of Singleton and heavily involved in the local community.

Following the April 2024 Council Meeting, community consultation was carried out as detailed in the Implications to Consider, below.

## Implications to Consider

### a. Consultation with the Community

Community consultation was carried out for a period of four (4) weeks from 26 April 2024 to 24 May 2024.

A mail out encompassing a one (1) kilometre radius from the reserve was carried out, as well as it being advertised on the City of Rockingham's Share Your Thoughts page.



1. Community Consultation Map

In total, 22 submissions were received with 15 indicating support and seven (7) objecting the proposal.

A summary of the responses is shown in Attachment 1.

Of the seven (7) that did not show support for the proposed renaming, five (5) live in close proximity to Bight Reefs Reserve. One (1) of the supporting submissions lived outside of the City of Rockingham and another outside of Singleton.

The submissions that did not support the proposed renaming indicated two (2) themes as the reason for their response.

Theme	Details	City Comment
Cost of renaming	<p>The cost of renaming the reserve was indicated in the majority of submissions that did not support the proposed renaming.</p> <p>There were indications that the preference was to provide a plaque as a low cost means to recognise the Mathers.</p>	<p>The Council Policy – Memorials in Public Places recognises that renaming a reserve is a preferred means to recognise people who have contributed substantive community and volunteer work.</p> <p>The policy does not support the placement of memorials as a financially sustainable option as there are ongoing maintenance costs over and above standard reserve furniture.</p> <p>The cost of renaming a reserve will be in excess of \$6,500 as a one-off cost.</p> <p>There is an existing bench seat with a memorial to the Mathers in Bight Reefs Reserve.</p>
Principle of Renaming	<p>A number of submissions raised issue with the principle of renaming reserves after specific individuals, whilst there was also a number of submissions that raised the idea of indigenous naming instead.</p> <p>There was also concerns about the loss of current cultural and historical attachment to the current name if the renaming proceeded.</p>	<p>The Council Policy – Memorials in Public Places recognises that naming locations after individuals is an appropriate means to recognise those who have made a significant contribution to a locality. This is also reflected in the Geographical Names Committee guidelines which also supports this principle.</p> <p>The idea of indigenous naming is noted but being considered separately as an action of the Reconciliation Action Plan.</p>





2. Community Consultation Feedback

b. **Consultation with Government Agencies**

The Geographical Names Team (GNT) provides advice regarding the interpretation of the guidelines and may consult with relevant emergency response or public service organisations if a question of public safety or confusion might arise.

c. **Strategic**

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Strategic Community Plan 2023-2033:

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

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

d. **Policy**

The *Council Policy - Naming of Reserve Policy* provides a process for Council to consider applications to rename reserves in line with the Landgate Policies and Standards.

Landgate '*Policies and Standards for Geographical Naming with Western Australia*', Section 1 and Section 5, apply to the requirements for an application to rename a reserve.

**e. Financial**

The cost to change the name and update signage at the reserve would be approximately \$5,500.

It has been custom and practice for a celebratory event to be organised at the reserve as part of the renaming process. The cost for this event will be in the order of \$1,000 including advertising, catering and other event costs.

The total cost for the renaming of the reserve would be in excess of \$6,500.

**f. Legal and Statutory**

The naming approval will require Landgate approval under the provision set out in the *Land Administration Act 1997*, *Land Administration Regulations 1998* and the *Instrument of Delegations*.

Landgate, under delegation from the Minister, hold the authority to approve naming submissions. Through the Landgate GNT, advice is provided to the applicant on how the naming proposal shall proceed or why it cannot.

**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 GNT assesses requests for reserve names and renaming, as per section 1.4.2 of the *Policies and Standards for Geographical Naming in Western Australia*:

*"The approval of a name to commemorate an individual would only be considered as follows:*

- posthumously*
- permission of the immediate family must be obtained. Where the person has been deceased for more than 10 years and contact with the immediate family could not be established appropriate consultation must be carried out*
- based on a demonstrated record of achievement*
- having had a direct and long-term association with the location and made a significant contribution to the area*
- the proposal commemorating an individual with an outstanding national or international reputation has had a direct association with the area in which it is to be located*
- such application is in the public interest*
- there is evidence of broad community support for the proposal."*

Section 9 (Step 5: Analyse feedback from the community) of the above policy outlines the criteria on what is deemed consent:

*"When a survey is sent to the immediate community, consent is considered to be achieved when the number of respondents expressing consent, added to the number of non-respondents (indicating tacit consent) is greater than 50 percent of the total survey."*

With only five local objection responses, it is therefore noted that only 0.5% of the survey recipients has expressed an objection to the renaming.

Further, the reasons and options provided by the submissions that did not support the proposed renaming are not consistent with either the principles put in place through the Geographical Names Team or *Council Policy - Memorials in Public Places*. The concern regarding cost, although understandable, is not considered to be a relevant consideration under the City Policy or Landgate guidelines.



### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **SUPPORTS** the request to forward an application to the Geographical Names Team to rename Bight Reefs Reserve to 'Mather Park'.

## Asset Services Infrastructure Project Delivery



<b>Report number / title:</b>	<b>AS-017/24</b>	<b>Tender T23/24-65 - Construction of the Stan Twight Reserve Clubrooms</b>
<b>File number:</b>	T23/24-65	
<b>Proponent/s</b>		
<b>Author:</b>	Mr Ian Daniels, Manager Infrastructure Project Delivery	
<b>Other Contributors:</b>	Mr Gary Rogers, Manager Community Infrastructure Planning Mr Simon Currall, Senior Project Officer	
<b>Date of Committee Meeting:</b>	17 June 2024	
<b>Previously before Council:</b>		
<b>Disclosure of Interest:</b>		
<b>Nature of Council's Role :</b>	Executive	
<b>Attachments:</b>	1. Financial Information <i>Confidential Attachment as per Section 5.23 of the Local Government Act 1995</i>	
<b>Maps/Diagrams:</b>		
<b>Site:</b>	Stan Twight Reserve - Reserve No. 52839 and, 38646	
<b>Lot Area:</b>	87,000m <sup>2</sup> (Lots 300, 301, 302, 753, 4119)	

### Purpose of Report

To provide Council with details of the Tender submissions received for Tender T23/24-65 Construction of the Stan Twight Reserve Clubrooms, document the results of the Tender assessment and make recommendations regarding award of the contract.

### Background

Tender T23/24-65 Construction of the Stan Twight Reserve Clubrooms was advertised in the West Australian on Saturday 24 February 2024. The Tender closed at 2.00pm, Thursday 2 May 2024 and was publicly opened immediately after the closing time.

### Details

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

- Demolition of the existing clubhouse
- Construction of a new clubhouse and changing room facility
- Upgrade to the existing floodlighting
- Extension to the existing car park area

Once awarded, the works are scheduled to take approximately 14 months to complete.

A Panel as approved by the Director Asset Services in compliance with Executive Standard – Purchasing of Goods and Services, 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
	40 Pts	30 Pts	30 Pts	100 Pts
<b>Shelford Construction</b>	<b>29.8</b>	<b>21.0</b>	<b>23.4</b>	<b>74.2</b>
Geared Construction	28.2	21.2	24.6	74.0
Schlager Group	29.5	19.5	24.7	73.7
Construct 360	22.8	17.2	30.0	70.0
Castle Construction	27.0	16.8	24.5	68.4
BE Projects	28.3	5.7	23.3	57.3

The Tender assessment requires that Local Content is considered with the following outcome:

Tenderer	Original Score	Local Content	Total Score	Rank
	100 Pts	5 Pts	105 Pts	
<b>Shelford Construction</b>	<b>74.2</b>	<b>4.5</b>	<b>78.7</b>	<b>1</b>
Geared Construction	74.0	1.5	75.5	2
Schlager Group	73.7	1.5	75.2	3

This is a lump sum contract, which does not allow for a price variation due to rise and fall or a variation in the Consumer Price Index (CPI) for Perth Western Australia.

### Implications to Consider

**a. Consultation with the Community**

Nil for the Tender process, however, this project is included in the Community Infrastructure Plan and Corporate Business Plan to meet the increasing sport and recreation needs of a growing community and supports the growth in female, juniors and seniors participation in sport.

**b. Consultation with Government Agencies**

Nil

**c. Strategic**

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the 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:** **2. Natural Environment - A place of natural beauty where the environment is respected**

**Outcome/Objective:** *Sustainable natural green spaces - Improve community open spaces*

**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 *Council Policy - 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).

In accordance with *Council Policy - Purchasing Policy*, Local Content was assessed as part of the Tender assessment.

**e. Financial**

The lump sum figure of the highest ranked Tenderer is higher than the approved budget.

Within this budget are grants from the Community Sport and Recreation Facility Fund (CSRFF) - \$1,000,000, Australian Cricket Infrastructure Fund (ACIF) - \$50,000 and the Australian Football Facilities Fund (AFFF) - \$50,000.

Other potential funding which is included in the budget includes Developer Contributions at approximately \$743,426 (Note: the final figure is determined on the final Tender amount.)

Additional funding towards the project will be Club Contributions, which will be approximately \$80,000.

**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'.*

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 18(6).

*'If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.'*

In accordance with the City's Delegation 1.6 – Acceptance/Rejection of Expressions of Interest and Tenders – For Supply of Goods and Services, the Chief Executive Officer has delegated authority under this regulation.'

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 20(1).

*'If, after it has invited tenders for the supply of goods or services and chosen a successful tenderer but before it has entered into a contract for the supply of the goods or services required, the local government wishes to make a minor variation in the goods or services required, it may, without again inviting tenders, enter into a contract with the chosen tenderer for the supply of the varied requirement subject to such variations in the tender as may be agreed with the tenderer.''*

In accordance with the City's Delegation 1.5 - Expressions of Interest and Tenders - For Supply of Goods and Services, the Chief Executive Officer has delegated authority under this regulation.



**g. Risk**

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

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

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

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

Nil

**Comments**

The City received six submissions which reflected that there was a competitive level of interest in this project. Tenders were assessed under two main qualitative categories, which were Level of Service and Understanding Tender Requirements.

Under the Level of Service category, items assessed included organisation experience/capacity, nominated personnel experience/qualifications/capacity and management systems. This provided the Panel with enough information to understand each company's capability, capacity and background to gauge the ability to complete this type of project.

Under the Understanding Tender Requirements category, items assessed included construction methodology, schedule of works, critical construction requirements, expected outcomes for the project and project risks. This provided the Panel with enough information to assess each company's full understanding of the project, how it would be delivered, the impacts on stakeholders and the outcomes.

As highlighted by the Panel's overall scores in the above table the Tenderers' submissions varied considerably in completeness and relevant information.

The qualitative assessment was linked with the quantitative lump sum price and local content scores to give the overall scores with the highest being Shelford Construction Pty Ltd.

A number of clarifications were sought regarding resourcing from certain Tenderers, however, the responses did not alter the final scores.

After completing the overall assessment, the submission received by Shelford Construction is considered the best value to the City. Confidential Attachment 1 - Financial Considerations highlights the budgetary constraints and implications.

**Voting Requirements**

Simple Majority

**Officer Recommendation**

That Council **ACCEPTS** the Tender submitted from Shelford Constructions Pty Ltd, 131 Dixon Road, East Rockingham WA 6168 for Tender T23/24-65 Construction of the Stan Twight Reserve Clubrooms in accordance with the Tender documentation subject to successful negotiations pursuant to Section 3.57 of *Local Government Act 1995* and Regulations 18 and 20 of *Local Government (Functions and General) Regulations 1996*.

## Asset Services Infrastructure Project Delivery



<b>Report number / title:</b>	<b>AS-018/24</b>	<b>Tender T23/24-76 - Provision of Services for the Upgrade of Read Street and Malibu Road Intersection</b>
<b>File number:</b>	T23/24-76	
<b>Proponent/s</b>		
<b>Author:</b>	Mr Ian Daniels, Manager Infrastructure Project Delivery	
<b>Other Contributors:</b>	Mr Gurjinder Gill, Supervisor Civil Projects	
<b>Date of Committee Meeting:</b>	17 June 2024	
<b>Previously before Council:</b>		
<b>Disclosure of Interest:</b>		
<b>Nature of Council's Role :</b>	Executive	
<b>Attachments:</b>		
<b>Maps/Diagrams:</b>		
<b>Site:</b>		
<b>Lot Area:</b>		

### Purpose of Report

To provide Council with details of the Tender submissions received for Tender T23/24-76 - Provision of Services for the Upgrade of Read Street and Malibu Road Intersection, document the results of the Tender assessment and make recommendations regarding award of the contract.

### Background

Tender T23/24-76 - Provision of Services for the Upgrade of Read Street and Malibu Road Intersection was advertised in the West Australian on Saturday 23 March 2024. The Tender closed at 2.00pm, Wednesday 17 April 2024 and was publicly opened immediately after the closing time.

### Details

The type of works to be undertaken under the Contract will result in the pre-deflection of the Read Street approaches from the north and south to create a safer road environment. The works will include the following:

- Protection of existing utility services and assets.
- Stripping, stockpiling and redistribution of top soil and shredded vegetation.
- Excavating, placing and compaction of fill to level within the site.
- Setting out and construction of roads, footpaths, barriers, and erection of signs including spotting for pavement markings.
- Provide a functional traffic warden controlled children's crossing during the works.
- Liaising with Western Power to coordinate the upgrade of the street lighting by Western Power to occur during the roundabout works.

- Setting out and adjustment of existing assets.
- Fully reinstate the site and leave the works in a neat and tidy condition.

The contract period will commence in July 2024 and is expected to be completed in November 2024.

A Panel as approved by the Director Asset Services in compliance with Executive Standard - Purchasing of Goods and Services, 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
	30 Pts	30 Pts	40 Pts	100 Pts	
<b>Industrial Roadpavers (WA) Pty Ltd</b>	25.7	22.2	40.0	87.9	1
WCP Civil Pty Ltd	25.8	23.2	33.5	82.5	2
Raubex Construction Pty Ltd	26.0	23.5	22.8	72.3	3

This is a lump sum contract which does not allow for a price variation due to rise and fall or a variation in the Consumer Price Index (CPI) for Perth Western Australia.

### Implications to Consider

**a. Consultation with the Community**

Nil

**b. Consultation with Government Agencies**

Western Power for the modification to streetlights as part of the project.

**c. Strategic**

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspirations and Strategic Objectives contained in the Strategic Community Plan 2023-2033:

**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*

**Aspiration:** **5. Leadership Aspiration - Transparent and accountable leadership and governance**

**Outcome/Objective:** *Quality Leadership - Ensure accountable and transparent governance*

**d. Policy**

In accordance with *Council Policy - 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 submission of \$555,342 is in accordance with the approved Budget and Business Plan.

This is a State Blackspot funded project that means that 2/3 of the funding is supplied by the State Government.

**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

Tenders were assessed under two main qualitative categories, which were Level of Service and Understanding Tender Requirements.

Under the Level of Service category, items assessed included organisation experience and capacity, nominated personnel experience, qualifications and capacity and management systems. This provided the Panel with enough information to understand each company's capability, capacity and background in completing this type of project.

Under the Understanding Tender Requirements category, items assessed included construction methodology, schedule of works, critical construction requirements, expected outcomes for the project and project risks. This provided the Panel with enough information to assess each company's full understanding of the project, how it would be delivered, the impacts on stakeholders and the outcomes.

After completing the overall assessment, the submission received by Industrial Roadpavers (WA) Pty Ltd is considered the best value to the City of Rockingham.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ACCEPTS** the Tender submitted from Industrial Roadpavers (WA) Pty Ltd, 834 North Lake Road, Cockburn Central WA 6164 for Tender T23/24-76 - Provision of Services for the Upgrade of Read Street and Malibu Road Intersection in accordance with the Tender documentation for the lump sum value of \$555,342 (excl GST).



## Asset Services Infrastructure Project Delivery



<b>Report number / title:</b>	<b>AS-019/24</b>	<b>Tender T24/25-08 - Supply and Installation of New Playground Equipment on Churchill Park</b>
File number:	T24/25-08	
Proponent/s		
Author:	Mr Ian Daniels, Manager Infrastructure Project Delivery	
Other Contributors:	Mr Craig Beard, Project Officer Parks/Landscaping	
Date of Committee Meeting:	17 June 2024	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role :	Executive	
Attachments:	1. Financial Information <i>Confidential Attachment as per Section 5.23 of the Local Government Act 1995</i>	
Maps/Diagrams:	1. Location Plan	
Site:	Churchill Park Reserve - R22568, Lot 148	
Lot Area:		

### Purpose of Report

To provide Council with details of the Tender submissions received for Tender T24/25-08 - Supply and Installation of New Playground Equipment on Churchill Park, document the results of the Tender assessment and make recommendations regarding award of the contract.

### Background

Tender T24/25-08 - Supply and Installation of New Playground Equipment on Churchill Park was advertised in the West Australian on, Saturday 23 March 2024. The Tender closed at 2:00pm, Wednesday 24 April 2024 and was publicly opened immediately after the closing time.

### Details

The scope of works under the Contract shall include:

- Demolition and removal of existing playgrounds and associated edging;
- Earthworks;
- Supply and installation of fabricated play equipment;
- Supply and installation of bespoke play equipment, including nature based play;
- Supply and installation of concrete path network;
- Supply and installation of rubber softfall;
- Supply and installation of play mulch; and
- Supply and installation of interactive signage, including accessible communication boards.



1. Location Plan

A Panel as approved by the Director Asset Services in compliance with Executive Standard - Purchasing of Goods and Services, 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
	27.5 Pts	27.5 Pts	45 Pts	100 Pts
<b>Phase3 Landscape Construction</b>	<b>24.5</b>	<b>20.8</b>	<b>40.8</b>	<b>86.1</b>
Horizon West Landscape Constructions	25.7	20.5	39.4	85.6
Ligna Construction	20.7	17.3	45.0	83.0
CDI Group	21.2	20.3	28.4	69.9
Nature Play Solutions	20.1	16.2	24.7	61.0

The Tender assessment requires that Local Content is considered with the following outcome:

Tenderer	Original Score	Local Content	Total Score	Rank
	100 Pts	5 Pts	105 Pts	
<b>Phase3 Landscape Construction</b>	<b>86.1</b>	<b>2</b>	<b>88.1</b>	<b>1</b>
Horizon West Landscape Constructions	85.6	2	87.6	2

This is a lump sum contract which does not allow for a price variation due to rise and fall or a variation in the Consumer Price Index (CPI) for Perth Western Australia.

### 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 Aspirations and Strategic Objectives contained in the Strategic Community Plan 2023-2033:

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

**Outcome/Objective:** Community health and wellbeing - Provide healthy lifestyle opportunities

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

**Outcome/Objective:** Sustainable natural green spaces - Improve community open spaces

**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 *Council Policy - 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).

In accordance with Council Policy - Purchasing Policy, Local Content was assessed as part of the Tender assessment.

**e. Financial**

The lump sum figure of the highest ranked Tenderer is higher than the approved Budget.

**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'.*

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 18(6).

*'If a local government has accepted a tender but acceptance of the tender does not create a contract and within 6 months of the day on which the tender was accepted the local government and the successful tenderer agree not to enter into a contract in relation to the tender, the local government may accept from the other tenders the tender which it thinks it would be most advantageous to the local government to accept.'*

In accordance with the City's Delegation 1.6 - Acceptance/Rejection of Expressions of Interest and Tenders - For Supply of Goods and Services, the Chief Executive Officer has delegated authority under this regulation.

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 20(1).

*'If, after it has invited tenders for the supply of goods or services and chosen a successful tenderer but before it has entered into a contract for the supply of the goods or services required, the local government wishes to make a minor variation in the goods or services required, it may, without again inviting tenders, enter into a contract with the chosen tenderer for the supply of the varied requirement subject to such variations in the tender as may be agreed with the tenderer.'*

In accordance with the City's Delegation 1.5 – Expressions of Interest and Tenders – For Supply of Goods and Services, the Chief Executive Officer has delegated authority under this regulation.

**g. Risk**

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

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

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

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

Nil

### Comments

The City received five submissions which reflected that there was a competitive level of interest in this project. Tenders were assessed under two main qualitative categories, which were Level of Service and Understanding Tender Requirements.

Under the Level of Service category, items assessed included organisation experience and capacity, nominated personnel experience, qualifications and capacity and management systems. This provided the Panel with enough information to understand each company's capability, capacity and background in completing this type of project.

Under the Understanding Tender Requirements category, items assessed included construction methodology, schedule of works, critical construction requirements, expected outcomes for the project and project risks. This provided the Panel with enough information to assess each company's full understanding of the project, how it would be delivered, the impacts on stakeholders and the outcomes.

The overall scores in the assessment table indicate the Tenderers' submissions varied considerably.

The submission received by Phase3 Landscape Construction is considered the best value to the City of Rockingham, however, Attachment 1 - Financial Considerations highlights that the preferred submission will result in an overall project cost that is over the approved budget, however, it is noted that the budget can be adjusted at the September 2024 budget review.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ACCEPTS** the Tender submitted from Phase3 Landscape Constructions Pty Ltd, 18 Quarimor Road, Bibra Lake, WA, 6163 for Tender T24/25-08 - Supply and Installation of New Playground Equipment on Churchill Park in accordance with the Tender documentation subject to successful negotiations pursuant to Section 3.57 of *Local Government Act 1995* and Regulations 18 and 20 of *Local Government (Functions and General) Regulations 1996*.

**15. Motions of which Previous Notice has been given**

**Planning and Development Services**

**Planning and Development Services  
Strategic Planning and Environment**



<b>Report number / title:</b>	<b>PD-020/24</b>	<b>Notice of Motion - Little Penguin Action Plan</b>
File number:	PKR/51	
Proponent/s:	Cr Dawn Jecks	
Author:	Mr Brett Ashby, Manager Strategic Planning and Environment	
Other Contributor/s:	Mr Luke Rogers, Coordinator Sustainability and Environment	
Date of Committee meeting:	17 June 2024	
Previously before Council:	27 April 2021 (PD-013/21), 25 July 2023 (PD-028/33)	
Disclosure of Interest:		
Nature of Council's role:	Advocacy	
Attachments:		
Maps/Diagrams:		
Site:		
Lot Area:		

**Purpose of Report**

To respond to the following Notice of Motion from Cr Jecks:

*That Council **DIRECTS** the Chief Executive Officer to advocate to the WA State Government for a "Little Penguin Action Plan". A plan that includes a scientific advisory group with an independent scientist as the Chief Executive Officer.*

**Background**

Introduction

The City of Rockingham (**City**) has contributed funding towards population estimate studies of the Little Penguin (*Eudyptula minor*) colony between 2012 and 2023. In addition to providing ongoing estimates of population size, the research has allowed for a better understanding of the health, ecology and resilience of the colony.

Aside from Penguin Island being a major regional tourist attraction, the Little Penguin is a well-known and widely recognised symbol of the City and features on the Council Crest and the City's logo. The Penguin Island colony is also genetically distinct to all other colonies in south-western Australia, and are therefore globally unique.



The findings of the last population study, completed in 2023, showed an estimated decline of 94% of the overall population size since the initial baseline study was first undertaken in 2007. The rate of population decline also appears to be increasing as the estimated population had reduced by approximately 50% between 2007 and 2017, and reduced by a further 80% between 2017 and 2023. Research suggests that the decline can be attributed to a range of anthropogenic (human led) and natural influences although the exact cause/s are not known.

The Department of Biodiversity, Conservation and Attractions (**DBCA**) is responsible for the management of Penguin Island and the broader Shoalwater Islands Marine Park, and by extension, the resident colony of Little Penguins.

#### Little Penguin Working Group

DBCA facilitate a twice yearly Little Penguin Working Group (**LPWG**) meeting between DBCA staff, other State Government agencies, researchers and the City. The LPWG provides key updates on, and discuss matters relating to, the Penguins and Penguin Island.

The LPWG was established in late 2020 to discuss the findings of the 2019 population estimate report and commence discussions to address population decline. Since then, the City has been a regular contributor to the working group (as an invited guest) and has assisted in the development of a series of actions and identified research and management priorities for the Little Penguins.

#### **Council Engagement**

A timeline of Council activity on the issue of Little Penguins is summarised in Table 1 below:

Date	Summary of Council Involvement
<b>June 2012 (EP-049/12)</b>	Council resolved to fund three years of Little Penguin population monitoring from 2012/13 to 2014/15 (EP-049/12) due to concerns over declining population numbers as outlined in a research funding request. A total of \$60,000 over three years was provided to Murdoch University to undertake the research.  Following this initial three year period, an annual contribution of \$20,000 was allocated towards penguin population monitoring program in the City's budget to enable the continuation of population monitoring data collection up to 2019.
<b>October 2020</b>	A Councillor Engagement Session was held in October 2020 which provided an update on the results of the 2019 Little Penguin population research outcomes.
<b>December 2020 - January 2021 (PD-004/21)</b>	The declining penguin population was raised at the Annual Meeting of Electors in December 2020, when the following Motion was passed for consideration by Council:  <i>"That the Rockingham City Council form a committee to plan, organise and fund the development of whitebait farming to be released as food to the starving little penguins."</i>  The following reason was given by the proponent of the Motion:  <i>"To help the diminishing number of the little penguins (the iconic creature of Rockingham) colony on Penguin Island"</i>  In January 2021, Council resolved to not support the above Motion (PD-004/21) on the basis that the responsibility for management of the penguin population and fish stocks rests with State Government Agencies (DBCA and the Department of Primary Industries and Regional Development).
<b>April 2021 (PD-013/21)</b>	In response to the declining population of Little Penguins at Penguin Island, in April 2021 Council resolved to:  1. endorse the position that the conservation of the Little Penguin colony at Penguin Island requires additional resource allocation from the State Government including the preparation of a specific Management Plan and the formation of a dedicated Working Group to govern the matter.  2. direct the Chief Executive Officer to write to the Minister for Environment to progress the above.  On 11 February 2022, a meeting was held between the Minister for Environment, the Mayor and other City representatives where the management of the Little Penguin colony was discussed.

Date	Summary of Council Involvement
	<p>On 25 February 2022, a workshop with the Minister, DBCA, City representatives and other stakeholders was held. Discussion on issues relevant to the Little Penguin population and a further meeting of the Little Penguin Working Group was held in March 2022 to consider potential actions in further detail.</p> <p>While there have been changes made to management actions at Penguin Island to support the Little Penguins, including winter and hot weather closures amongst other actions, the Management Plan for the Shoalwater Marine Park 2007-2017 has not been the subject of a substantial review and update.</p>
<b>March 2022 (PD-011/22)</b>	<p>A Development Application for the construction of a new Penguin Discovery Centre on Penguin Island was assessed by the City. Based on this assessment it was deemed that inadequate information had been provided in respect to a number of matters, including the potential impacts on the penguin colony. In March 2022, Council resolved to not support the application, and directed the Chief Executive Officer to advocate that the State Government delay construction of a new facility until DBCA conducts a thorough and transparent options analysis.</p> <p>Although the WAPC approved the application, the State Government decided not to proceed and is now undertaking a detailed options analysis to consider the most appropriate location for the new Discovery Centre.</p>
<b>July 2023 (PD-028/23)</b>	<p>Council resolved to support the allocation of \$37,000 to the University of Western Australia for Little Penguin colony population monitoring from the 2023/2024 Annual Budget.</p>
<b>May 2024</b>	<p>A Councillor Engagement Session was held to brief Councillors on findings of the 2023 Little Penguin Population estimate.</p>

Table 1: History of Council Activity regarding Little Penguin Conservation

## Details

Cr Jecks' Notice of Motion was lodged with the following reasons:

*According the 2024 report produced for the City by Dr Belinda Cannell University of Western Australia, the population of Little Penguins using the island between September 2023 to November 2023 has reduced by approximately 94% (down from a population of 1600 to 2000 birds in 2007) with an estimated 114 individuals remaining.*

*Dr Cannell also makes the point that Little Penguins are resilient, and the population can recover with appropriate environmental conditions and threat mitigation strategies.*

*Dr Erin Clitheroe made the following statements in a 24 May 2024 media release issued by the Conversation Council of WA.*

*Murdoch University conservation biologist Dr Erin Clitheroe coordinates the Conservation Council of WA's Little Penguin Project on Penguin Island. Dr Clitheroe said today: "The recent population estimate reveals a distressing decline in the little penguin population on Penguin Island. While marine heatwave events have played a role, it's crucial to understand that many factors have contributed to the current situation. This is not a lost cause; accepting local extinction is not an option. Little penguins are resilient, and with fast and decisive action, we can still give this colony a fighting chance. This situation demands an "all hands-on deck" approach. An urgent and comprehensive Little Penguin Conservation Plan is essential to prevent the local extinction of this iconic species. "The strategies outlined in CCWA's Climate Change Adaptation Strategy for the Little Penguin highlight some of the actions that could give this colony a fighting chance. We are now at a point where intensive conservation management over several years, including strategies like rescue and rehabilitation, will be essential to ensure the colony's future."*

*I acknowledge the fact that we currently have the Little Penguin Working Group (LPWG) however this group is operationally oriented with its principal purpose being information sharing and coordination of basic activities. It does not discuss the management of pressures/ threats more broadly. Its role is not to identify and prioritise conservation actions that are needed to conserve the population in Perth. The Little Penguin Working group's membership and structure are not fit for purpose when it comes to a "Little Penguin Action Plan" that has an independent scientist as the Chief Executive Officer.*

*A "Little Penguin Action Plan", that includes a scientific advisory group with an independent scientist as the Chief Executive Officer would be dedicated to developing and coordinating conservation activities and research priorities. It would be responsible for the development of a little penguin conservation/action plan.*

*It is envisaged that scientific advisory group would provide direction and prioritise research and conservation strategies aimed at promoting the stabilisation or recovery of the population and penguin conservation more broadly in WA. It would potentially include, local, interstate and potential international penguin experts, drawing on knowledge and experience from other penguin conservation efforts.*

### 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 Aspirations and Strategic Objectives contained in the Strategic Community Plan 2023-2033:

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

**Outcome/Objective:**      Sustainable natural green spaces - Preserve and enhance biodiversity

**Aspiration:**                      **4. Economic - A vibrant economy creating opportunities**

**Outcome/Objective:**      A visitor destination - Promote the City as a place to visit

d. **Policy**

Nil

e. **Financial**

Nil

f. **Legal and Statutory**

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

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 responsibility for the management of the Little Penguins, and all fauna within the Marine Park for that matter, rests with the State Government and the City has been advocating to the DBCA and the Minister for Environment to ensure the health of the Little Penguins is adequately captured in the management of the Shoalwater Islands Marine Park.

Following the Council resolution in April 2021, the City has advocated for the provision of additional resource allocation, preparation of a specific Management Plan and formation of a dedicated Working Group to support conservation of the Little Penguin colony at Penguin Island. Since then, the DBCA has introduced new management measures, including winter and hot weather island closures, amongst others, and invited the City to attend meetings of the Little Penguin Working Group where research outcomes and management options are discussed.

Notwithstanding, the continued, significant decline in the population at Penguin Island warrants further action as a matter of urgency. This should include the preparation of a specific Conservation Plan for the Little Penguin colony at Penguin Island, and also the Garden Island colony given its connection to the Penguin Island colony and potential to provide comparative analysis.

While the City appreciates its involvement in the Little Penguin Working Group through invitation of the DBCA, and acknowledges the robust discussion on management actions that occur through the Working Group, the impacts on the Little Penguins are not limited to the Island and Marine Park under control of the DBCA. As a result, there is merit in the State Government establishing an independent advisory body, reporting directly to the Minister for Environment, which can comprehensively review all potential impacts on the Little Penguins and provide recommendations on management actions accordingly.

As a result, the remit of Cr Jecks' Notice of Motion is supported, however, it is recommended that it be restructured and targeted to reflect the above.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council:

1. **ADVOCATES** for the:
  - (i) preparation and implementation of a Little Penguin Conservation Plan targeted at actions to prevent the ongoing decline, and support recovery of, the Little Penguin colony at Penguin Island;
  - (ii) formation of an independently chaired Little Penguin Advisory Group, comprising scientific experts along with representatives from the Department of Biodiversity, Conservation and Attractions, the Department of Defence, the Department of Primary Industries and Regional Development, the Department of Transport and City of Rockingham; and.
  - (iii) allocation of additional funding by the State Government to the preparation and implementation of the Little Penguin Conservation Plan.
2. **DIRECTS** the Chief Executive Officer to write to the Premier and Minister for the Environment to progress the above.

### Notice of Motion from Cr Jecks

That Council **DIRECTS** the Chief Executive Officer to advocate to the WA State Government for a "Little Penguin Action Plan". A plan that includes a scientific advisory group with an independent scientist as the Chief Executive Officer.



## 1. Introduction

The City of Rockingham Town Planning Scheme No.2 provides for a small business to be carried out from a 'dwelling', provided that it does not adversely affect the 'amenity' of the locality. Such businesses are referred to as Home Occupations, Home Businesses and Home Offices. Town Planning Scheme No.2 defines these uses as follows:-

*'Home Occupation' means an occupation carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:*

- (a) does not employ any person not a member of the occupier's household;*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 20 square metres;*
- (d) does not display a sign exceeding 0.2 square metres;*
- (e) does not involve the retail sale, display or hire of goods of any nature;*
- (f) in relation to vehicles and parking, does not result in the requirement for a greater number of parking facilities than normally required for a single dwelling or an increase in traffic volume in the neighbourhood, does not involve the presence, use or calling of a vehicle more than 2 tonnes tare weight, and does not include provision for the fuelling, repair or maintenance of motor vehicles; and*
- (g) does not involve the use of an essential service of greater capacity than normally required in the zone.*

*'Home Business' means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which:*

- (a) does not employ more than 2 people not members of the occupier's household;*
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood;*
- (c) does not occupy an area greater than 50 square metres;*
- (d) does not involve the retail sale, display or hire of goods of any nature;*
- (e) in relation to vehicles and parking, does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood, and does not involve the presence, use or calling of a vehicle more than 3.5 tonnes tare weight; and*
- (f) does not involve the use of an essential service of greater capacity than normally required in the zone.*

*'Home Office' means a home occupation limited to a business carried out solely within a dwelling by a resident of the dwelling but which does not entail clients or customers travelling to and from the dwelling, involve any advertising signs on the premises or require any external change to the appearance of the dwelling.*





The purpose of this Planning Policy is to set out the objectives and policy provisions which the 'Council' shall have due regard to in the assessment and determination of applications for Development Approval for Home Occupations and Home Businesses.

Note: A Development Approval of the Council is not required for a Home Office. Refer to clause 61(2)(c) of the deemed provisions of Town Planning Scheme No.2.

In this regard, no person shall commence or carry out a Home Occupation or Home Business without first having applied for and obtained the Development Approval of the Council, pursuant to the provisions of Part 7 clause 60 of the deemed provisions of Town Planning Scheme No.2.

## **2. Policy Application**

In Town Planning Scheme No.2, the Zoning Table (Table No.1) indicates, subject to the provisions of the Scheme, the uses permitted in the Scheme Area in the various zones.

The permissibility of the Home Occupation use in Town Planning Scheme No.2 can be summarised as follows:

- (a) The use is not permitted in the Residential, Development<sup>1</sup>, City Centre, Waterfront Village, Baldivis Town Centre, Rural, Special Rural and Special Residential zones unless the Council has exercised its discretion by granting Development Approval;
- (b) The use is not permitted in all other zones.

The permissibility of the Home Business use in Town Planning Scheme No.2 can be summarised as follows:

- (a) The use is not permitted in the Residential, Development<sup>1</sup>, City Centre, Waterfront Village and Baldivis Town Centre zones unless the Council has exercised its discretion by granting Development Approval;
- (b) The use is not permitted in the Special Rural Zone unless the Council has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 64 of the deemed provisions of the Scheme;
- (c) The use is not permitted in all other zones.

- 1. In the Development Zone, subject to clause 27 of the deemed provisions of Town Planning Scheme No.2, use class permissibility shall be determined in accordance with the provisions of the relevant Local Structure Plan.

Town Planning Scheme No.2 requires that in assessing applications for Development Approval, the Council shall take into account the objectives of the particular zone and any Policy pertaining to that zone and this Planning Policy.

The Scheme also requires the Council to consider specific issues including the method and location of the operation, the potential for nuisance to the surrounding neighbourhood, impacts on neighbours, hours of operation, traffic generation, car parking requirements and the location of any associated storage areas.



### **3. Policy Objectives**

The objectives of this Planning Policy are as follows:

- (a) To promote the orderly and proper development of land by making suitable provisions to guide applicants who wish to operate a Home Occupation or a Home Business from a dwelling;
- (b) To secure the amenity, health and convenience of the neighbourhood through appropriate development requirements; and
- (c) To provide for economic growth and employment opportunities by facilitating the development of home based businesses.

### **4. Policy Statement**

#### **4.1 Town Planning Scheme No.2**

The operation of either a Home Occupation or Home Business will only be permitted if applications comply with Town Planning Scheme No.2 and the objectives and requirements of this Policy.

#### **4.2 Method of Operation**

The Council shall only permit the operation of a Home Occupation or Home Business within a dwelling or within the boundaries of a lot where it is satisfied that the operation will not cause injury to or adversely affect the amenity of the neighbourhood.

In this regard, a Home Occupation or Home Business that involves the retail sale, display or hire of goods of any nature will not be permitted.

All client, staff and resident car parking must be accommodated within the driveway, garage or carport within the property boundaries.

Furthermore, a Home Occupation or Home Business that includes provision for the fuelling, repair or maintenance of motor vehicles will not be permitted.

A proposed business operation that involves the use of the dwelling solely for administration purposes (i.e. bookwork, telephone etc.) would be deemed a Home Office that does not require Development Approval.

A mobile business that conducts all activities at the client's address and where the dwelling is used solely for administration purposes would be deemed a Home Office that does not require Development Approval. If maintenance of equipment associated with the mobile business is to be conducted within a dwelling or within the boundaries of a lot, the Development Approval of the Council would be required.

#### **4.3 Customers and Clients**

A Home Occupation and Home Business will only be permitted to operate where customers and clients only arrive and depart the premises between the hours of:

- (a) 8:00am and 5:00pm on Mondays, Tuesdays, Wednesdays, Fridays and Saturdays;
- (b) 8:00am and 7:00pm on Thursdays; and
- (c) Not at all on Sundays and Public Holidays.



When determining an application, the number of hours and/or days of clients visiting the premises or operation of a Home Occupation and Home Business may be limited, where it is necessary to protect the amenity of the surrounding area.

All customer and client visits must be made with 15 minute appointment intervals, unless there is adequate on-site car parking and the Home Occupation or Home Business is unlikely to affect the amenity of the neighbourhood.

#### 4.4 Deliveries

Regular deliveries of goods and equipment including deliveries carried out at daily intervals are generally not considered appropriate. Proposals involving deliveries must take into account the following factors:

- (a) The nature of the goods delivered;
- (b) Frequency of deliveries;
- (c) Type of delivery vehicle used;
- (d) Delivery hours; and
- (e) Likely inconvenience to existing traffic.

#### 4.5 Scale of Operation

##### (a) Home Occupation

The Council shall only permit the operation of a Home Occupation within a dwelling or within the boundaries of a lot where it is satisfied that the operation:

- does not employ any person not a member of the occupier's household;
- does not occupy an area greater than 20m<sup>2</sup>; and
- does not involve the use of an essential service of greater capacity than normally required in the zone.

##### (b) Home Business

The Council shall only permit the operation of a Home Business within a dwelling or within the boundaries of a lot where it is satisfied that the operation:

- does not employ more than 2 people not members of the occupier's household;
- does not occupy an area greater than 50m<sup>2</sup>; and
- does not involve the use of an essential service of greater capacity than normally required in the zone.

#### 4.6 Traffic Generation

Home Occupations and Home Businesses that generate vehicular traffic to a site have the potential to adversely affect the amenity of the neighbourhood.

Consideration of traffic generating Home Occupations and Home Businesses will only occur when it can be demonstrated that visits to the site by clients can be controlled, i.e. by appointment only.



When considering an appointment based Home Occupation or Home Business, the Council will have due regard to the existing amenity of the neighbourhood. In this instance, the current capacity and nature of the street will be a consideration. If the traffic generated by a proposed Home Occupation or Home Business is likely to have an adverse impact upon the existing nature of the street or its amenity, the proposal is unlikely to be approved.

A Home Occupation that involves the presence, use or calling of a vehicle more than 2 tonnes tare weight will not be supported.

A Home Business that involves the presence, use or calling of a vehicle more than 3.5 tonnes tare weight will not be supported.

#### 4.7 Parking

The operation of a Home Occupation or Home Business is only to be permitted within a dwelling or within the boundaries of a lot where it is satisfied that car parking is provided so as to adequately cater for the expected number of visitors and any employees attending the site at any one time, in addition to the bays associated with the dwelling on-site, and does not result in traffic difficulties as a result of the inadequacy of parking.

All client, staff and resident car parking must be contained onsite within the driveway, garage or carport.

Where visitor car parking cannot be provided on-site, the use of on-street car parking for visitors and clients may be permitted, where this has already been constructed as part of subdivision works.

#### 4.8 Advertising Signs

In accordance with the provisions of Town Planning Scheme No.2, a Home Occupation and a Home Business is permitted to display a sign not exceeding 0.2m<sup>2</sup> in area (generally 0.4m x 0.5m).

A Home Occupation or Home Business sign shall only describe the name and type of business being carried out on the land and the contact name(s) and telephone numbers.

No more than one sign per lot shall be permitted and the sign shall be erected on the land on which the Home Occupation or Home Business is being carried out.

Pursuant to the provisions of Town Planning Scheme No.2 and the Council's Signs, Hoardings and Bill Posting Local-Law, a proposed advertising sign which does not exceed 0.2m<sup>2</sup> in area is exempt from the requirement to obtain a Development Approval and a Sign Licence.

#### 4.9 Food Requirements

The use of a dwelling for commercial food preparation is limited by the provisions of the Health (Food Hygiene) Regulations 1993. The Council's Health Department should be consulted in this regard.



#### **4.10    Noise Management**

A Home Occupation and Home Business must comply with the Environmental Protection (Noise) Regulations 1997 at all times. If a proposal is likely to generate off-site noise impacts to neighbours, the applicant may be required to implement noise management measures or engage a consultant to prepare Noise Management Plan, demonstrating compliance with the Environmental Protection (Noise) Regulations 1997, and noise management measures recommended are to be implemented for the duration of the Home Occupation or Home Business.

#### **4.11    Consultation**

All applications for Development Approval for the operation of Home Occupations and Home Businesses in the Special Rural zone will be the subject of a process of community consultation in accordance clause 64 of the deemed provisions of the Scheme and Planning Procedure No.1.3 - Community Consultation.

Unless otherwise determined by the Manager, Statutory Planning, all other applications for Development Approval for the operation of Home Occupations and Home Businesses will be the subject of a process of community consultation in accordance with clause 64 of the deemed provisions of the Scheme and Planning Procedure No.1.3 - Community Consultation.

### **5.        Application Procedure**

Applications for Development Approval for the operation of Home Occupations and Home Businesses shall be made on the form prescribed by the Council, and shall be signed by the owner(s), and accompanied by the following information:

- (a) A written submission describing the proposal, which should include the following information and confirmation that the requirements of this Planning Policy can be achieved:
  - (i) Confirmation that the Home Occupation or Home Business is to be conducted by an occupier of the dwelling;
  - (ii) The number of persons to be employed in the Home Occupation/Home Business and their relationship to the applicant;
  - (iii) Hours of operation;
  - (iv) Method of operation, including any equipment used for the Home Occupation/Home Business;
  - (v) Details of the storage of goods or equipment (if appropriate);
  - (vi) Details on whether clientele will be attending the residence and if so, the manner in which appointments will be managed and likely frequency of visits.
- (b) Such plans (to a scale of not less than 1:500) and other information that the Council may reasonably require to enable the application to be determined. Plans to include:
  - (i) The room/s within which the Home Occupation/Home Business will be conducted;
  - (ii) The location and layout of car parking areas intended to be provided;





- (iii) The location and dimensions of any storage area associated with the Home Occupation/Home Business.
- (c) Details of any proposed signage to be erected, together with a separate application for a sign licence to the City's Building Services.
- (d) The payment of an Administration Fee as detailed in the City's Planning Scale of Fees for Planning Services.

## **6. Approval Period**

Approvals issued by the City for Home Occupations or Home Business are valid for a period of two years. If the use is not substantially commenced within two years, a fresh application is required to be lodged with the City.

The City may grant approval for an initial period of twelve months, where it has concerns regarding the potential operation of the use on the residential amenity of the locality.

In such cases, the applicant will be required to seek a renewal of approval to continue to operate the Home Occupation or Home Business.

## **7. Post Approval Considerations**

- (a) Should the scale of the Home Occupation/Home Business operation increase above that initially approved, a revised application for Development Approval is required to be submitted. Any further assessment will be undertaken with reference to the Scheme provisions and the contents of this Planning Policy.
- (b) Should the Council receive substantiated complaints from adjoining/nearby residents regarding a Home Occupation/Home Business, or if the Council observes that conditions of Development Approval are not being complied with, the Council will:
  - (i) by written notice served on the owner and/or occupier of the land, require compliance with the conditions imposed on any approval granted; and/or
  - (ii) prosecute the owner or occupier of the land as the case may be pursuant to section 10 of the Planning and Development Act 2005.

## **8. Authority**

This Planning Policy has been adopted by the Council under clause 4 of the deemed provisions of Town Planning Scheme No.2 and whilst it is not part of the Scheme and does not bind the Council in respect of any application for Development Approval, the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

## **9. Interpretations**

For the purposes of this Planning Policy, the following terms shall have the same meaning as in Town Planning Scheme No.2:

*Amenity means all those factors which combine to form the character of an area and include the present and likely future amenity.*



*Council means the Council of the City of Rockingham.*

*Dwelling means a building or portion of a building being used or intended, adapted or designed to be used for the purpose of human habitation on a permanent basis by:*

- (a) a single person;*
- (b) a single family; or*
- (c) no more than six persons who do not comprise a single family.*

#### **10. Delegation**

All applications for Development Approval for the operation of Home Businesses in the Special Rural Zone will be referred to the Council for determination.

All applications for Development Approval for the operation of Home Occupations and Home Businesses which generate substantiated objections following community consultation or where such applications have been received as a result of a complaint will be referred to the Council for determination.

All other applications for Development Approval for the operation of Home Occupations and Home Businesses which comply in all respects with the objectives and provisions of this Planning Policy will be determined under delegated authority, pursuant to clause 83 of the deemed provisions of Town Planning Scheme No.2 and the Delegated Authority Register.

#### **11. Adoption**

This Planning Policy was adopted by Council at its Ordinary meeting held on the 27th May 2008 and amended by Council at its Ordinary meeting held on the 22nd May 2018.

#### **12. Revocation**

This Planning Policy supersedes the Council's Statement of Planning Policy No.4.1 - Home Occupations.

- (j) dump points for the disposal of black and/or grey water from recreational vehicles.

**Fuel Depot:**

means premises used for the storage and sale in bulk of solid or liquid or gaseous fuel but does not include premises used –

- (a) as a service station; or
- (b) for the sale of fuel by retail into a vehicle for use by the vehicle.

**Funeral Parlour:**

means premises used –

- (a) to prepare and store bodies for burial or cremation;
- (b) to conduct funeral services.

**Garden Centre:**

means premises used for the propagation, rearing and sale of plants, and the storage and sale of products associated with horticulture and gardens.

**Health Studio:**

means premises designed and equipped for physical exercise, recreation and sporting activities including outdoor recreation.

**Holiday Accommodation:**

means 2 or more dwellings on one lot used to provide short term accommodation for persons other than the owner of the lot.

**Holiday House:**

means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.

**Home Business:**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or profession if the carrying out of the business, service or profession –

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 50m<sup>2</sup>; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes rate weight; and

- (g) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

### **Home Occupation:**

means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out an occupation if the carrying out of the occupation that:-

- (a) does not involve employing a person who is not a member of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 20m<sup>2</sup>; and
- (d) does not involve the display on the premises of a sign with an area exceeding 0.2m<sup>2</sup>; and
- (e) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (f) does not –
  - (i) require a greater number of parking spaces than normally required for a single dwelling; or
  - (ii) result in an increase in traffic volume in the neighbourhood;
 and
- (g) does not involve the presence, use or calling of a vehicle of more than 4.5 tonnes tare weight; and
- (h) does not include provision for the fuelling, repair or maintenance of motor vehicles; and
- (i) does not involve the use of an essential service that is greater than the use normally required in the zone in which the dwelling is located.

### **Home Office:**

means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation:-

- (a) is solely within the dwelling; and
- (b) does not entail clients or customers travelling to and from the dwelling; and
- (c) does not involve the display of a sign on the premises; and
- (d) does not require any change to the external appearance of the dwelling.

- (b) not usually open to the public without charge.

**Residential Building:** has the same meaning as in the R-Codes.

**Restaurant/Café:** means premises primarily used for the preparation, sale and serving of food and drinks for consumption on the premises by customers for whom seating is provided, including premises that are licenced under the *Liquor Control Act 1988*.

**Restricted Premises:** means premises used for the sale by retail or wholesale, or the offer for hire, loan or exchange, or the exhibition, display or delivery of:-

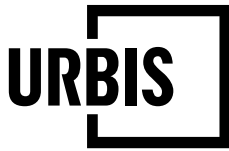
- (a) publications that are classified as restricted under the *Classification (Publications, Films and Computer Games) Enforcement Act 1995* (Commonwealth); or
- (b) materials, compounds, preparations or articles which are used or intended to be used primarily in or in connection with any form of sexual behaviour or activity; or
- (c) smoking-related implements.

**Rural Home Business:** means a dwelling or land around a dwelling used by an occupier of the dwelling to carry out a business, service or occupation if the carrying out of the business, service or occupation:-

- (a) does not involve employing more than 2 people who are not members of the occupier's household; and
- (b) will not cause injury to or adversely affect the amenity of the neighbourhood; and
- (c) does not occupy an area greater than 200m<sup>2</sup>; and
- (d) does not involve the retail sale, display or hire of any goods unless the sale, display or hire is done only by means of the Internet; and
- (e) does not result in traffic difficulties as a result of the inadequacy of parking or an increase in traffic volumes in the neighbourhood; and
- (f) does not involve the presence, use or calling of more than 3 vehicles at any one time or of a vehicle of more than 30 tonnes gross weight.

**Rural Pursuit/Hobby Farm:** means any premises, other than premises used for agriculture – extensive or agriculture – intensive, that are used by an occupier of the premises to carry out any of the following activities if carrying out of the activity does not involve permanently employing a person who is not a member of the occupier's household:-





**LEVEL 8**  
**1 WILLIAM STREET**  
**PERTH WA 6000**

URBIS.COM.AU  
 Urbis Ltd  
 ABN 50 105 256 228

8 February 2024

David Waller  
 Coordinator Statutory Planning  
 City of Rockingham  
 Civic Boulevard  
 Rockingham WA 6168

*CC – Chris Parlane: City of Rockingham*

Dear David,

## **RESPONSE TO REQUEST FOR FURTHER INFORMATION: 20.2023.313.1 – AD23/141555**

Urbis are pleased to provide this Request for Further Information (**RFI**) to the City of Rockingham (**the City**). This RFI relates to the development application for the proposed residential building located at Lot 8006 (No. 38) Winderie Road, Golden Bay (**subject site**). Specifically, the RFI addresses the EPA's Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses and State Planning Policy 4.1.

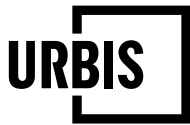
### **EPA'S GUIDANCE STATEMENT NO.3 – SEPARATION DISTANCES BETWEEN INDUSTRIAL AND SENSITIVE LAND USES**

The EPA's Guidance Statement No.3 – Separation Distances between Industrial and Sensitive Land Uses (**GS3**) provides guidance for the buffer and separation distances between industrial and other land uses. We note that GS3 provides a generic recommendation of a 200m separation distance between a 24-hour service station and sensitive land uses.

We note that the proposed development is located in proximity (approximately 80m from the subject site's western boundary) to the 24-hour 7/11 petrol station located at 52 Thundelarra Drive, Golden Bay. The subject site is therefore located within the GS3 recommended 200m buffer distance.

We note the following in relation to the proposed development and the recommended separation distances identified within GS3:

- No 'sensitive development' is contained on the proposed development's western edge (which has closest proximity to the adjacent petrol station's fuel bowers). Development on the site's western edge is limited to consultation rooms and office spaces.
- The proposed development's 'sensitive development' components (i.e. the 'sole occupancy units') in which residents will reside is further setback (over 100m) from the petrol station bowers and is screened by the western edge of the proposed development.
- Given the proximity and additional separation of the sensitive components of the proposed development it is considered that the impacts and risk from the petrol station are minimal.



- The onus of ensuring that human health and emissions from operations are adequately managed on an ongoing basis fall on the petrol station operator. This is particularly relevant given that the local context is primarily residential in nature.
  - We further note that Condition 24 of the development approval for the petrol station (DAP/21/01952 determined on 13 September 2021) requires the petrol station to implement strict emissions monitoring and management practices. Condition 24 of the approval reads as follows:
 

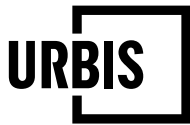
*24. The Service Station development shall incorporate Stage 1 vapour recovery and Stage 2 vapour recovery systems which are to be installed and operated at all times under a regular program of inspection and maintenance for the life of the development*
  - The conditions of approval for the approved petrol station seek to mitigate any potential adverse impacts to nearby sensitive and non-sensitive land uses. Given these conditions are currently in place, further restrictions on adjacent sites based on the presence of a nearby petrol station are inappropriate and unnecessary.
- Close to the entirety of the Golden Bay Neighbourhood Centre Detailed Area Plan (**NCDAP**) is located within the 200m buffer distance. Whilst it is appropriate to consider this buffer distance for nearby proposals, strict prohibition or limitation of sensitive development based on the proximity to the petrol station would completely sterilise and render nearby sites undevelopable.
  - It is therefore inappropriate to prohibit sensitive development within the 200m buffer distance based on proximity to the petrol station as this would completely undermine the intent and operation of the applicable planning framework.
- The subject site is zoned 'Residential R40/R60' under the City of Rockingham's Local Planning Scheme No. 2 (LPS2). The subject site is similarly identified as 'Residential R40 and R60 under the NCDAP. Given the proposed development is seeking approval for a residential use within the Residential zone, the proposal is entirely appropriate and worthy of consideration against the applicable planning framework.
  - Whilst the site's local context and nearby land uses are relevant considerations in the assessment of the proposal, the operation of nearby development should not unreasonably restrict or prohibit the proposed development which is largely compliant and achieves the intent of the applicable planning framework.

## STATE PLANNING POLICY 4.1 – INDUSTRIAL INTERFACE

State Planning Policy 4.1 (**SPP 4.1**) considers the interface between industrial and other land uses and prevent conflict between these land uses. SPP 4.1 provides guidance for development as well as particular buffer and separation considerations.

As identified above, we note the subject site's western boundary is approximately 80m from the adjacent petrol station's fuel bowers. We note the following in relation to the proposed development and the provisions of SPP 4.2:

- Whilst the proposed development is located within proximity to an 'industrial use' (adjacent petrol station) it is not uncommon for petrol stations to be located within proximity to residential and other sensitive land uses.
- The proposed development is capable of operating safely and with minimal risk given proximity to the petrol station. The sensitive components of the proposed development (the 'sole occupancy



units' in which residents will reside) is located on the northern and eastern boundaries of the subject site. Given this, the sensitive components are considered to be appropriately set back and screened from the petrol station.

- The policy provisions and objectives of SPP 4.1 are capable of being satisfied in relation to the proposed development. The proposal will create minimal conflicts with the petrol station as it is adequately separated.
- The siting of the development ensures that the proposal can operate with minimal risk to human health and does not jeopardise the operation of the existing petrol station.

## CONCLUSION

We note that the subject site and proposed development requires consideration against SPP 4.1 and GS3. The proposed development is worthy of approval in light of these policies, noting the following:

- The adjacent petrol station has strict conditions of approval that seek to measure and mitigate any potentially harmful pollutants. This has been put in place to protect nearby sensitive developments such as the proposed development.
- The layout of the proposed development further separates the sensitive components of the development from the petrol station and minimises risk of exposure to any pollutants.
- The proposed development is largely compliant with the applicable planning framework and works towards achieving the objectives and intent of the planning framework. Nearby developments should therefore not unduly prejudice or impact the assessment of the proposed development.

Should you have any further queries on the proposed development, please do not hesitate to contact me on the below.

Kind regards,

A handwritten signature in blue ink that reads "D. Creighan".

Declan Creighan  
Senior Consultant  
dcreighan@urbis.com.au

# Technical Memorandum



**To:** Chris Parlane

**From:** Tarah Hagen, MSc, DABT, FACTRA

**Company:** City of Rockingham

**SLR Consulting Australia**

**Date:** 9 May 2024

**Project No.** 640.031280.00001

**RE: Lot 8006 (38) Winderie Road, Golden Bay**  
**Proposed Development of High Support Residential Facility**

## 1.0 Introduction

SLR Consulting Australia Pty Ltd (SLR) was engaged by City of Rockingham (City) to prepare this brief summary review of the potential human health risks (from benzene emissions) relating to the proposed development of a high support residential facility at Lot 8006 Winderie Road, Golden Bay given the proximity of two service stations. The proposed development will cater for people with neurological conditions such as Multiple Sclerosis (MS). The applicant is Multiple Sclerosis Society of WA (MSWA).

There are the following two main components of the development application.

- On the western portion of the site a 1,096 m<sup>2</sup> 'Service Centre' is proposed in order to provide physiotherapy, massage and counselling, as well as outreach services for residents and other people with MS and neurological conditions supported by MSWA.
- On the eastern portion of the site a 1,750m<sup>2</sup> supported residential care building is proposed containing 12 sole occupancy supported care apartments.

The two service stations are located at (see **Figure 1-1**):

- Lot 622 Aurea Boulevard, approximately 68m from the northwestern boundary of Lot 8006, and
- Lot 1523 Thundelarra Drive, approximately 40m from the western boundary of Lot 8006.

The City asked the applicant of the proposed development (MSWA) for a Request for Further Information (RFI) to address the EPA's Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses and State Planning Policy 4.1. Urbis (2024) responded on behalf of the applicant.

Dr Jason Shepherd from SLR previously prepared peer reviews of an air quality modelling assessment and monitoring assessment relating to the cumulative emissions from the two service stations and how they relate to air quality standards and the public health risk profile, in particular, in relation to two operating childcare centres located immediately to the west of the service stations on Thundelarra Drive.

SLR has now been asked by the City to consider the potential for human health risks in relation to the emissions from the existing service stations on the new development proposal (located to the east of the service stations), having regard to the applicant's justification provided by Urbis (2024).

9 May 2024

SLR Project No.: 640.031280.00001

SLR Ref No.: 640.031280-TM01-v1.1 (Lot 8006

Winderie Rd air emissions).docx

City of Rockingham  
Proposed Development of High Support Residential Facility

The assessment herein relies on the conclusions from the reviews undertaken previously by Dr Shepherd<sup>1</sup>.

In his latest review dated 15 January 2024, Dr Shepherd concluded that the Modelling Assessment indicates that emissions of volatile organic compounds (VOCs) from the service stations are unlikely to pose an unacceptable risk to human health at the childcare centre or nearby residences.



Figure 1-1: Location of Lot 8006 (38) Winderie Road in relation to two service stations

## 2.0 Applicant's Justification

Urbis (2024) on behalf of the applicant (MSWA) responded to the City's RFI request. Urbis (2024) noted that EPA's Guidance Statement No. 3 – Separation Distances between Industrial and Sensitive Land Uses (GS3) provides guidance for the buffer and separation distances between industrial and other land uses. Similarly, State Planning Policy 4.1 (SPP 4.1) considers the interface between industrial and other land uses and prevent conflict between these land uses.

GS3 provides a generic recommendation of a 200m separation distance between a 24-hour service station and sensitive land uses. Urbis (2024) noted that the subject site for the proposed development is located within the GS3 recommended 200m buffer distance.

Urbis (2024) notes that whilst the generic buffer distance is not met, the proposed development is still worthy of approval in light of both policies (GS3 and SPP 4.1) because:

<sup>1</sup> Letter 675.30246-L01-v1.0-20230317 dated 17 March 2023 and Letter 675.V30246-TM01-v1.0-20240115 dated 15 January 2024.





- *“The adjacent petrol station has strict conditions of approval that seek to measure and mitigate any harmful pollutants. This has been put in place to protect nearby sensitive developments such as the proposed development.*
- *The layout of the proposed development further separates the sensitive components of the development from the petrol station and minimises risk of exposure to any pollutants.*
- *The proposed development is largely compliant with the applicable planning framework and works towards achieving the objectives and intent of the planning framework. Nearby developments should therefore not unduly prejudice or impact the assessed of the proposed development.”*

Whilst the justifications provided by Urbis (2024) are considered applicable, Urbis (2024) do not provide a technical assessment of the potential emissions from the existing service stations to demonstrate whether existing emissions are unlikely to present a risk of harm to people who may spend time at the proposed development. Similarly, whilst the applicant's argument regarding the layout of the proposed development potentially minimising exposure to air pollutants may have merit, this has not been demonstrated using a technical assessment.

This memorandum considers the results of previous technical assessments in the context of the new proposed development.

### 3.0 Results of the Previous Modelling Assessment

The previous air quality modelling assessment (EAQ Consulting 2023)<sup>2</sup> used the US EPA's regulatory plume dispersion model, AERMOD, to predict the resulting maximum concentrations of various pollutants [primarily VOCs] associated with the vaporisation of unleaded petrol (ULP) from bowsters and storage tank vents at locations downwind of the service stations for every hour of the year. In doing so, the model accounts for the thousands of different meteorological conditions predicted to occur during a year.

Ground Level Concentration (GLC) predictions were made at two childcare centres directly west of the service stations, along with the three closest urban residential locations located directly west, north and south of the service stations (**Figure 3-1**).

<sup>2</sup> EAQ Consulting (2023). Emission Impact Assessment of Proposed 24HR Fuel Service Station. Lot 622, (2) Aurea Boulevard, Golden Bay Western Australia. Prepared for Ladybug Thirteen Pty Ltd. Project Ref: EAQ-22031. March 2023.



9 May 2024

SLR Project No.: 640.031280.00001

SLR Ref No.: 640.031280-TM01-v1.1 (Lot 8006

Winderie Rd air emissions).docx

City of Rockingham  
Proposed Development of High Support Residential Facility



**Figure 3-1: Receptor locations included in EAQ Consulting (2023) air modelling assessment for Lot 622 Aurea Boulevard**

Dr Shepherd previously evaluated the modelling and found the assumptions employed to be conservative, i.e. the modelled GLCs are more likely to over- rather than underestimate emissions from the service stations.

Of those pollutants modelled, the only pollutant concentration at nearby residences and the childcare centre predicted to approach the nominated air quality criteria, was the 1-hour average concentration of benzene. All other pollutants were found to be insignificant relative to their respective criteria (i.e. less than 2% of the criterion).

The maximum cumulative concentration (i.e., due to the two service stations) of benzene predicted to occur at the childcare facilities (to the west of the service stations) was predicted to be 27 micrograms per cubic metre ( $\mu\text{g}/\text{m}^3$ ) compared to a criterion of 29  $\mu\text{g}/\text{m}^3$ .

As previously discussed by Dr Shepherd, the EAQ Consulting (2023) Modelling Assessment adopted the NSW EPA 1-hour benzene air quality criterion of 29  $\mu\text{g}/\text{m}^3$ , itself adopted from the now rescinded Victorian "*State Environment Protection Policy (Air Quality Management)*", gazetted in 2001. This resulted in an outcome that SLR would consider to be uncomfortably close to the criterion. However, since 2021, EPA Victoria now adopt a more



9 May 2024

City of Rockingham  
Proposed Development of High Support Residential Facility

SLR Project No.: 640.031280.00001  
SLR Ref No.: 640.031280-TM01-v1.1 (Lot 8006  
Winderie Rd air emissions).docx

appropriate<sup>3</sup> 1-hour average criterion of 580 µg/m<sup>3</sup>, which is based on the same health endpoint (haematotoxicity) but is appropriately adjusted for averaging times. When compared to this criterion, the worst-case cumulative concentrations predicted by EAQ Consulting (2023) at the childcare centres or nearby residences are equivalent to less than 5% of the criterion.

It is also noted that in consultation with SLR, EAQ collected samples of ambient air over a period of six hours at a location approximately 40 m from the existing service station at Lot 1523 Thundelarra Drive (it is presumed by the author this was to the northwest of the service station bowers). The laboratory analysis results indicated that the concentrations of VOCs were negligible, with all benzene concentrations being less than the limit of reporting (i.e. very low, such that the laboratory cannot determine the actual concentration) of 6.4 µg/m<sup>3</sup>. Dr Shepherd previously presented a conservative extrapolation, assuming a result equal to the limit of detection and multiplying this by a factor of 10 to account for the wind direction only blowing towards the monitoring location for 10% of the time, giving 64 µg/m<sup>3</sup>. This is approximately 11% of the 1-hour criterion of 580 µg/m<sup>3</sup>.

## 4.0 Sensitivity of People with Existing Neurological Conditions to Benzene Exposure

From the information summarised in **Section 3.0**, the principal VOC of potential concern potentially emitted from the existing service stations is benzene; thus, benzene has been considered further in terms of the potential for increased sensitivity of people with existing neurological conditions such as MS.

ATSDR (2007) and US EPA (2002) have reviewed the adverse effects of benzene in their toxicological profiles. According to ATSDR (2007), acute inhalation of very high concentrations of benzene (e.g. 30 minutes at 300 ppm or 958,000 µg/m<sup>3</sup>)<sup>4</sup> can result in acute neurological symptoms indicative of central nervous system toxicity (e.g. drowsiness, dizziness, headache). Nevertheless, haematotoxicity, rather than neurotoxicity, appears to be the most sensitive critical effect and this is what the 1-hour acute inhalation reference value of 580 µg/m<sup>3</sup> is based on.

ATSDR (2007) and US EPA (2002) also discuss the factors which can make populations more susceptible to the effects of benzene exposure. People with existing neurological

<sup>3</sup> The criterion of 29 µg/m<sup>3</sup> originates from the US Agency for Toxic Substance and Disease Registry (ATSDR 2007) acute minimal risk level (MRL), which was derived for acute-duration inhalation exposure periods of less than or equal to 14 days and therefore the averaging time is excessively conservative for comparison with 1-hour average data. In their "Guideline for Assessing and Minimising Air Pollution in Victoria", EPA Victoria now assign this criterion of 29 µg/m<sup>3</sup> less conservatively to a 24-hour averaging period, more in keeping with the intent of the MRL exposure period and instead adopt a 1-hour average acute reference value from the Texas Commission on Environmental Quality (TCEQ 2007) equivalent to 580 µg/m<sup>3</sup>. The latter criterion was derived based on the same endpoint as the ATSDR MRL (haematotoxicity in male mice) but was adjusted for the shorter exposure duration of one hour. TCEQ (2007) used a Lowest Observed Adverse Effect Concentration (LOAEC) of 10.2 ppm for a 6 hour exposure period in mice, extrapolated this to a 1-hour concentration of 18.5 ppm, applied a regional gas dose ratio of 1 (this caters for toxicokinetic differences), and applied an uncertainty factor of 100 (3x for interspecies toxicodynamic differences, 10x for human variability, and 3x for use of a LOAEL) to derive a 1-hour reference value of 0.18 ppm (i.e. 580 µg/m<sup>3</sup>). Furthermore, it is worth noting that the TCEQ reference values are based on health effects and "If predicted or measured airborne levels of a constituent do not exceed the comparison level, adverse health or welfare effects would not be expected to result. If ambient levels of constituents in air exceed the comparison levels, it does not necessarily indicate a problem, but rather, triggers a more in-depth review."

<sup>4</sup> Note this concentration is 1,650 times higher than the TCEQ (2007) acute 1-hour health-based criterion used in the assessment.



conditions are not listed as a population which may be unusually susceptible to benzene exposure.

A systematic review and meta-analysis by Gerhardsson et al. (2020), which investigated the relationship between human workplace exposures to organic solvents (including benzene) and development of MS, found a marginally significant association (Odds Ratio of 1.44, 95% confidence interval of 1.03-1.99) between the two factors. However, the study did not comment on what concentrations of organic solvents (or indeed benzene) workers in the study were exposed to (usually, exposure data were collected via questionnaires rather than measured). Nevertheless, workplace exposures to benzene (and other organic solvents) are likely to have been much higher than ambient air exposures in this study, including ambient air exposures in proximity to service stations. For example, the current Workplace Exposure Standard (WES) from Safe Work Australia (SWA 2024) for benzene is 3,200  $\mu\text{g}/\text{m}^3$  as an 8-hour time weighted average (TWA).

No information was found to indicate that people with neurological conditions such as MS may be more sensitive to the critical effects (i.e. haematotoxicity) of benzene exposure. Thus, it is considered that the 10-fold uncertainty factor to account for human variability which is embedded into the 1-hour reference value for benzene in air (from TCEQ 2007) is also sufficiently protective for people who may spend time at the proposed development.

## 5.0 Implications with Respect to Proposed Development and Conclusions

The air modelling conducted by EAQ Consulting (2023) did not include a receptor location directly east of the service stations; it is also understood by the author that the monitoring station was likely located west of the service stations to aid in understanding potential exposures at the two childcare centres. The prevailing wind directions (based on data from Perth Airport, see **Figure 5-1**) in the mornings are Easterly and Northeasterly, whereas in the afternoon prevailing winds are Westerly and Southwesterly. Thus, it can reasonably be expected that winds will blow service stations emissions towards the proposed development at least in the afternoons.

The air modelling, which accounts for thousands of different meteorological conditions predicted to occur during a year, predicted the maximum cumulative concentration (i.e. due to the two service stations) of benzene at the childcare facilities (to the west of the service stations) to be 27  $\mu\text{g}/\text{m}^3$ . If it is assumed a similar concentration would be modelled as the maximum 1-hour GLC to the east of the service stations (at the proposed development) provided the wind direction is conducive to this, this maximum concentration is only 5% of the health-based criterion of 580  $\mu\text{g}/\text{m}^3$ .

Dr Shepherd's previously conservatively extrapolated measured result for benzene (which was below the laboratory limit of reporting of 6.4  $\mu\text{g}/\text{m}^3$ ) to take into account of the wind direction only blowing towards the monitoring location 10% of the time, was 64  $\mu\text{g}/\text{m}^3$ . The same conservative extrapolation would also be considered valid for the location of the proposed development to the east of the service stations.

As the maximum modelled cumulative 1-hour benzene concentration to the west of the service stations is only 5% of the criterion, and the conservatively extrapolated measured concentration is approximately 11% of the 1-hour criterion of 580  $\mu\text{g}/\text{m}^3$ , and there are no indications to suggest that people who may spend time at the proposed development may be more sensitive to the critical effects of benzene exposure, the emissions of VOCs from the service stations are unlikely to pose an unacceptable risk to human health at the proposed development.



City of Rockingham  
Proposed Development of High Support Residential Facility

9 May 2024  
SLR Project No.: 640.031280.00001  
SLR Ref No.: 640.031280-TM01-v1.1 (Lot 8006  
Winderie Rd air emissions).docx

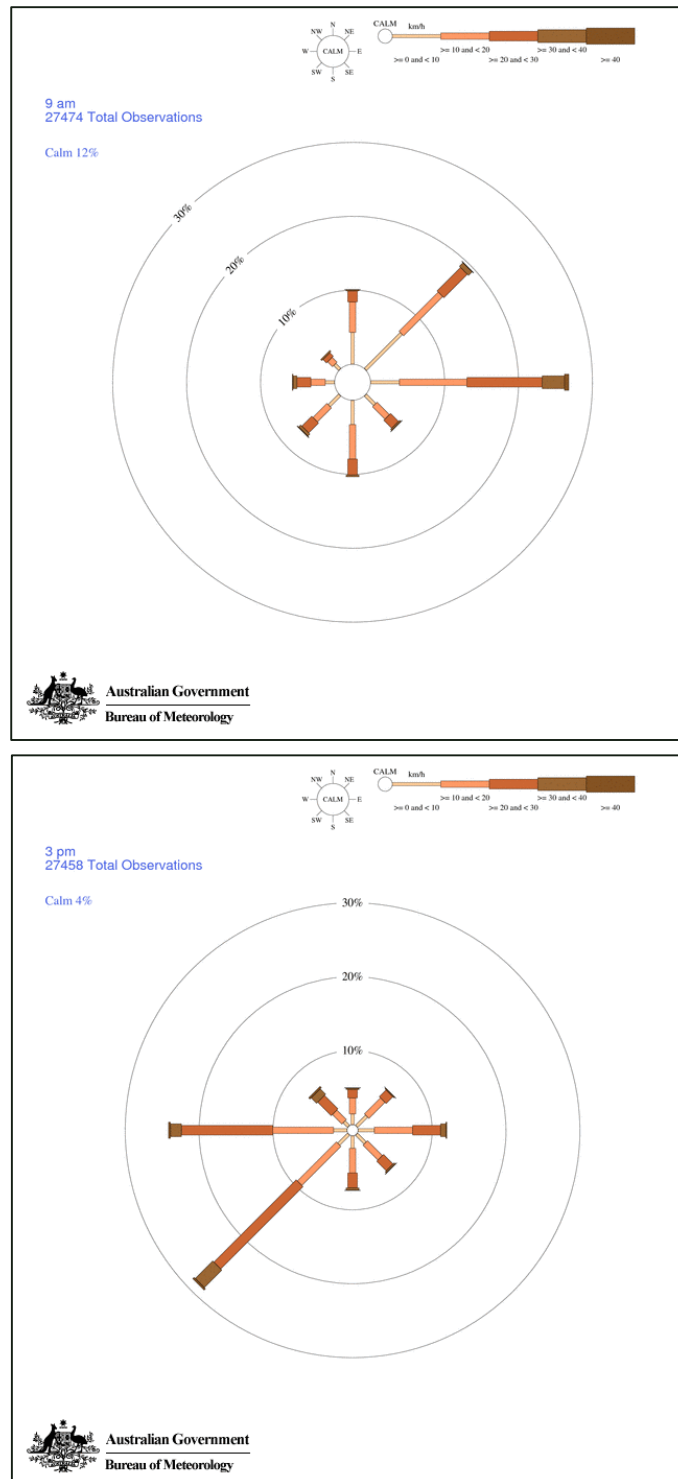


Figure 5-1: Wind roses for Perth Airport (from Bureau 2024)





## 6.0 References

ATSDR (2007). Toxicological profile for benzene. Agency for Toxic Substances and Disease Registry, US Department of Health and Human Services.

EAQ Consulting (2023). Emission Impact Assessment of Proposed 24HR Fuel Service Station. Lot 622, (2) Aurea Boulevard, Golden Bay Western Australia. Prepared for Ladybug Thirteen Pty Ltd. Project Ref: EAQ-22031. March 2023.

Gerhardsson L, Hou L, Pettersson K (2020). Work-related exposure to organic solvents and the risk for multiple sclerosis – a systematic review. Int Arch Occup Environ Health. 94 (2): 221-229.

SWA (2024). Hazardous Chemical Information System (HCIS). Benzene. [Accessed 10 May 2024]. <https://hcis.safeworkaustralia.gov.au/ExposureStandards>

TCEQ (2007). Final Development Support Document: benzene, Texas Commission of Environmental Quality. October 15, 2007.

Urbis (2024). Response to Request for Further Information: 20.2023.313.1 – AD23/141555 (received by SLR 06/05/2024).

US EPA (2002). Toxicological review of benzene (noncancer effects), United States Environmental Protection Agency. In support of summary information on the Integrated Risk Information System (IRIS). EPA/635/R-02/001F.

### SLR Consulting Australia

**Tarah Hagen, MSc, DABT, FACTRA**  
Technical Director – Toxicologist and Risk Assessor



**SCHEDULE OF SUBMISSIONS**  
**PROPOSED HIGH SUPPORT ACCOMMODATION AND SERVICE CENTRE (MSWA INC) - LOT 8006**  
**(No.38) WINDERIE ROAD, GOLDEN BAY**

<b>PUBLIC SCHEDULE OF SUBMISSIONS</b>		
<b>Name</b>	<b>Address</b>	<b>Comment</b>
1. Mr Pradeep Satya	Mallard Way BALDIVIS WA 6171	No comment
2. Mrs Patricia Butcher	Brandeis Grove KARNUP WA 6176	This is such a wonderful initiative by MSWA. As someone with MS, it will provide access for myself and many others to services that we currently need to drive to Melville for.
3. Ms Gemma Hardiman	Mallina Crescent GOLDEN BAY WA 6174	I believe this facility would be a wonderful addition to the Golden Bay community. A nice and modern facility for those people with life-limiting neurological conditions that blends in with the Golden Bay community colour scheme and landscape. This facility would be well serviced by various local amenities and pavement/road networks to the beach, parks and other areas of interest. Local schools will benefit from the facilities service within the neighbourhood in terms of work placement/experience, career development and community liaison.
<b>SERVICING AUTHORITY SCHEDULE OF SUBMISSIONS</b>		
<b>Name</b>	<b>Address</b>	<b>Comment</b>
1. Department of Planning, Lands and Heritage	140 Williams Street PERTH WA 6000	<p>I refer to your correspondence dated 6 March 2024. In accordance with the Western Australian Planning Commission's (WAPC) Notice of Delegation dated 18 January 2022, the following comments are provided. This proposal seeks approval for a high-care residential accommodation and service facility.</p> <p><b>Land Requirements</b></p> <p>The site abuts Warnbro Sound Avenue, which is reserved as an Other Regional Road (ORR) in the Metropolitan Region Scheme and Category 1 (control of access) per Plan No. SP 694/6. The subject land is not affected by the ORR reservation.</p> <p><b>Transport Impact Statement</b></p> <p>The above report by MSWA (2023), states that there is no provision for residents of the supported care accommodation to drive. All vehicular trips will be undertaken by staff, visitors and emergency vehicles. Total AM and PM peak hour trips have been estimated as 30 and 43 respectively. Access will be obtained via Winderie Road which is in accordance with the Commission's Regional Roads (Vehicular Access) Policy D.C. 5.1, which seeks to minimise the number of new crossovers onto regional roads.</p> <p><b>Recommendation</b></p> <p>The Department of Planning, Lands and Heritage has no objection to the proposal on ORR planning grounds.</p>
2. Department of Water and Environmental Regulation	PO Box 332 MANDURAH WA 6210	<p>Thank you for providing the development application received with correspondence via email on 6 March 2024 for the Department of Water and Environmental Regulation (Department) to consider.</p> <p>The Department has identified that the proposed high support facility has the potential for impact on environment and water resource values and/or management. In principle the Department does not object to the proposal however key issues, recommendations and advice are provided below and these matters should be addressed.</p>

SERVICING AUTHORITY SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
2. Cont...		<p><b>Separation Distances</b></p> <p>There are existing and proposed industrial land uses on the lots adjacent to Lot 8006, including a 24-hour service station on Lot 1523 (No. 52) Thundelarra Drive and a proposed service station within the neighbourhood centre on Lot 622 (No. 2) Aurea Boulevard.</p> <p>The Department advises that it does not have a regulatory role, policy position or guidance statement for service stations. Due to uncertainties within air dispersion modelling for this land use, resulting from an absence of standard methodology and validated data, adherence to separation distances within <i>Guidance Statement 3 Separation Distances between Industrial and Sensitive Land Uses</i> (GS 3) (EPA, 2005), is generally recommended to inform planning decisions.</p> <p>GS3 provides guidance on the use of generic separation distances (buffers) between industrial and sensitive land uses. The intent is to avoid conflicts between incompatible land uses and assist in the determination of suitable distances between industry and sensitive land uses where industry may have the potential to affect the amenity of a sensitive land use.</p> <p>The proposed high support facility includes residential buildings and a services centre comprising physiotherapy, massage and counselling, which are considered sensitive land uses.</p> <p>GS3 recommends a buffer distance of 200m between sensitive land uses and 24-hour service stations. The distance between the boundary of Lot 8006 and the existing service station on Lot 1523 is approximately 40m and the distance to the proposed service station in the south west corner of Lot 622 is approximately 150m.</p> <p>It is noted that the development approval associated with the existing service station (DAP/21/01952) required Stage 1 and Stage 2 vapour recovery with ongoing inspection and maintenance. Given the uncertainty of the residual risk associated with emissions, a conservative approach consistent with GS3 is recommended.</p> <p><b>Stormwater Management</b></p> <p>The drainage system is to be designed, constructed and managed in accordance with the <i>Decision process for stormwater management in WA</i> (DWER 2017) and the <i>Stormwater Management Manual for Western Australia</i> (DWER, 2022).</p> <p>Consistent with these documents, the Department recommends that the first 15mm of stormwater runoff passes through a water quality treatment process before infiltration. This biofiltration treatment could be planted rain gardens, tree pits or swales which incorporate native plant species.</p> <p><b>Groundwater</b></p> <p>It is unclear if scheme water or groundwater is proposed to irrigate the landscaped areas of the proposed development. The lot is located within the Rockingham Groundwater Area (Karnup-west sub area) which is proclaimed under the <i>Rights in Water and Irrigation Act 1914</i>. Any groundwater abstraction would be subject to licensing by the Department.</p>

SERVICING AUTHORITY SCHEDULE OF SUBMISSIONS		
Name	Address	Comment
2. Cont...		<p>It should be noted that groundwater in the superficial aquifer in this subarea is currently fully allocated. It may be an option to secure a water trade agreement from another groundwater user in the area.</p> <p>Please contact the water licensing section on 9550 4222 for further advice on water availability.</p> <p>Where the Department has a statutory role, planning applications should be considered prior to the Department issuing any relevant permits, licences and/or approvals.</p> <p>In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.</p>
3. Department of Health	PO Box 8172 PERTH BC WA 6984	<p>Thank you for your email dated 6 March 2024 requesting comment from the Department of Health (DoH) on the above proposal.</p> <p>The DoH provides the following comments:</p> <p><b>1. Water Supply and Wastewater management</b></p> <p>The proposed development is required to connect to scheme water, reticulated sewerage and be in accordance with the Government Sewerage Policy 2019.</p> <p><b>2. Chemical Hazards</b></p> <p>As the site has historically been used as a construction depot/laydown yard and has been infilled, Department of Water and Environmental Regulation (DWER) should be consulted regarding appropriate investigations under the <i>Contaminated Sites Act 2003</i> to ensure it is not contaminated and is suitable for the proposed land-use.</p> <p>No information is available regarding the current contamination status of the site.</p> <p><b>3. Food Safety</b></p> <p>Any handling of food intended for sale, or sale of food at this facility will need to comply with the <i>Food Act 2008</i>, <i>Food Regulations 2009</i> and any relevant standards of the Australia New Zealand Food Standards Code. This includes registering a food business under the <i>Food Act 2008</i> with the appropriate enforcement agency (local government).</p>
4. Department of Education	151 Royal Street EAST PERTH WA 6004	<p>Thank you for your referral regarding the proposed development application for a high support facility at Lot 8006 (No. 38) Winderie Road, Golden Bay.</p> <p>The Department has reviewed the proposal and has no objections to the development.</p>

**(ITEM XX – to be entered by DAP Secretariat) - LOT 8003  
(NO.38) WINDERIE ROAD, GOLDEN BAY- PROPOSED HIGH  
SUPPORT ACCOMMODATION AND SERVICE CENTRE**

**Form 1 – Responsible Authority Report**  
(Regulation 12)

<b>DAP Name:</b>	Metro Outer Development Assessment Panel
<b>Local Government Area:</b>	City of Rockingham
<b>Applicant:</b>	Urbis Pty Ltd
<b>Owner:</b>	Multiple Sclerosis Society of Western Australia (Incorporated)
<b>Value of Development:</b>	\$13 million
<b>Responsible Authority:</b>	City of Rockingham
<b>Authorising Officer:</b>	Mr Peter Ricci, Director Planning and Development Services
<b>LG Reference:</b>	DD020.2023.313.1
<b>DAP File No:</b>	DAP/24/2651
<b>Application Received Date:</b>	27 November 2023
<b>Report Due Date:</b>	26 June 2024
<b>Application Statutory Process Timeframe:</b>	90 Days
<b>Attachment(s):</b>	<ol style="list-style-type: none"> <li>1. Development Plans</li> <li>2. Development Application</li> <li>3. Urbis Response to EPA Guidance Statement No.3</li> <li>4. SLR Technical Memorandum</li> <li>5. Schedule of Submissions</li> </ol>

**Responsible Authority Recommendation**

That the Metro Outer Development Assessment Panel (MODAP) resolves to:

**Approve** DAP Application reference DAP/24/02651 and the accompanying plans contained within Attachment 1 in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Rockingham Town Planning Scheme No.2 (TPS2), subject to the following conditions:

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.



3. Prior to applying for a Building Permit, a Stormwater Management Plan must be prepared by a suitably qualified engineer showing how stormwater will be contained on-site; those plans must be submitted to the City of Rockingham for approval.
4. All stormwater generated by the development must be managed in accordance with Local Planning Policy No.3.4.3 - Urban Water Management to the satisfaction of the City of Rockingham. The approved plans must be implemented and all works must be maintained for the duration of the development.
5. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures must be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
6. The Contractor shall be responsible for the protection of all existing services in the road reserve for the duration of the works. Upon completion of the proposed services installation and prior to building occupancy, affected areas in the road reserve shall be reinstated to the satisfaction of the Manager Land Development and Infrastructure.
7. Prior to occupation of the development, the car parking area must:
  - (i) provide a minimum of 38 car parking spaces;
  - (ii) be designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 1A for staff parking and User Class 2 for visitors of Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking prior to applying for a Building Permit;
  - (iii) provide at least two (2) car parking space(s) dedicated to people with disabilities, which are designed, constructed, sealed, kerbed, drained and marked in accordance with User Class 4 of Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities and which are linked to the main entrance of the development by a continuous accessible path of travel designed and constructed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work;
  - (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter; and
  - (v) comply with the above requirements for the duration of the development.
8. Prior to applying for a Building Permit, a revised Landscaping Plan must be submitted and approved to the satisfaction of the City of Rockingham and shall include the following detail:
  - (i) the location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area inclusive of the verge;

- (ii) any lawns to be established and areas to be mulched;
  - (iii) any natural landscape areas to be retained;
  - (iv) those areas to be reticulated or irrigated; and
  - (v) the provision of groundcovers and irrigated turf in the verges of Adelong Avenue, Yaramin Way and Winderie Road.
9. The landscaping (including all verge landscaping) must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.
10. Existing street trees adjacent to the development site must be protected throughout the course of the project in accordance with Australian Standard AS 4970-2009 protection of trees on Development Sites.
11. In accordance with City of Rockingham Planning Policy No.3.3.14 - Bicycle Parking and End of Trip Facilities, four (4) long-term staff bicycle parking spaces must be provided for the development. The bicycle parking spaces must be designed in accordance with AS2890.3—1993, Parking facilities, Part 3: Bicycle parking facilities and must be approved by the City of Rockingham prior to applying for a Building Permit and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good and safe condition for the duration of the development.
12. Prior to occupation of the development, the existing footpath and pram ramp adjacent to the proposed vehicle crossover in Winderie Road shall be extended 15m to the south-west in order to provide adequate vehicle sight distance to the satisfaction of the City.
13. A Parking Control and Management Plan shall be prepared to the satisfaction of the City of Rockingham prior to applying for a Building Permit, which shall demonstrate how vehicle parking associated with the Residential Building and Service Centre uses will be effectively managed during business times and controlled to provide adequate car parking on-site for staff and customers.
14. The Parking Control and Management Plan must be implemented prior to occupation of the development and continue to be applied thereafter to the satisfaction of the City.
15. Prior to applying for a Building Permit, a schedule of the colours and textures of the building materials, must be provided to the satisfaction of the City of Rockingham. The development must be finished in accordance with the schedule provided and approved by the City of Rockingham, prior to occupation of the development and maintained for the duration of the use.
16. Windows in the building elevation facing Adelong Avenue and Warnbro Sound Avenue must contain clear, transparent glass, and not be covered, closed or screened off (including by means of dark or other tinting, shutters, curtains, blinds, posters, paint, roller doors or similar), to ensure that visibility and an activated frontage is provided between the development and the public domain at all times.

Advice Notes:

1. In regards to Condition No.6, the applicant is advised that an inspection of the existing infrastructure surrounding the proposed area of works needs to be identified and documented prior to works commencing. Particular interest is to be paid to the state of the existing road pavements. Any damage due to the works, will need to be repaired to the satisfaction of the City of Rockingham.
2. Future crossovers are to be designed and constructed in accordance with the City of Rockingham's *Specification for the Construction of Commercial Crossovers*. The applicant is to liaise with the City's Technical Services department for construction details.
3. The development must comply with the *Health (Public Building) Regulations 1992*; the applicant and owner should liaise with the City of Rockingham Health and Building Services in this regard.
4. The development must comply with the *Food Act 2008*, the *Food Safety Standards* and Chapter 3 of the *Australian New Zealand Food Standards Code (Australia Only)*; the applicant and owner should liaise with the City's Health Services in this regard.
5. The development must not operate unless approval has been issued by the City's Health Services and the premises complies with the *Health (Miscellaneous Provisions) Act 1911* with respect to a lodging house.
6. The City of Rockingham has been advised that the site has been historically used as a construction depot/laydown yard and has been infilled. The applicant is therefore advised to consult with the Department of Water and Environmental Regulation (DWER) regarding appropriate investigations under the *Contaminated Sites Act 2003* to ensure the site is not contaminated and is suitable for the proposed land use.

**Details: outline of development application**

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban Zone
Local Planning Scheme	City of Rockingham Town Planning Scheme No.2
Local Planning Scheme - Zone/Reserve	Residential Zone
Structure Plan/Precinct Plan	Golden Bay Structure Plan
Structure Plan/Precinct Plan - Land Use Designation	Residential (R60)
Use Class and permissibility:	Community Purpose - D Residential Building - D
Lot Size:	6,417m <sup>2</sup>
Existing Land Use:	Vacant land
State Heritage Register	No

Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

### Proposal:

The Multiple Sclerosis Society of Western Australia Incorporated (**MSWA**) seeks Development Approval from the MODAP for a 'Residential Building' and a 'Service Centre' to provide supported care for adults living with neurological conditions such as Multiple Sclerosis.

### Proposed Residential Building:

A 'Residential Building' is proposed on the eastern half of the site, comprising twelve (12) self-contained, sole occupancy residential units fronting the surrounding streets.

Each 'Residential Unit' (68m<sup>2</sup>) is fully accessible and includes a bedroom, ensuite bathroom, kitchenette, dining and lounge space, courtyard and a landscaped front garden area.

Communal amenities are provided including a dining room, lounge/theatre, lounge/meeting room and a lounge room.

An office, a staff sleepover room, lunch room, store rooms, laundry and universally accessible toilet is also proposed.

### Proposed Service Centre:

The 'Service Center' is proposed on the western half of the site fronting Warnbro Sound Avenue, comprising:

- Six (6) Offices;
- A Counselling Room;
- Two (2) Physio Rooms;
- A Massage Room;
- Two (2) Activity Rooms;
- Two (2) Assessment Rooms;
- A Meeting Room;
- Staff lunch Room; and
- Laundry, Toilets and Store Rooms.

A gated 38 bay car park is provided centrally between the two buildings, accessed via a 6m wide crossover from Winderie Road.

The residents units in the supported accommodation building will be designed to comply with the National Disability Insurance Scheme (NDIS) Specialist Disability Design Standard, while both buildings have been design to comply with the Universal Access requirements as per AS 1428.1 *Design for Access and Mobility*.

Operationally:

- For the 'Residential Building', between four (4) to seven (7) staff will provide 24/7 supported care for residents in three (3) shifts. Four (4) administrative staff will operate from the site during business hours;
- For the Service Centre, up to 22 Physiotherapists, Occupational therapists, Counsellors and two (2) administrative staff are proposed to operate out of the Service Centre building during normal business hours Monday to Friday.

The following Reports and supporting material accompany the application:

- Development Application Report;
- Development Plans;
- Transport Impact Statement (**TIS**);
- Landscape Plan; and
- Waste Management Plan.

In response to a request for additional information, the applicant provided:

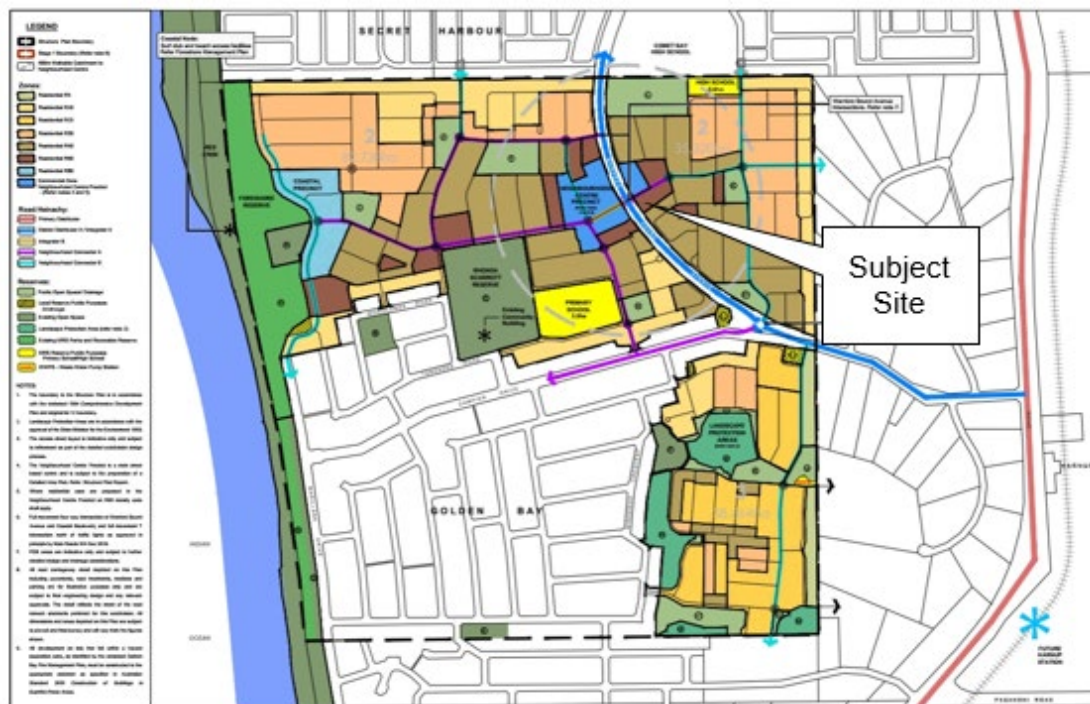
- An updated TIS;
- An updated Landscape Plan;
- Planning justification for the proposed carparking.

**Background:**

Historical Context

- In March 2021, the Western Australian Planning Commission (**WAPC**) approved the latest amendment to the Golden Bay Structure Plan ('the Structure Plan') to guide the future development of the undeveloped portions of Golden Bay. The Structure Plan provides for a 2.6ha Neighbourhood Centre, zoned 'Commercial', located mainly on the western side of Warnbro Sound Avenue. The site the subject of this application is on the eastern side of Warnbro Sound Avenue and is zoned Residential (Figure 1 below).
- In December 2022, the City approved the latest version of a Detailed Area Plan (**DAP**), now referred to as a Local Development Plan (**LDP**), for the Golden Bay Neighbourhood Centre. The LDP is based around a 'Main Street' centre along Thundelarra Drive, with shop facades oriented towards the street, where pedestrian activity occurs. The LDP sets out the key design parameters for development within the Golden Bay Neighbourhood Centre (refer Figure 2), which are addressed later in this Report.





1. Golden Bay Structure Plan



2. Golden Bay Neighbourhood Centre Local Development Plan (2022)

### Site and Context

The site context is characterised by the following:

- The subject site forms part of the Golden Bay Neighbourhood Centre, which is approximately 1km south of the Secret Harbour District Centre and 1.2km west of Ennis Avenue.

- The site is situated on the south-eastern corner of the Warnbro Sound Avenue and Adelong Avenue intersection, Golden Bay.
- Single storey residential development lies to the south and east of the site.
- North of the site, across Adelong Avenue, is an undeveloped Lot zoned for 'Commercial' and 'Residential' development.
- Warnbro Sound Avenue, a distributor road, adjoins the subject site western boundary.

West of Warnbro Sound Avenue opposite the site lies the core of the Golden Bay Neighbourhood Centre that includes:

- Lot 1523 Aurea Boulevard on the south-east corner of Aurea Boulevard and Thundelarra Drive intersection. A 'Mixed Commercial Development' was approved on Lot 1523 by the Metro Outer Joint Development Assessment Panel (JDAP) in September 2021. Development on this lot includes a 24/7 Service Station, a Gymnasium, and Fast Food Outlet.
- Immediately adjacent to Lot 1523 to the south lies land subdivided but not yet developed, for residential purposes.
- Lot 622 Aurea Boulevard on the north-east corner of Aurea Boulevard and Thundelarra Drive intersection. In March 2024 the MODAP granted Development Approval for a 'Supermarket', 'Speciality Retail Shops', 'Fast Food Outlets', 'Liquor Store' and a 'Service Station' on Lot 622. The development is yet to commence construction.
- West of Thundelarra Drive and opposite Lot 1523 and Lot 622 lie Lot 263 (No.15) Aurea Boulevard and Lot 716 (No.20) Aurea Boulevard. A 'Child Care Premises' is located on each of these lots.

The broader area is characterised by generally low and medium density residential development.

The Comet Bay College and Golden Bay Primary School lie equidistant from the site approximately 200m north-east and south-west respectively.





3. Aerial Photograph

### Legislation and Policy:

#### Legislation

Planning and Development Act 2005  
 Planning and Development (Local Planning Schemes) Regulations 2015  
 City of Rockingham Town Planning Scheme No.2 (TPS2)  
 Metropolitan Region Scheme

#### State Government Policies

State Planning Policy 4.1 Industrial Interface  
 State Planning Policy 4.2 Activity Centres for Perth and Peel  
 State Planning Policy 7.0 - Design of the Built Environment  
 Residential Design Codes - Volume 1  
 Separation Distances Between Industrial and Sensitive Land Uses - Guidance  
 Statement No.3 (GS3) (Environmental Protection Authority)

#### Structure Plans/Activity Centre Plans

Golden Bay Structure Plan  
 Golden Bay Neighbourhood Centre Local Development Plan

### Local Policies

Local Planning Policy 3.2.1 - Local Commercial and Activity Centres Strategy

Local Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities

### **Consultation:**

#### Public Consultation

This 'Complex Application' was advertised for public comment for a period of 31 days between 8th March - 11th April 2024 in accordance with Clause 64 of the Deemed Provisions of the City of Rockingham (**City**) Town Planning Scheme No.2 (**TPS2**), and Local Planning Policy No.3.3.27 - Community Consultation for Development Applications.

Advertising was carried out as follows:

- All owners and occupiers identified in the Consultation Plan located within 200m of the subject site were notified in writing of the proposed development;
- Two signs were erected on the site outlining the proposal and inviting public comment; and
- The application was made available for public inspection at the City's Administration Offices, and published on the City's website.

At the close of the public consultation period, a total of three (3) public submissions were received, all of which supported the application.

The submissions in support stated:

- The proposed facility will be a good addition to the Golden Bay community given the proximity to local amenities.
- Local schools may benefit from the facilities in terms of opportunities for work placement/experience, carer development and community liaison.
- This is a wonderful initiative by MSWA. As someone with MS, it will provide access for myself and many others to services that we currently need to drive to Melville for.

#### Referrals/consultation with Government/Service Agencies

The following Agencies were consulted on the application:

- Department of Planning Lands and Heritage (**DPLH**);
- Department of Education (**DoE**);
- Department of Health (**DoH**); and
- Department of Water and Environmental Regulation (**DWER**).

The comments received from each Agency are summarised as follows:

1. Department of Planning Lands and Heritage (Summarised)
<p><b><u>Submission:</u></b></p> <p>The DPLH noted access is proposed from Winderie Road and advised that it has no objection to the proposal on ORR planning grounds.</p> <p>The DPLH advised that Warnbro Sound Avenue is reserved as an 'Other Regional Road' (<b>ORR</b>) in the Metropolitan Region Scheme, and the subject site is not affected by the ORR reservation.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>Noted.</p>
2. Department of Education (Summarised)
<p><b><u>Submission:</u></b></p> <p>No objection.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>Noted.</p>
3. Department of Health (Summarised)
<p><b><u>Submission:</u></b></p> <p>The DoH did not object to the proposal and provided general advice relating to water supply and waste water disposal and <i>Food Act and Health (Miscellaneous Provisions) Act</i> requirements.</p> <p>According to the DoH the site has historically been used as a construction/laydown yard and has been infilled. The DoH recommends consulting with the Department of Water Environment and Regulation under the <i>Contaminated Sites Act 2003</i> to ensure the site is not contaminated and is suitable for use.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>The development site is connected to reticulated sewerage and scheme water.</p> <p>The development must comply with the <i>Food Act 2008</i>, the <i>Food Safety Standards</i> and Chapter 3 of the <i>Australian New Zealand Food Standards Code (Australia Only)</i>. An advice note is recommended, should approval be granted advising the applicant and owner to liaise with the City's Health Services in this regard.</p> <p>An advice note is also recommended informing the landowner to consult the DWER regarding any potential site contamination.</p>



4. Department of Water and Environmental Regulation (Summarised)
<p><b><u>Submission:</u></b></p> <p>In principle, DWER does not object to the proposal and provided the following recommendations and advice.</p> <p>To avoid land use conflict, adherence is generally recommended to the separation distances in the EPA's <i>Guidance Statement 3 Separation Distances between Industrial and Sensitive Land Uses</i> (GS 3) (EPA, 2005). The proposed use is considered to be a sensitive land use.</p> <p>GS3 recommends a buffer distance of 200m between sensitive land uses and 24-hour service stations, noting an existing service station on Lot 1523 Aurea Boulevard and a proposed service station on Lot 622 Aurea Boulevard which have Stage 1 and Stage 2 vapour recovery systems. Given the uncertainty of the residual risk associated with emissions, a conservative approach consistent with GS3 is recommended.</p> <p>DWER also provided some general drainage and groundwater licensing advice.</p>
<p><b><u>Applicant's Response:</u></b></p> <p>"Noted".</p>
<p><b><u>City Response:</u></b></p> <p>Land use separation is discussed below in the 'Planning Assessment' section of this Report.</p>

#### Design Review Panel Advice

Not applicable.

#### **Planning Assessment:**

The proposal has been assessed against all the relevant requirements of TPS2, State and Local Planning Policies. The following key considerations are outlined below.

#### Separation Distances Between Industrial and Sensitive Land Uses - Guidance Statement No.3 (GS3) (Environmental Protection Authority)

GS3 provides advice on the use of generic separation distances between industrial and sensitive uses, and to avoid conflicts (gaseous, noise, odour) between incompatible land uses. GS3 applies to the subject application as industrial uses include 'Service Stations' and 'sensitive uses' include residential dwellings.

GS3 recommends a 200m 'generic separation distance' between the two (2) (existing and approved) 'Service Stations' on the western side of Warnbro Sound Avenue and the proposed 'Residential Building', which is considered to be a 'sensitive land use'. Where proposals vary from the 'generic separation distances', a site specific technical analysis is required.

A technical assessment addressing the 'Service Station' emissions was not provided by the applicant. Instead, the applicant provided the written justification contained in Attachment 3 to this Report.

To summarise, the applicant contends:

- *“The adjacent petrol station has strict conditions of approval that seek to measure and mitigate any harmful pollutants. This has been put in place to protect nearby sensitive developments such as the proposed development.”*
- *The layout of the proposed development further separates the sensitive components of the development from the petrol station and minimises the risk of exposure to any pollutants.*
- *The proposed development is largely compliant with the applicable planning framework and works towards achieving the objectives and the intent of the planning framework. Nearby developments should therefore not unduly prejudice or impact the assessment of the proposed development”.*

The City engaged SLR Consulting (**SLR**) to review the potential cumulative human health risk from the two (2) ‘Service Stations’ (existing and approved) on the western side of Warnbro Sound Avenue having regard to the applicant’s justification outlined above.

SLR had been engaged by the City to Peer Review the air quality modelling and monitoring assessments for the Development Application for the Golden Bay Neighbourhood Centre which included a Service Station on Lot 1523 Aurea Boulevard.

The SLR Technical Memorandum provided (Attachment 4) considers the results of the previous technical assessments, extrapolates those results and applies them in the context of the current application.



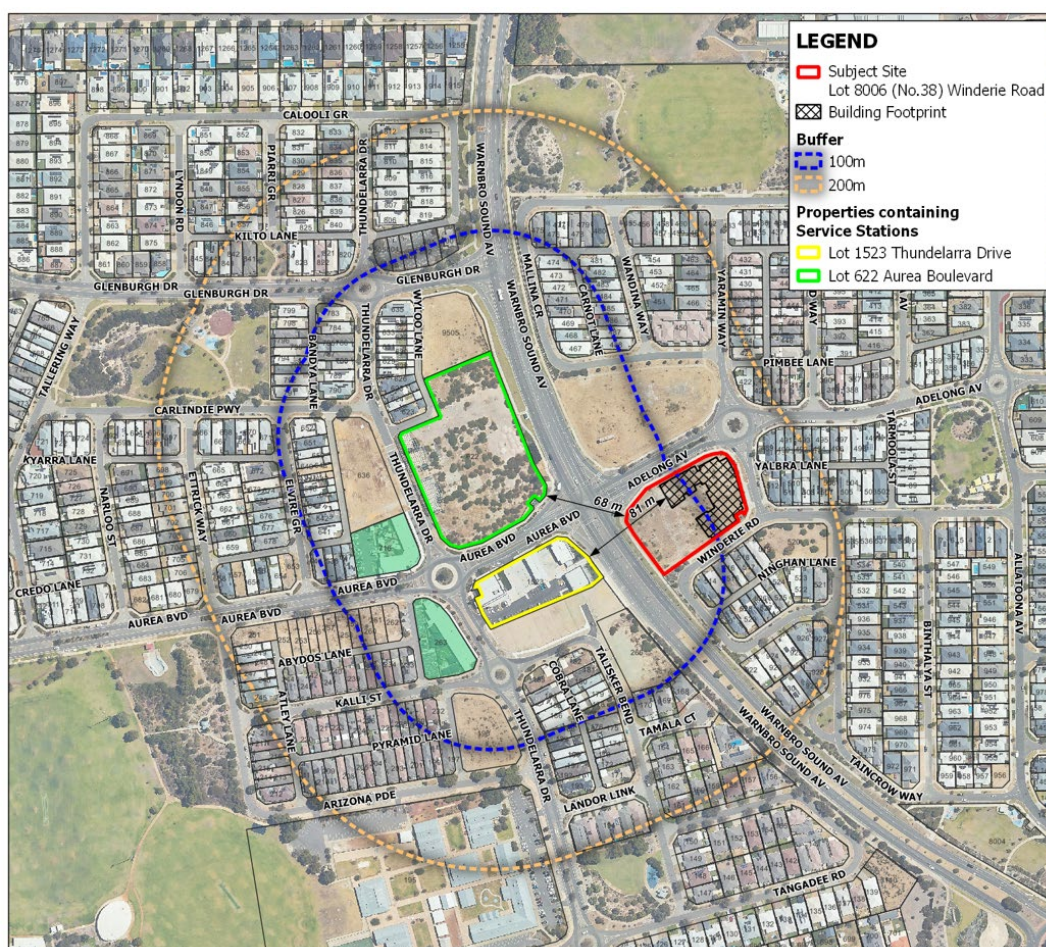
4. Location of Lot 8006 (38) Winderie Road in relation to two (2) Service Stations  
SLR concluded (summarised):



- There was no information found, upon review, to indicate that people with neurological conditions, such as MS, may be more sensitive to the critical effects of benzene exposure;
- There are no indications to suggest that people who may spend time at the proposed development may be more sensitive to benzene exposure; and
- The emissions of VOC's (Volatile Organic Compounds) from the 'Service Stations' are unlikely to pose an unacceptable risk to human health at the proposed development.

From the City's review of the Technical Memorandum it is considered:

- There is greater separation between the proposed 'Residential Building' (in the current application) and the two (2) 'Service Stations' on the western side of Warnbro Sound Avenue than between the 'Service Stations' and the two (2) 'Child Care Premises' on the western side of Thundelarra Drive;
- That cumulative benzene emissions are unlikely to result in unacceptable human health impacts for occupants in this development; and
- That a site specific technical analysis is not required in this instance given the above conclusions.



## 5. EPA Guidance Statement No.3 - Separation Distance

City of Rockingham Town Planning Scheme No.2 (TPS2)

The subject site is zoned 'Residential' in TPS2, which has the following objective:

*"... to promote a high quality residential environment by maintaining and enhancing the quality of existing residential areas and providing for a range of residential densities and housing types throughout the Scheme Area".*

The application is consistent with this objective, as:

- A purpose designed 'High Support Accommodation Facility' and 'Service Centre' is proposed that is designed to integrate with existing and future residential development east of Warnbro Sound Avenue.
- An alternative form of 'Residential Accommodation' is proposed.
- The design and scale of the built form, landscaping and provision of adequate car parking will maintain the amenity of the surrounding residential area.

In accordance with Clause 3.2.3 the proposed development is interpreted as both a 'Community Purpose' and a 'Residential Building' land use under TPS2.

Clause 3.2.3 states *"Where a specific use is mentioned in the Zoning Table, it is deemed to be excluded from any other Use Class by which its more general terms might otherwise include such a particular use"*.

A 'Community Purpose' land use under TPS2 has the following land use interpretation (i.e. 'Service Centre'):

***"Community Purpose: means the use of premises designed or adapted primarily for the provision of educational, social or recreational facilities or services by organisations involved in activities for community benefit."***

The proponent MSWA is a community organisation providing a valuable service that benefits the community.

'Community Purpose' is a discretionary ('D') use within the Residential zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

A 'Residential Building' land use under TPS2 refers to the interpretation under the Residential Design Codes as follows:

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

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

The proposal incorporates 12 independent living units and communal recreational spaces combined in a single building designed for wheelchair bound residents.

Residential Building is a discretionary ('D') use within the Residential zone, meaning that the use is not permitted unless the local government has exercised its discretion by granting Development Approval.

*Clause 4.1.2 Residential Development: Residential Design Codes (R-Codes)*

Clause 4.1.2 requires "*the development of land for any of the residential purposes dealt with by the R-Codes is to conform to the provisions of those Codes*".

The proposed residential component is a proposed designed building with a floor plan layout arranged to cater for the specific needs of people living with neurological conditions in a high amenity high support environment. The proposed housing form is not a typical form of 'dwelling' that the R-Codes provide for.

As such, the R-Codes cannot be applied to this development. Notwithstanding this, the proposal complies with the building setback requirements outlined in the LDP (noting the LDP varies the R Codes in this respect). Overall however, the City considers that the site planning, scale, built-form, elevations and landscaping of the development positively contributes to the streetscape, appearance and amenity of the location.

*Clause 4.15.1.4 - Parking*

Where land is proposed to be developed for a purpose not specified in Table No.4 of TPS2, the local government is to determine the number of car parking bays required for the development having regard to:

- (i) The nature of the development;
- (ii) The number of employees;
- (iii) The anticipated demand for parking; and
- (iv) The orderly and proper planning of the locality.

There is no applicable car parking standard outlined in TPS2 for the proposed land uses.

Given the unique manner in which the proposed 'Community Purpose' (Service Centre) and 'Residential Building' (High Support Accommodation) function, as described earlier, there is no equivalent land uses within TPS2 that can be used in order to assess the parking provision and provide insight into what is proposed.

As a result, for this proposal the following car parking analysis is based upon the operation of similar MSWA facilities that operate in Butler and Albany, which the applicant states work well in terms of satisfying the actual parking demand.

The following Table compares the size of similar MSWA facilities which include High Support Accommodation and Services and the rate of car parking provided.



Car Parking Analysis			
Comparable MSWA Sites	Floor Area	Number of Bays	Rate Provided: Bays/m² Floor Area
Butler	2,362m²	30	1 bay/78m²
Albany	2,110m²	23	1 bay/91m²
Golden Bay	2,946m²	38	1 bay/77m²



6. MSWA No.245 Butler Boulevard, Butler



7. MSWA No.19 Pretious Street, Albany

As indicated above, the amount of car parking proposed at Golden Bay is very similar or slightly more than the rate of parking provided at the Butler and Albany Service Centres.

The peak periods of parking demand are considered to relate to the staff shift change overs occurring between 6.30-7.00am and around 3pm. The City questioned the adequacy of the proposed on-site car parking, to which the applicant responded with the following information:

- The Golden Bay 'Service Centre' will operate during normal business hours on weekdays only;
- The supported accommodation will operate 24/7;
- Peak visiting time for the supported accommodation will be on the weekends when staff for the 'Service Centre' will not be on-site, meaning peak staffing times and peak visiting times will not conflict;
- Staff changes should be staggered to minimise any overlap and the parking demand at peak operating periods during the week;
- Some staff at the 'Service Centre' are also involved in home visits and outreach programs meaning they will not be parked on site all day; and
- It is typical for patrons of the 'Service Centre' to be dropped off for their appointments, meaning not everyone in the 'Service Centre' requires a parking bay.

The City considers that 38 on-site car parking bays should be adequate to cater for the parking demand from the proposal, however, to ensure sufficient parking is provided at the peak periods of demand a Parking Control and Management Plan is recommended as a condition, in the event of Development Approval being granted.

#### Local Development Plan (2022) - LDP


As a requirement of the Structure Plan, a LDP was prepared by the (then) Proponent, with the latest version approved by the City on 6 December 2022. An extract of the approved LDP is provided in Figure 8.






8. Golden Bay Neighbourhood Centre LDP (Extract)

The following Table sets out only those aspects of the proposal which are inconsistent with elements of the LDP:

Element	City Comment
(a) Parallel parking is required in the verge of Adelong Avenue and Winderie Road.	<p>There are seven (7) on-street car bays adjacent the development frontage. Of these bays two (2) verge on-street parking bays are opposite the development site on Yaramin Way. There is also five (5) on-street parking bays opposite the development site on Winderie Road.</p> <p>The proposed development has a lower residential density component than the LDP envisages, therefore the demand for residential parking is reduced for this component.</p> <p>The application also provides adequate on-site parking to cater for the demand generated. As such, additional on-street car parking is not considered necessary.</p> 
	Two Parallel Parking Bays on Yaramin Way

Element	City Comment
(b) The preferred vehicle access point to the site is from Yaramin Way.	<p>Access is proposed from Winderie Road, which is an access street and has the capacity to accommodate the additional traffic. The City's only concern relates to the restricted sight line distance given the location of the proposed pedestrian pram ramp next to the access driveway and the bend in Winderie Road. A condition is recommended, in the event approval is granted, requiring the footpath to be extended and the pedestrian pram ramp to be moved approximately 15m to the west, where sight distances are acceptable.</p>  <p>Proposed Vehicle Access from Winderie Road</p>
(c) Residential envelope covers the entire site.	Partially-compliant. 'Residential development' is proposed on the eastern half of the site. The 'Service Centre' is a commercial land use, proposed on the western half of the site, however, it provides an appropriate 'transition' to Warnbro Sound Avenue.
(d) Two storey minimum building height required for R40 and R60 residential development	<p>Partially compliant. An elevated parapet, in the form of a timber batten architectural feature, is provided in the north-west corner of the site, adjacent to Warnbro Sound Avenue, approximating a two (2) storey building scale in this location (up to 6.7m). The remainder of the development comprises single story building height (4-4.7m high). A variation can be supported, as:</p> <ul style="list-style-type: none"> <li>• The proposed development comprises a purpose designed high support facility for people with neurological conditions, rather than a conventional form of medium density residential development envisage by the LDP.</li> <li>• The proposed building height provides an acceptable transition to the surrounding development.</li> <li>• The scale and appearance of the built form, when viewed from the north, east or south, resembles the scale and appearance of contemporary residential development, and is sympathetic in form with surrounding residential development.</li> </ul>

Element	City Comment
(e) Landscape material to continue across driveways and entrances to maintain visual continuity of the pedestrian network.	The plans show the crossover extending across the footpath. A condition will be recommended, in the event the application is approved, ensuring footpath treatment is extended over the crossover in accordance with the LDP to assist legibility.
(f) Street trees must be provided at a minimum date of 1 tree per 14m on both sides of the street.	While adequate tree planting is proposed, the Landscape Plan should be updated to include groundcovers and irrigated turf in the verges of Adelong Avenue, Yaramin Way, and Winderie Road, given this is the entrance point to the development.
(g) Any fencing in the primary or secondary street must be restricted to residential uses only. Where street frontage fencing is employed, it must be no more than 1.8m high and must be at least 50% visually permeable from 0.9m above the ground level of the adjacent street with solid portions of fencing consisting of masonry construction.	A 20m portion of 1.8m high masonry fencing is proposed on the boundary adjacent to the 'Service Centre' building facing Adelong Avenue. This fencing screens external stairs and a level change in this location on the site. Major openings and the building facade will remain significantly visible with this 1.8m high fencing in place. Fencing proposed along the residential site frontage complies.

### Conclusion:

The application has been the subject of thorough assessment in accordance with TPS2, the approved LDP and the State and Local Policy Framework, having regard to the comments received from the community and external State Government Agencies.



The application seeks approval for a purposed designed high support 'Residential Building' and associated 'Service Centre' that is considered a 'Community Use' in TPS2, which is a permissible use in the 'Residential' zone.

The development has been appropriately designed to not only cater for the specific health requirements of the patrons of MSWA, but also includes a proposed built form of a suitable scale that presents well to the surrounding residential area and from Warnbro Sound Avenue.

While the proposal is located within the 200m the 'generic separation distance' from the two (2) existing and approved 'Service Stations west of Warnbro Sound Avenue, the advice provided by the City's expert consultant (SLR) indicates that there is unlikely to be an unacceptable risk to human health at the proposed development.

Variations to the LDP, and other standards, such as the parking provisions of TPS2, are considered to be acceptable.

It is recommended that the Council adopt the Responsible Authority Report which recommends that the MODAP approve the application, subject to appropriate conditions.

**SCHEDULE OF SUBMISSIONS**  
**PROPOSED RENAMING OF BIGHT REEFS RESERVE TO MATHER PARK**

Name	Suburb	Answer	Comments
1. Mrs D Rudge	Singleton	Support	I would like to fully support the re-naming of the Bight Reefs Park to be Mather Park. I have been a resident of Singleton for nearly 30 years. In that time I have seen many community initiatives that would not have occurred if not for the amazing efforts of Enda and Jack Mather. The Laurie Stanford Reserve and Community Hall, The Singleton Primary School, Road Safety along Mandurah Road and into the then service station, Melbourne Cup Luncheons and many Progress Association projects and fund raising ventures, just to name a few. They have most certainly made this suburb a wonderful place to live for so many reasons. I was a member of the executive of the then Singleton Progress Association when the Bight Reefs Park was proposed. Edna was instrumental in organising the working party and going above and beyond to get quotes, liaise with Council representatives and ensure all relevant specifications were adhered to and made a point of guaranteeing that the park included equipment and areas for less able children. Jack was also always on hand to help, give time and his efforts to get things done. I think it would be most fitting that this park be renamed to honour these two wonderful community members and I would be most willing to discuss this further if required.
2. Mr Shannon Patroni	Singleton	Not Support	As a resident of Bightreefs road for the past 22 years I would not like the reserve name changed. This is a waste of resources. I am more than happy for the Mather family to have a plaque placed in Singleton if that's what the family would like.
3. Mr Graham Maier	Singleton	Support	We have lived in Singleton for 41 years and have a first-hand appreciation of all the work that Edna and Jack Mather did for the community over many years. We strongly support the renaming of the park in Bight Reefs Rd to "Mather Park"
4. Mr Brian Owens	Singleton	Support	Support renaming of reserve
5. Ms Sophie Johns	Singleton	Support	Hello Team! We support the proposal to change the name of Bight Reefs Reserve to Mather Park. Thanks!
6. Mr Chris Elliott	Singleton	Support	Good morning, I am in full support of renaming Bight Reefs Road Reserve as Mather Park. As a long-term Councillor representing the Singleton area I worked closely with the Singleton Progress Association over that time. Edna Mather worked extremely effectively as Secretary of the Singleton Progress Association and showed great leadership in the community over an extended period. Significant improvements for the Singleton community occurred through her efforts. Edna and Jack were prominent and very well respected members of the Singleton community for decades and the naming of this park after them following their passing would be most appropriate.
7. Mr Gordon Pulford	Singleton	Support	Good afternoon, We have just received your letter regarding the above and would like to say YES to the name change. Jack and Edna Mather did a lot for our Singleton Community and should be recognised for it.
8. Mr Michael and Mrs Betty Ferguson	Singleton	Support	We support the Renaming of the reserve to Mather Park. We knew and respected the Mathers. They were very important in the improvements to life in Singleton.

Name	Suburb	Answer	Comments
8. Cont...			<p>The oval, the community hall roads and lighting were all points of interest to the Mathers. They helped to get the primary school here. Our children were thankful that they no longer had to catch a bus but could ride their bikes to school. The school was a lovely friendly place. We have lived in Singleton for 35 years and because of people like the Mathers we have enjoyed this caring neighbourhood.</p> <p>We would love to have the reserve called Mather Park as they were well loved and respected locals. They had a love for this community and its people. We use the Park now when our grandchildren come to visit as it's close to our house.</p>
9. Mr Brian Preston	Singleton	Support	Fully support the renaming of the Park and think it is well deserved
10. Mr J P Roberts	Singleton	Not Support	I don't support the renaming of the reserve. As we can appreciate the Mather family have contributed to singleton, so have a lot of other residents. This is just singling out an individual and not a community.
11. Mr M Holst	Singleton	Not Support	<p>I am writing to express my concerns regarding the proposed renaming of Bight Reefs Reserve to 'Mather Park', as advocated by the Singleton Residents Association. While I hold utmost respect for the contributions of Mr and Mrs Jack and Edna Mather to our community, I believe that renaming the park is unnecessary and not in the best interest of our local area. Renaming a public space should reflect broad community consensus rather than the interests of a particular group or association. Furthermore, renaming Bight Reefs Reserve would erase its existing identity, which holds historical and cultural significance for many residents. Parks and public spaces serve as important landmarks that connect us to our past, fostering a sense of continuity and belonging. Altering the name of Bight Reefs Reserve risks undermining this shared heritage and alienating those with strong emotional ties to the park under its current name. Foremost among my concerns are the financial implications of this proposal. As a ratepayer, I am acutely aware of the need for prudent financial management by our council. Allocating resources toward renaming a park seems unjustified, especially considering the time, effort, and funding that has already been spent in installing a dedication seat to Jack and Edna Mather in the reserve in 2016. Committing further time, effort and funding to this request is at the expense of initiatives that could provide real tangible benefits to our community. Moreover, the Singleton Residents Association's assertion that Jack and Edna Mather "were among the first inhabitants of Singleton" disregards the historical and cultural significance of the Whadjuk Noongar nation, the traditional custodians of this land. While acknowledging the Mathers' contributions, it is imperative to consider this broader context. In conclusion, I respectfully urge the council to carefully consider the implications of renaming Bight Reefs Reserve to 'Mather Park' and to prioritise initiatives that yield tangible outcomes for Singleton residents. Initiatives such as increased access to library services or recent improvements like the installation of a shower and water point at Singleton Beach demonstrate tangible benefits to our community. Maintaining the existing name of the park aligns with prudent resource allocation and respects the wishes of the broader populace.</p>
12. Ms S Gray	Unkown	Not Support	Do not Support the renaming of Bight Reefs - should revert to indigenous names instead.

Name	Suburb	Answer	Comments
13. Mr R Agha	Singleton	Support	I would like to support the above proposal. I think it is a wonderful idea.
14. Mr N Bateman	Singleton	Not Support	<p>May I open with a "No disrespect to the late Mr and Mrs Jack and Edna Mather" Statement – No doubt they were wonderful ambassadors to our wonderful Singleton Community and do feel that they should warrant some recognition.</p> <p>However, In the current economic climate there are so many people struggling within the Rockingham Boundaries and feel that this Time, Resources and Budget would be better serving these people. Can only image the cost alone for this administrative change of the name from Bight Reefs Reserve to Mather Park would be costly to Rockingham council (Rate Payers), State Government (WA Taxpayers) and perhaps Federal Government (Federal Taxpayers). Its more than changing the Wooden plaques at each end of the park.</p> <p>This funding and effort would be best serving the growing homeless or struggling Rockingham citizens. With the current Domestic Violence that dominates our media - It is real and current - The funding would be more ideal to facilitate a Women's Shelter. Just somewhere were threatened women can take refuge from this growing violence. Even if it supports our growing ageing community or support the pandemic level mental health. I Get it also that these are State and Federal Government Issues – But local Government can still support.</p> <p>I not trying to be a do good-er here – I am trying to keep it real and appreciate it's a tough gig trying to appease all - Having the Lord Mayor for a photo opportunity for the Council Glossy magazine would NOT be good press.</p> <p>Can I propose a nice shady park bench with Mr &amp; Mrs Mather name on it with in the park as a compromise? I get it it's a short fall to the Singleton Resident's Association expectations.</p> <p>We love the Park and live across from the Bight Reefs Entrance – We Just love it as very well maintained functional shady reserve. Again, No disrespect the Mather family. Spend the Rate payers funding to better use...</p>
15. Mr H Jones	Singleton	Support	I would like to add my support for the renaming of the reserve please.
16. Mrs A Norton	Singleton	Support	We are agreement with this proposal - we moved into Singleton in 1994 and met with both Jack & Edna Mather many times and agree they did so much for our home of Singleton
17. Mrs J Dean	Singleton	Support	No further comment
18. Mrs L Cranch	Singleton	Support	I fully support renaming this reserve Mather Park as Edna and Jack were the drivers behind this park's existence. They were also instrumental in getting Singleton Primary School, Singleton Hall (now Community Centre) Laurie Stanford Reserve Oval - planting of grass and trees also Little Penguin's, Coast Care, Beach clean ups and Community involvement. They moved to Singleton in 1981 when most of Singleton was just beach shacks and weekends.
19. Miss H Robinson	Singleton	Not Support	Silly idea, not supported. Leave the park name as it is
20. Mr T Tarulli	Beechboro	Support	We support the renaming to Mather Park
21. Ms Sheila Jackson	Singleton	Not Support	I have lived in Singleton since 1979 and I do not agree to any change of name for the Bight Reefs Reserve Singleton R26470.

Name	Suburb	Answer	Comments
22. Mrs Rebecca Privilege	Secret Harbour	Support	I wholeheartedly support this suggestion along with a plaque outlining the Mathers' achievements within Singleton.





# City of Rockingham

## BULLETIN

Planning and Development Services

June 2024

**PLEASE RETAIN FOR COUNCIL MEETING**



# City of Rockingham

## Planning and Development Services Bulletin

### June 2024



#### TABLE OF CONTENTS

<b>1.</b>	<b>Health Services</b>	<b>5</b>
1.	Health Services Team Overview	5
2.	Project Status Reports	5
2.1	FoodSafe	5
2.2	Industrial and Commercial Waste Monitoring	5
2.3	Mosquito Control Program	5
2.4	Environmental Waters Sampling	6
2.5	Food Sampling	7
3.	Information Items	7
3.1	Food Recalls	7
3.2	Food Premises Inspections	8
3.3	Public Building Inspections	8
3.4	Outdoor Event Approvals	8
3.5	Permit Approvals	9
3.6	Complaint - Information	9
3.7	Noise Complaints – Detailed Information	10
3.8	Health Approvals	10
3.9	Septic Tank Applications	10
3.10	Demolitions	11
3.11	Swimming Pool and Drinking Water Samples	11
3.12	Rabbit Processing	11
3.13	Hairdressing and Skin Penetration Premises	11
3.14	Bookings for Halls and Reserves	11
<b>2.</b>	<b>Building Services</b>	<b>12</b>
1.	Building Services Team Overview	12
2.	Project Status Reports	12
3.	Information Items	12
3.1	Monthly Building Permit Approvals - (All Building Types)	12
3.2	Other Permits	13
3.3	Monthly Caravan Park Site Approvals	14
<b>3.</b>	<b>Compliance and Emergency Liaison</b>	<b>15</b>
1.	Compliance and Emergency Liaison Team Overview	15
2.	Project Status Reports	15
3.	Information Items	15
3.1	Ranger Services Action Reports	15
3.2	Compliance and Emergency Liaison - Prosecutions	16
3.3	Building and Development Compliance	17
3.4	Emergency Liaison and Fire Prevention	18
3.5	SmartWatch Key Result Areas	19
3.6	Compliance Community Engagement	20
<b>4.</b>	<b>Strategic Planning and Environment</b>	<b>21</b>
1.	Strategic Planning and Environment Team Overview	21
2.	Project Status Reports	21
2.1	Local Planning Strategy and New Local Planning Scheme No.4	21
2.2	Greening Plan	21
2.3	Lake Richmond Management Plan Implementation - Thrombolite Study	22

# City of Rockingham

## Planning and Development Services Bulletin

### June 2024



#### TABLE OF CONTENTS

2.4	Karnup District Structure Plan	22
2.5	Foreshore Management Plan	22
2.6	Wetland Management Plan	22
2.7	Sustainable Transport Strategy	23
2.8	Land Capability Assessment - Precinct 2A (Rural Land Strategy)	23
3.	Information Items	23
3.1	Structure Plan Assessment Status	23
3.2	Tree Removals - Approvals Issued Under Delegated Authority	26
3.4	Compost at Home - Worm Farm Workshops	26
3.5	WasteSorted Schools and Keep Australia Beautiful Workshop with Millar Road Landfill Tour	27
3.6	North-East Baldivis Project (District Structure Plan and Metropolitan Region Scheme Amendment(s))	27
3.7	Penguin Island Little Penguin Population Report	30
<b>5.</b>	<b>Land and Development Infrastructure</b>	<b>31</b>
1.	Land and Development Infrastructure Team Overview	31
2.	Project Status Reports	31
3.	Information Items	31
3.1	Referrals	31
3.2	Delegated Land and Development Infrastructure Assets Approvals	32
3.3	Handover of Subdivisional Roads	36
3.4	Delegated Subdivision Engineering and Public Open Space Practical Completions	36
3.5	Delegated Authority to Approve the Release of Bonds for Private Subdivisional Works	36
<b>6.</b>	<b>Statutory Planning</b>	<b>37</b>
1.	Statutory Planning Team Overview	37
2.	Project Status Reports	37
2.1	Community Grants Program Policy Amendment - Heritage Assistance Grants	37
2.2	Small Business Approvals Program - Action Plan	37
2.3	General Review of City's Municipal Heritage Inventory (Local Heritage Survey) and Heritage List	37
2.4	East Rockingham Heritage Area (Local Planning Policy)	38
3.	Information Items	39
3.1	Subdivision/Development Approval and Refusals by the WAPC	39
3.2	Notifications and Gazettals	39
3.3	Subdivision Clearances	39
3.4	Subdivision Survey Approvals	40
3.5	Subdivision Lot Production	40
3.6	Delegated Development Approvals	40
3.7	Delegated Development Refusals	41
3.8	Delegated Building Envelope Variations	41
3.9	Subdivision/Amalgamation Recommended for Approval	41
3.10	Strata Plans	42
3.11	Subdivision/Amalgamation Refused	42
3.12	Development Application and Lot Production Statistics	42

City of Rockingham  
Planning and Development Services Bulletin  
June 2024



**TABLE OF CONTENTS**

3.13	Proposed Timberbuilt Manufacturing Facility Comprising Warehouse, Ancillary Office Space, Car Parking, Access and Landscaping - Lot 27 (No.9) Exchange Road, Rockingham ( <i>Day Cottage</i> c1858)	44
<b>7.</b>	<b>Planning and Development Directorate</b>	<b>55</b>
1.	Planning and Development Directorate Team Overview	55
2.	Project Status Reports	55
2.1	Rockingham Strategic Centre Local Planning Framework Review	55
2.2	Design Review Panel	58
2.3	Cape Peron (including Mangles Bay) Planning Investigation Area - Recommendation No.5 (Transport Needs Study)	59
3.	Information Items	61
<b>8.</b>	<b>Advisory Committee Minutes</b>	<b>62</b>
<b>9.</b>	<b>Appendices</b>	<b>62</b>

## Health Services Monthly Team Summary



### 1. Health Services Team Overview

The Health Services Team delivers a range of services which includes food premises, public buildings, public pools, waste water, event approvals, permit approvals, water quality, mosquito control, noise, asbestos, hair dressers, skin penetration premises, beauticians, industrial audits, lodging houses, notifiable diseases and stables/animals.

### 2. Project Status Reports

Project	2.1 FoodSafe		
Budget:	\$5,000	Expenditure to date:	\$4,130
Commencement date:	1 July 2023	Estimated finish date:	30 June 2024
Project Officer:	Mrs Emma Lambert, Coordinator Health Services		
Author:	Mrs Erica King, Manager Health and Building Services		
Progress Report:			

Y Two (2) Food Safety Programs were verified/audited during May 2024.

Y A total of 100 people completed Online "I'm Alert" Food Safety Training during May 2024.

Y A total of 32,339 users have undertaken the "I'm Alert" Food Safety Training Program since its introduction in 2012.

Project	2.2 Industrial and Commercial Waste Monitoring		
Budget:	\$15,000	Expenditure to date:	\$20,071
Commencement date:	1 July 2023	Estimated finish date:	30 June 2024
Project Officer:	Mrs Emma Lambert, Coordinator Health Services		
Author:	Mrs Erica King, Manager Health and Building Services		
Progress Report:			

No Industrial Audits were conducted during May 2024.

Project	2.3 Mosquito Control Program		
Budget:	\$50,000	Expenditure to date:	\$33,022
Commencement date:	1 July 2023	Estimated finish date:	30 June 2024
Project Officer:	Mr Callum Birney, Environmental Health Technician		
Author:	Mrs Erica King, Manager Health and Building Services		
Progress Report:			



- Y One (1) mosquito complaint was received in May 2024.
- Y Four (4) larval monitoring surveys were conducted in May 2024.
- Y Three (3) local treatments were conducted during May 2024.
- Y One (1) aerial larviciding operation occurred in the Peel Region during May 2024 involving City of Rockingham sites.
- Y One (1) adult trapping run was conducted in May 2024.

The following Mosquito-borne Disease Notifications were received during May 2024:

**Comparative Data**

	May 2024	May 2023	2024 Progressive Total
Barmah Forest Virus	0	0	0
Ross River Virus	1	4	4

Project	2.4 Environmental Waters Sampling		
Budget:	N/A	Expenditure to date:	N/A
Commencement date:	1 July 2023	Estimated finish date:	30 June 2024
Project Officer:	Mr Callum Birney, Environmental Health Technician		
Author:	Mrs Erica King, Manager Health and Building Services		
Progress Report:			

	May 2024	May 2023	2024 Progressive Total
Ocean Sampling	23	30	174
Lake Sampling	2	7	45

- Y A total of 23 ocean samples were collected in May 2024. The results are attached as an appendix to the Bulletin (Appendix 1).

The Enterococci standards are:

- Up to 200 MPN/100ml is a low level risk of contracting illness
- 200 MPN/100ml to 500 MPN/100ml is a medium level of risk of contracting illness
- Over 500 MPN/100ml is a high level risk of contracting illness

The E Coli standards are:

- Up to 260 CFU/100mL is a low level risk of contracting illness
- 261 - 550 CFU/100mL is a medium level of risk of contracting illness
- Over 550 CFU/100mL is a high level risk of contracting illness

- Y In addition to the City's routine ocean water sampling, Health Services undertook additional water sampling at the Forrester Road, Bent Street Jetty, Tern Island and Safety Bay Beach locations. These samples were taken after liaison with the Department of Health, and in response to ongoing concerns over water quality in 'The Pond'.

The results of the additional water sampling are as follows:

Date/Location	Enterococci	E Coli	Salmonella	Staphylococci
20/05/2024 Safety Bay Beach	<10 MPN/100mL	100 CFU/100mL	Not Detected	<1 CFU/100mL
20/05/2024 Tern Island	<10 MPN/100mL	<10 CFU/100mL	Not Detected	<1 CFU/100mL

Date/Location	Enterococci	E Coli	Salmonella	Staphylococci
20/05/2024 Forrester Road	10 MPN/100mL	10 CFU/100mL	Not Detected	<1 CFU/100mL
20/05/2024 Bent Street Jetty	<10 MPN/100mL	<10 CFU/100mL	Not Detected	<1 CFU/100mL

All of the above results are within the acceptable guidelines.

Project	2.5 Food Sampling		
Budget:	\$1,000	Expenditure to date:	\$363
Commencement date:	1 July 2023	Estimated finish date:	30 June 2024
Project Officer:	Mr Callum Birney, Environmental Health Technician		
Author:	Mrs Erica King, Manager Health and Building Services		
Progress Report:			

No food samples were collected in May 2024.

### 3. Information Items

#### 3.1 Food Recalls

<b>Author:</b>	Mrs Erica King, Manager Health and Building Services
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Three (3) food recalls were conducted during May 2024.

Date	Company	Product	Contaminant	Action
1/05/2024	HenKing Foods Pty Ltd	Mr Lees Noodles HenKing Coconut Chicken Laksa	The presence of an undeclared allergen (milk)	Recalled
10/05/2024	Strangelove Beverage Company Pty Ltd	Salted Grapefruit soft drink	Unintended secondary fermentation and the presence of alcohol and increased carbonation.	Recalled
24/05/2024	Han Yang Import & Export Pty Ltd T/As ByAsia Food	O'Food Korean BBQ Bulgogi Beef Marinade 280g	Labelling (incorrect gluten free claim)	Recalled

### 3.2 Food Premises Inspections

**Author:** Mrs Erica King, Manager Health and Building Services

Risk Category	No. of Inspections undertaken May 2024	No. of Inspections undertaken May 2023	2024 Progressive Total
High	10	12	39
Medium	62	75	359
Low	9	11	40
Very Low Risk	0	3	3
Food Vehicles	0	2	34
Family Day Care	1	1	8

### 3.3 Public Building Inspections

**Author:** Mrs Erica King, Manager Health and Building Services

	No. of Inspections undertaken May 2024	No. of Inspections undertaken May 2023	2024 Progressive Total
Low Risk	2	3	10
Medium risk	2	4	14
High risk	0	0	2
Lodging House	0	0	0

### 3.4 Outdoor Event Approvals

**Author:** Mrs Erica King, Manager Health and Building Services

No.	Outdoor Public Event	Date of Event
1	Food Truckin Waikiki	3 May
2	Dinner at Dusk Secret Harbour	4 May
3	Community Planting Day	4 May
4	Rockingham Twilight Markets	4 May
5	Baldivis Lions Community Market	4 May
6	Rockingham BMX State Titles	5 May
7	The Annual Rockingham Big Beach Clean Up	5 May
8	Food Truckin Port Kennedy	5 May
9	Food Truckin One 71 Pump Track	10 May
10	Pets in the Park Port Kennedy	11 May
11	Peel Estate Wines - Mother's Day	12 May
12	Dinner at Dusk Singleton	17 May
13	Food Truckin Steel Tree	18 May

No.	Outdoor Public Event	Date of Event
14	Food Truckin Golden Bay	19 May
15	Chevron Staff Planting Event	22 May
16	Dinner at Dusk Safety Bay	24 May
17	Kennedy Bay - Beach Dayz - Cancelled by organiser	25 May
18	Scientific Park Community Day	26 May
19	Food Truckin Rockingham	26 May
20	Walk for Reconciliation - Postponed due to weather	29 May

No outdoor event inspections were conducted during May 2024.

### 3.5 Permit Approvals

**Author:** Mrs Erica King, Manager Health and Building Services

Name of Permit	Number of Permits	2024 Progressive Total
New - Regular Permits - Amusements, Water Based, Personal Trainers	3	13
Renewal Regular Permits - Amusements, Water Based, Personal Trainers	5	22
Charity Fundraising Permits	0	0
Street Entertainer Permits	2	14
Filming Permits	1	3
Advertising Permits	1	2
Casual Event Permits - Amusements and Non-food	2	48
Casual Food Stall Permits	0	8
Reserve Booking with Amusement Permits	1	1
Market Permits	9	34
Food Stall Permits - Annual	16	90
Fixed Food Traders - New Applications	0	7
Fixed Food Traders - Amendments	5	26
<b>Total</b>	<b>45</b>	<b>268</b>

### 3.6 Complaint - Information

**Author:** Mrs Erica King, Manager Health and Building Services

Complaint Category	Description	May 2024	2024 Progressive Total
Air Pollution	Clean Air	22	133
Animals	General	10	47
Mosquito Control	General	1	4
Food Safety	Food	11	35
Others	General	21	56
Refuse	General Litter	3	31
Noise Pollution	General Noise	49	199

Complaint Category	Description	May 2024	2024 Progressive Total
Pest Control	Various	9	43
Substandard dwelling/building	Residential	1	7
	<b>Total</b>	<b>127</b>	<b>555</b>

### 3.7 Noise Complaints – Detailed Information

**Author:** Mrs Erica King, Manager Health and Building Services

Complaint Category	May 2024	May 2023	2024 Progressive Total
Air Conditioner	2	1	11
Construction	4	4	24
General	16	6	48
Musical Instrument	1	0	8
Specified Equipment	6	8	24
Stereo	19	10	82
Pool Pump / Creepy Crawly	1	0	2
<b>Total</b>	<b>49</b>	<b>29</b>	<b>199</b>

#### Noise Management Plans:

Three (3) Noise Management Plans were approved for out of hours essential works.

### 3.8 Health Approvals

**Author:** Mrs Erica King, Manager Health and Building Services

No. of Plans Processed	May 2024	May 2023	2024 Progressive Total
Food	10	8	32
Public Building	1	0	2
Hairdressing	2	2	6
Skin Penetration	2	2	9
Outdoor Eating Area	1	0	1

### 3.9 Septic Tank Applications

**Author:** Mrs Erica King, Manager Health and Building Services

	No. of Applications processed May 2024	No. of Applications processed May 2023	2024 Progressive Total
Domestic	3	5	18
Commercial	0	1	0
Inspections	3	7	16



### 3.10 Demolitions

**Author:** Mrs Erica King, Manager Health and Building Services

	No. of Applications processed May 2024	No. of Applications processed May 2023	2024 Progressive Total
Domestic	6	2	11
Commercial	2	0	2

### 3.11 Swimming Pool and Drinking Water Samples

**Author:** Mrs Erica King, Manager Health and Building Services

Name	No. of Samples taken May 2024	No. of Samples taken May 2023	2024 Progressive Total
Swimming Pools	24	21	148
Drinking Water	0	4	16
Pool Inspections	5	2	5

### 3.12 Rabbit Processing

**Author:** Mrs Erica King, Manager Health and Building Services

Month	No. of Rabbits processed for human consumption	Carcasses condemned	
		Whole	Part
May 2024	836	2	3

### 3.13 Hairdressing and Skin Penetration Premises

**Author:** Mrs Erica King, Manager Health and Building Services

	No. of Inspections undertaken May 2024	No. of Inspections undertaken May 2023	2024 Progressive Total
Hairdressing	2	1	19
Skin Penetration	2	2	20

### 3.14 Bookings for Halls and Reserves

**Author:** Mrs Erica King, Manager Health and Building Services

	No of Bookings May 2024	No of Bookings May 2023	2024 Progressive Total
Casual Hall Hire	12	11	53
Regular Hall Hire	5	7	15
Passive Reserve Hire	6	8	35
Active Reserve Hire	9	5	43

## Building Services Monthly Team Summary



### 1. Building Services Team Overview

The Building Services Team delivers a range of services which includes:

- Assessment and issue of Certificates of Design Compliance (CDC's).
- Assessment and issue of Building Permits, Demolition Permits, Occupancy Permits, Building Approval Certificates (Strata) and Building Approval Certificates (unauthorised work).
- Assessment and issue of approvals for variations to the Residential Design Codes for single and two group dwellings and associated buildings.
- Assessment of applications for the granting and renewing of Licences for Caravan Parks ("facilities").
- Assessment and issue of Approvals for the placement of Park Homes and location of ancillary buildings associated with Park Homes and Caravans.
- Assessment and issue of Permits and Approvals for selected types of signs.
- The enforcement of the Building Act 2011 provisions.

### 2. Project Status Reports

Nil

### 3. Information Items

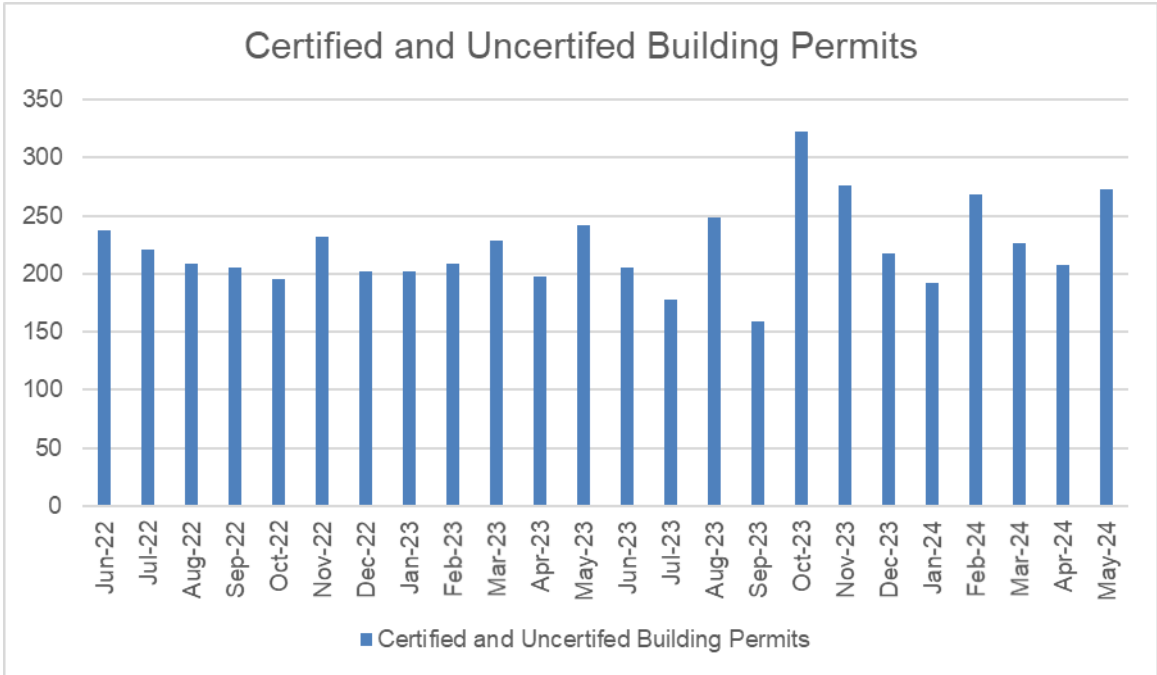
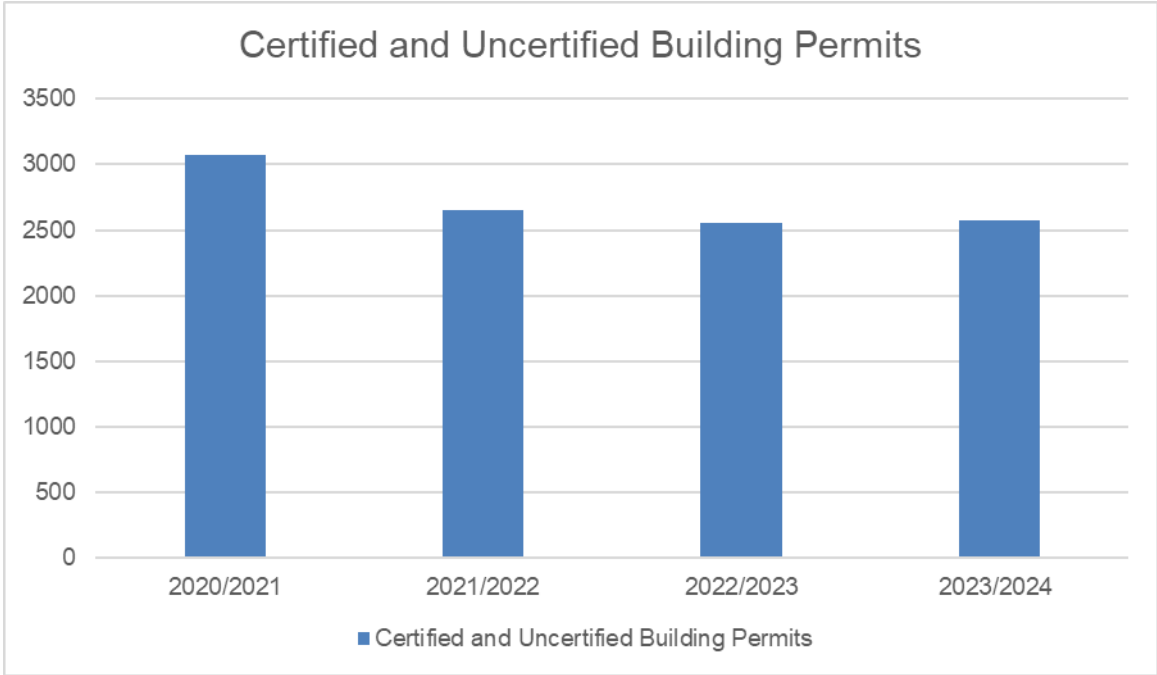
#### 3.1 Monthly Building Permit Approvals - (All Building Types)

**Author:** Mrs Erica King, Manager Health and Building Services

Type	Certified	Uncertified	May 2024	Progressive Total 2024	May 2023
Dwellings	141	0	141	564	105
Adds and Alts	64	50	114	552	125
Class 2 - 9	18	0	18	52	12
Group Dwellings	0 (0)	0	0 (0)	0	0
Percentage	81.69	18.31			
<b>Total</b>	<b>223</b>	<b>50</b>	<b>273</b>	<b>1168</b>	<b>242</b>

#### Building Permits Issued for Pools and Spas

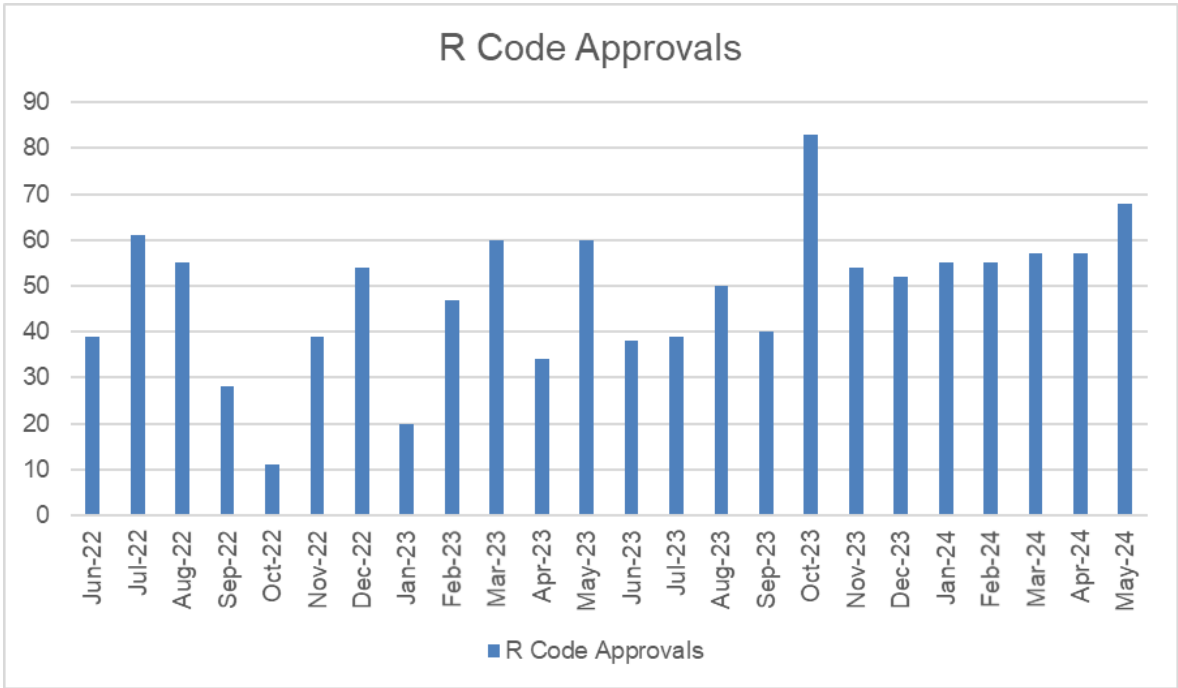
May 2024	Progressive Total 2024	May 2023
35	165	34



3.2 Other Permits	
Author:	Mrs Erica King, Manager Health and Building Services

Permit Type	May 2024	Progressive Total 2024	May 2023
Demolition Permit	6	15	2
Community Sign	4	18	3
Occupancy	6	25	4
Strata Titles	0	0	0

Permit Type	May 2024	Progressive Total 2024	May 2023
Unauthorised Building Works:			
Building Approval Certifications (Class 1 and 10)	3	11	4
Occupancy Permits (Class 2-9)	2	4	2
R-Code Variations:			
Approvals	68	292	60
Refusals	0	1	0



<b>3.3 Monthly Caravan Park Site Approvals</b>	
<b>Author:</b>	Mrs Erica King, Manager Health and Building Services

Caravan Park	Park Homes	Additions etc	May 2024	Progressive Total 2024	May 2023
Baldivis Lifestyle Village	2	0	2	4	0
Cee & See	0	0	0	0	0
Lakeside	0	0	0	0	0
Palm Beach	0	0	0	0	0
Rockingham Holiday Village	0	0	0	0	0
Tuart Lakes Lifestyle Village	2	0	2	20	0

## Compliance and Emergency Liaison Monthly Team Summary



### 1. Compliance and Emergency Liaison Team Overview

The Compliance and Emergency Liaison Team delivers a range of services which includes:

- Community Engagement - a focus on increasing awareness and education of the community on relevant State and local laws, responsible pet ownership, emergency prevention, preparedness and response. Performed through face-to-face workshops and engagement, social media engagements, the development and implementation of frameworks, and the development and dissemination of collateral.
- Rangers - investigates and enforces laws including those related to parking, dogs, cats, litter, off road vehicles, abandoned vehicles and camping.
- Bush Fire Prevention - coordinates the Fire Management Plan Program, the Fire Break Compliance Program and the Permits to Burn Program along with the enforcement of breaches of the *Bush Fires Act 1954*.
- Emergency Liaison - coordinates activities to support local emergency management arrangements and to ensure the City's compliance with statutory obligations arising from the *Emergency Management Act 2005*.
- SmartWatch - vehicle based patrol service focused on high visibility deterrence of illegal or anti-social behaviour.
- Prosecutions, Appeals and Restriction Management - coordinates and conducts prosecutions, infringement appeals and requests to remove or amend restrictions.
- Building and Development Compliance - investigates and enforces laws including those related to planning approval, land use, untidy properties, swimming pool and spa barriers.

### 2. Project Status Reports

Nil

### 3. Information Items

#### 3.1 Ranger Services Action Reports

<b>Author:</b>	Mr Amos Dolman Coordinator Ranger Services
----------------	--

CRMs	May 2024	May 2023
Dogs/Cats	549	461
Vehicles (Abandoned/Off Road/Impounded)	64	78
Litter	13	14
Parking	185	156
Illegal Camping	7	10
Livestock	4	2
<b>Dogs</b>	<b>May 2024</b>	<b>May 2023</b>
Impounded	55	38
Claimed	39	25



<b>Dogs (cont...)</b>	<b>May 2024</b>	<b>May 2023</b>
Rehomed	16	11
Euthanised/Deceased	0	2
Infringements	43	58
Cautions	60	167
Applications for More than 2 Dogs	11	7
<b>Cats</b>	<b>May 2024</b>	<b>May 2023</b>
Impounded	29	14
Claimed	8	2
Rehomed	21	11
Euthanised/Deceased	0	1
Infringements	4	4
Cautions	17	29
Applications for More than prescribed Cats	1	1
<b>Other</b>	<b>May 2024</b>	<b>May 2023</b>
Parking Infringements	64	104
Parking Cautions	10	44
Impounded Vehicles	2	0
Litter Infringements	1	1
Litter Cautions	0	0
<b>Other</b>	<b>May 2024</b>	<b>May 2023</b>
School Patrols	19 13 different schools	11

### 3.2 Compliance and Emergency Liaison - Prosecutions

**Author:** Ms Tamara Simmons, Coordinator Prosecutions

#### Magistrates Court Appearances and Outcomes

<b>Offence</b>	<b>Offence Location</b>	<b>Appearance</b>	<b>Result</b>
2x Dog Attack causing Injury	Singleton	07/05/2024	\$3,000.00 Fine \$171.70 Costs
3 x Dog Attack (no injury) 1 x Dog Attack causing Injury	Baldivis	27/05/2024	\$3,500.00 Fine \$171.70 Costs \$1,409.95 Compensation
Dog Attack causing Injury	Baldivis	27/05/2024	\$3,500.00 Fine \$171.70 Costs

### 3.3 Building and Development Compliance

**Author:** Ms Sheridan Bonney, Coordinator Building and Development Compliance

#### Pool Barrier Fencing

INSPECTION TYPE	TOTAL	COMPLIANT	NON-COMPLIANT	CANCELLED/ REMOVED	% COMPLIANT	% NON-COMPLIANT
Pools in the City as at date 04/06/2024	11319					
4-yearly barrier inspections due in May 2024	37					
4-yearly first inspections conducted in May 2024	204	160	36	8	81.63%	18.37%
4-yearly second inspections conducted in May 2024	37	30	7	0	81.08%	18.92%
4-yearly third inspections conducted in May 2024	7	5	2	0	71.43%	28.57%
4-yearly fourth inspections conducted in May 2024	1	1	0	0	100.00%	0.00%
Total number of 4-yearly program inspections conducted in May 2024	249	196	45	8	81.33 %	18.67%
Preliminary (pre-construction) inspections conducted in May 2024	61					
Final (upon pool completion) inspections conducted in May 2024	39					
Number of pool barrier infringements issued in May 2024	0					

#### Development Compliance CRMs

Category	May 2024	May 2023
Unauthorised Home Occupation/ Commercial Business	7	1
Commercial Vehicle Parking on Residential Property	1	9
Unauthorised Development or Non Compliance with Development Approval	4	5
Untidy Front Yard	3	8

#### Building Compliance CRMs

Category	May 2024	May 2023
Sand Drift on Building Sites	4	0
Illegal Signs - Advertising on Verge	1	2
Swimming pool - Other/Enquiry	14	20
Swimming Pool - Removal Request	1	2
Swimming Pool/Spa - Barrier Missing or Incomplete	4	2
Building Litter - No Bin on Site/Rubbish Leaving Site	5	3
Illegal Camping on Private Property	4	2
Non-Conforming Verge Waste	1	0

No other Building and Development Compliance infringements were issued in May 2024.

### 3.4 Emergency Liaison and Fire Prevention

**Author:**

Mr Greg Whip and Ms Kolina Brennan, Emergency Liaison Coordinators  
Mr Daniel Cox, Fire Prevention Officer

(i) City of Rockingham Launches New SMS Alert Service for Rural Property Owners

Last month the City offered owners / occupiers of rural properties the opportunity to opt-in to a free text messaging service to receive information about Total Fire Bans, Harvest and Vehicle Movement Bans and Permits to Burn.

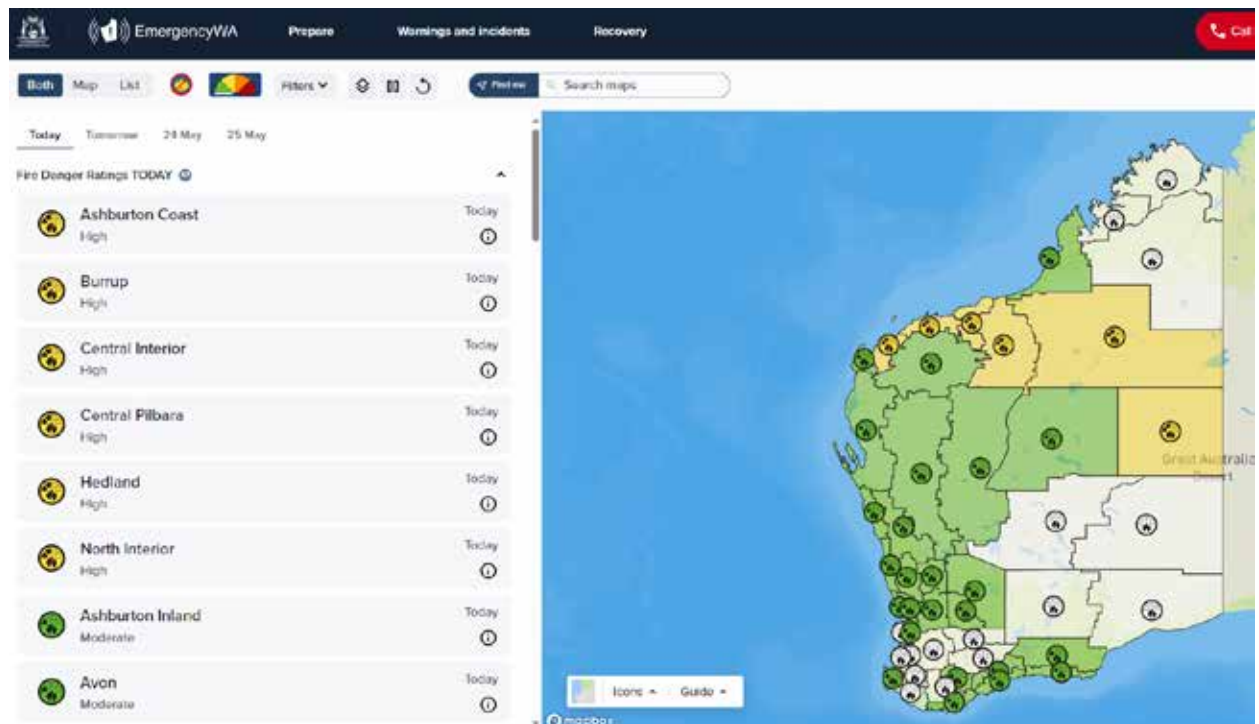
The SMS service will assist residents living on rural property to stay informed about fire prevention notifications affecting the Rockingham community.

The SMS service **will not** be used for emergency messaging. Residents have been reminded to visit the Emergency WA website for current alerts and warnings.

(ii) New Emergency WA Website

During the month of May, DFES launched a new-look Emergency WA website. The upgrade delivers a more modern look and feel with new map layers and improved Fire Danger Rating access. With more developments proposed in the future that will include:

- New app that will enable users to receive emergency information tailored to their location
- The ability to set watch zones
- Integration with in-home wearable smart devices
- Translated warnings



(iii) Fire Control Inspection Update

As of Saturday 1 June, the City entered a 'Unrestricted Burning Period'. This means residents wishing to conduct a burn on their property are **not** required to obtain permit, however prior to commencing a burn, residents must notify the Department of Fire and Emergency Services.

The Unrestricted Burning Period is scheduled to end on 31 September 2024.

(iv) Fire Prevention CRMs - 1-31 May 2024

Total	CRM
1	Fire Hazards Vacant Land
2	General Enquiry
0	Fire Hazards Developed Land

Total	CRM
74	Permit to Burn
0	Firebreak Variation Applications
0	Infringement Appeals

(v) Rockingham-Kwinana SES Activity

	May 2024
75	Requests for Assistance - Storm Event on 28 May 2024
36 hours	Housekeeping
62 hours	Management and Admin
3	Training Courses - Chainsaw/Roof Safety System
4	Member Weekly Training Nights
2	Community Engagement Events

As winter approaches, the Unit will be refreshing storm damage skills and training in preparation for an increase in calls and response activities.

(vi) WOW Day in Support for SES Volunteers - Wednesday 22 May 2024

City employees wore a splash of orange on Wednesday 22 May 2024 in recognition of the devoted State Emergency Service Volunteers who have been keeping our community safe for 65 years. In addition, the Rockingham-Kwinana Unit hosted the annual WOW Day Cup which was attended by Cockburn, Melville and Mandurah SES - a great night was had by all.



(vii) Recognition Awards

After more than 20 years as an SES Volunteer with not only Rockingham SES but with Stirling, Swan and Armadale, the Unit said farewell to Peter Noble (retiring from service) and thanked him for his dedication and years of service.

3.5 SmartWatch Key Result Areas	
Author:	Mrs Sue Dwyer, Coordinator SmartWatch

Visibility			
KPI	Target	Actual	Compliance
On scene within 15 minutes	90%	92%	Exceeds
Achieve 40,000 patrol km's per month	40,000 kms	46,717 kms	Exceeds
Engagement with Community			
KPI	Target	Actual	Compliance
Community Stakeholder events	2	3	Exceeds

Increasing Perception of Safety			
KPI	Target	Actual	Compliance
Meet 'Category A' Hot Spot Targets (15)	100%	15	Meets
Meet 'Category B' Hot Spot Targets (22)	90%	22	Exceeds
Notable Statistics			
Requests For Attendance		56	
Community Patrol Requests		46	
Holiday Watch Requests		56	
On Patrol Reports		126	
Fire Watch		35	
Field Reports Completed		5	
CCTV Requests		1	

3.6 Compliance Community Engagement	
Author:	Community Development Officer (Compliance)

As this position is currently vacant, there is no content to be published.

## Strategic Planning and Environment Monthly Team Summary



### 1. Strategic Planning and Environment Team Overview

The Strategic Planning and Environment Team delivers a range of services which includes:

- Facilitating projects and undertaking tasks that establishes and reviews the City's planning framework (Strategic Planning);
- Assessing and making recommendations on proposed land use plans such as Structure Plans and Activity Centre Plans (Strategic Planning);
- Implementing the Council's environmental initiatives that broadly focus on reducing the City's ecological footprint (Environment); and
- Assessing and making recommendations on planning proposals that have an environmental implication, including those assessed under the *Environmental Protection Act* (Environment).

### 2. Project Status Reports

Project	2.1 Local Planning Strategy and New Local Planning Scheme No.4		
Budget:	\$300,000	Expenditure to date:	\$261,855 (committed); \$205,252.50 (expended)
Commencement date:	July 2021	Estimated finish date:	TBD following WAPC consideration
Project Officer:	Mr Paul Compe, Senior Planning Officer - Strategic Projects		
Author:	Mr Paul Compe, Senior Planning Officer - Strategic Projects		
Progress Report:			

Public advertising of the LPS concluded on 28 March 2024. At the 30 April 2024 Councillor Engagement Session, an update was provided on outcomes of the public advertising process, along with a facilitated discussion on key issues raised. Feedback from the session will be taken into account in finalising the Local Planning Strategy with relevant modifications and providing a detailed response to the issues raised during the community consultation. The LPS will be forwarded to Council for consideration in the coming months.

Following consideration of the LPS, a Councillor Engagement Session to workshop the Local Planning Scheme No.4 is anticipated to occur on 6 August 2024.

Project	2.2 Greening Plan		
Budget:	\$175,000	Expenditure to Date:	\$112,853.68
Commencement date:	May 2023	Estimated finish date:	November 2024
Project Officer:	Mrs Rebecca Kenworthy, Environmental Planning Officer		
Author:	Mr Luke Rogers, Coordinator Sustainability and Environment		
Progress Report:			

Data acquisition was completed by the consultant (Arbor Carbon) on 16 January 2024. Data report was received 17 April 2024, internal workshop was held on 22 of April 2024 and a workshop with the Environmental Advisory Committee on 8 May 2024. The responses from these workshops have been collated to input into the Urban Forest Strategy. The draft Urban Forest Strategy is expected in November 2024.



Project	2.3 Lake Richmond Management Plan Implementation - Thrombolite Study		
Budget:	\$91,000	Expenditure to Date:	\$47,498
Commencement Date:	July 2018	Finish Date:	January 2025
Project Officer:	Miss Jesse Rowley, Environmental Planning Officer		
Author:	Miss Jesse Rowley, Environmental Planning Officer		
Progress Report:			

The need for additional work analysis of water quality and stormwater reduction impact modelling has been identified through discussion with thrombolite experts Dr Ryan Vogwill and Mr Mike Whitehead, along with the DBCA. Procurement processes to appoint a consultant to undertake this work is currently underway.

Project	2.4 Karnup District Structure Plan		
Budget:	\$875,235	Expenditure to Date:	\$371,669.50
Commencement date:	February 2023	Estimated finish date:	September 2026
Project Officer:	Ms Sally Birkhead, Strategic Planning Consultant		
Author:	Ms Sally Birkhead, Strategic Planning Consultant		
Progress Report:			

Following Council consideration of the WAPC's 'whole of Government' direction on the DSP at its meeting of May 2024, the visioning and stakeholder engagement process are expected to commence in July 2024.

Project	2.5 Foreshore Management Plan		
Budget:	\$6,580	Expenditure to Date:	Nil
Commencement Date:	July 2021	Estimated Finish Date:	August 2024
Project Officer:	Mrs Rebecca Kenworthy, Environmental Planning Officer		
Author:	Mrs Rebecca Kenworthy, Environmental Planning Officer		
Progress Report:			

The Draft Management Plan is currently being finalised for implementation.

Project	2.6 Wetland Management Plan		
Budget:	\$130,000	Expenditure to Date:	\$87,030 (committed)
Commencement Date:	May 2023	Estimated Finish Date:	July 2024
Project Officer:	Miss Jesse Rowley		
Author:	Miss Jesse Rowley		
Progress Report:			

The Wetland Management Plan is currently being updated by City Officers.

Project	2.7 Sustainable Transport Strategy		
Budget:	\$150,000	Expenditure to Date:	Nil
Commencement Date:	TBA	Estimated Finish Date:	TBA
Project Officer:	TBC		
Author:	Mr Brett Ashby, Manager Strategic Planning and Environment		
Progress Report:			

Work on scoping the Sustainable Transport Strategy has recommenced following the WAPC's decision on changes required to permit advertising of the Local Planning Strategy. Changes to the scope are being undertaken in collaboration with the City's Asset Services.

Project	2.8 Land Capability Assessment - Precinct 2A (Rural Land Strategy)		
Budget:	\$40,000	Expenditure to date:	\$36,025 (committed);
Commencement date:	May 2023	Estimated finish date:	December 2023
Project Officer:	Mr Jake Spiteri, Senior Strategic Planning Officer		
Author:	Mr Jake Spiteri, Senior Strategic Planning Officer		
Progress Report:			

Project completed.

### 3. Information Items

<b>3.1 Structure Plan Assessment Status</b>	
<b>Author:</b>	Mr Jake Spiteri, Senior Strategic Planning Officer

The following Structure Plan applications have been submitted to the Western Australian Planning Commission (WAPC) for determination in accordance with Schedule 2, Part 4, clause 20 of the *Planning and Development (Local Planning Schemes) Regulations (2015)*.

The assessment status of Structure Plan applications that have yet to be determined from the Department of Planning, Lands and Heritage are as follows:

#### Amendments to Structure Plans

<b>Application</b>	<b>Date Considered by Council</b>	<b>Status</b>
Lot 311 Fifty Road (Major Amendment)	27 January 2021	<p>Following mediation on the 16 May 2023 the City is awaiting the S31 Reconsideration matters information package to be provided for final review.</p> <p>The information shall include but not limited to:</p> <ul style="list-style-type: none"> <li>- Updated Structure Plan documentation</li> <li>- Modifications to the TIA</li> <li>- Addendum to the retail sustainability assessment, in regards to SPP 4.2 and the City's Local Planning Policy - LCACS.</li> </ul> <p>Once the City has reviewed the information and provided response to DPLH a report will be presented to the next available Statutory Planning Committee (SPC) meeting by the WAPC.</p>

Application	Date Considered by Council	Status
Anstey Park Structure Plan Amendment	Accepted by the City on 20 September 2023	<p>The Anstey Park Structure Plan Amendment was presented to the 27 February 2024 meeting of Council where it resolved as follows:</p> <p><i>“That Council <b>APPROVES</b> the lodgement of a Local Government Report to the Western Australian Planning Commission, with respect to the proposed Structure Plan Amendment prepared over the ‘Anstey Park Estate’ - Lot 35 and 36 Surf Drive, Secret Harbour, which recommends the Structure Plan Amendment should be approved subject to the matters outlined in the Schedule of Modifications being suitably addressed”.</i></p> <p>In accordance with Schedule 2, Part 4, clause 20 of the <i>Planning and Development (Local Planning Schemes) Regulations (2015)</i>, the proposed Structure Plan has been referred to the WAPC for determination.</p>
Spires Estate (Phase 2) Structure Plan Amendment	Accepted by the City on 21 November 2023	<p>The Spires Estate Structure Plan Amendment was presented to the 27 February 2024 meeting of Council where it resolved as follows:</p> <p><i>“That Council <b>APPROVES</b> the lodgement of a Local Government Report to the Western Australian Planning Commission, with respect to the proposed Structure Plan over ‘The Spires Estate’ (Phase 2), Lot 3 Baldivis Road, Baldivis which recommends that the Structure Plan should not be approved until the following have been addressed:</i></p> <ol style="list-style-type: none"> <li><i>1. An appropriate interface to the adjoining Lot 1 Fifty Road, Baldivis to the north being resolved; and</i></li> <li><i>2. Other matters, as outlined in the Schedule of Modifications.”</i></li> </ol> <p>In accordance with Schedule 2, Part 4, clause 20 of the <i>Planning and Development (Local Planning Schemes) Regulations (2015)</i>, the proposed Structure Plan has been referred to the WAPC for determination.</p>
Baldivis Grove - Amendment No.7	Accepted by the City on 22 December 2023.	<p>The City was in receipt of an application seeking approval to amend the approved Structure Plan at Baldivis Grove.</p> <p>The primary purpose of this amendment is to facilitate the retention of potential Scarred trees within the public open space (POS) at Baldivis Grove, as reflected in Registered Aboriginal Place ID 39406 (Baldivis Grove Estate). Following the applicants consultation with the local Aboriginal group Gnarla Karla Boodjar (GKB) and coordination with the City, a design response has been refined to ensure all trees are retained within POS.</p> <p>The City consulted the DPLH to determine if the WAPC agreed the amendment was minor in nature. Confirmation was received on 22 December 2023 confirming that the amendment was minor in nature.</p>

Application	Date Considered by Council	Status
		<p>The City, under Delegated Authority, took the following actions:</p> <ol style="list-style-type: none"> <li><i>Determined that the Amendment is minor in nature and does not require advertising in accordance with Schedule 2, Part 4, Clause 29(3) of the Planning and Development (Local Planning Schemes Regulation 2015</i></li> <li><i>Approved lodgement of the Local Government Report and Schedule of Modification to the Western Australian Planning Commission with the following advice:</i> <i>"That the WAPC APPROVES the amended Structure Plan subject to the Structure Plan Report being modified to address the changes outlined in the Schedule of Modifications."</i></li> </ol>

#### Structure Plans

Application	Date Considered by Council	Status
'Kennedy Bay', Lot 3020 Port Kennedy Drive and Unallocated Crown Land No.3019, Port Kennedy	26 May 2020	<p>The Structure Plan is still awaiting WAPC approval.</p> <p>The City met with DPLH on 7 June 2024 to further discuss the unresolved issues on the Kennedy Bay Structure Plan Traffic Impact Assessment (TIA).</p> <p>There remains a number of unresolved issues these include (but not limited to):</p> <ul style="list-style-type: none"> <li>- Upgrade and development of Port Kennedy Drive (timing, costs, agreed concept). In relation to the reconsideration request.</li> <li>- Bayeux Avenue and Grand Ocean Boulevard intersection treatment.</li> </ul> <p>The City was requested to provide some further information and design review on the two (2) unresolved issues and present them to DPLH to resolve and workshop.</p> <p>The issues relating to Bayeux Avenue and Grand Ocean Boulevard Intersection treatment may need to be advertised and presented to Council due to complexity and impacts that the design may have on the surrounding residents and network.</p>
Lot 877 and 878 Stakehill Road, Karnup	24 August 2021	<p>The City officers presented a deputation to WAPC meeting No.338 on 27 March 2024. The Lifting of Urban Deferment (LUD) request for Pt Lots 877 and 878 Stakehill Road, Karnup request was presented to the Commission. The LUD request seeks to transfer approximately 39.7 ha of land in from the Urban Deferred zone to the Urban zone under the Metropolitan Region Scheme (MRS).</p>

Application	Date Considered by Council	Status
		<p>The proposed Urban zoning will facilitate the further planning and development of residential and related land uses within the amendment area. The City maintained its position and outlined during the deputation the LUD was premature and the Karnup DSP has not been sufficiently advanced to guide the design for future development. Until such time as the DSP has been publically advertised the land should remain Urban Deferred.</p> <p>Further to this, there is a number of unresolved issues which the City raised in 2020 when the MRS Amendment was formally lodged with the WAPC. This included the minimum setback recommendations to a number of industrial and rural land uses (poultry farm and market garden), as prescribed by Environmental Protection Authority Guidance Statement No. 3 - Separation Distances between Industrial and Sensitive Land Uses (2005) (GS3).</p> <p>It was resolved as follows:  <i>"That the Western Australian Planning Commission, under clause 27 of the Metropolitan Region Scheme, and subject to the Deed for the negotiated planning solution for Bush Forever Area 278 being executed by the landowners, resolves to:</i></p> <ol style="list-style-type: none"> <li><i>1. Transfer parts of Lots 877 and 878 Stakehill Road, Karnup as shown on Amending Plan 4.1669 (Attachment 8) from the Urban Deferred zone to the Urban zone under the Metropolitan Region Scheme."</i></li> </ol>

### 3.2 Tree Removals - Approvals Issued Under Delegated Authority

**Author:** Mr Luke Rogers, Coordinator Sustainability and Environment

In accordance with clause 4.11 and Schedules 4 and 5 of Town Planning Scheme No.2, written approval from the City is required to remove any native tree from 'Rural', 'Special Rural' and 'Special Residential' zoned land.

In circumstances where a subdivision or development approval is not in place that approves the removal of trees, landowners can seek approval to remove trees if they are deemed to be dead, diseased or dangerous.

The City received one (1) tree removal request in May 2024 situated on Special Rural zoned land, that was approved due to be assessed as 'Dangerous' by a qualified arborist.

### 3.4 Compost at Home - Worm Farm Workshops

**Author:** Miss Courtney Cook, Sustainability Officer

The Compost at Home program was expanded in 2024 to introduce a subsidised Worm Farm Café Kit this year, as part of our Worm Farm Workshop Series.

The City received grant funding through the Waste Authority WasteSorted Community Education Grant 2023/2024 to support three interactive worm farm workshops. The Worm Shed were engaged to support the facilitation across each City library between April and June 2024.

- Safety Bay Library - Saturday 20 April
- Warnbro Library - Sunday 5 May
- Rockingham Library - Saturday 8 June

At each workshop, attendees were able to purchase a heavily subsidised Worm Farm Café Kit for \$95, usually valued at \$245. The City has budgeted for 60 subsidised Worm Farm Café kits across the three workshops held. Of the 63 attendees a total of 41 subsidised Worm Farm Café Kits were purchased, in addition to four (4) attendees who only purchased 1kg of worms.

By purchasing a subsidised kit, participants were asked to provide feedback at the end of each session. A follow-up feedback survey will be sought from attendees before the end of July to be able to inform future iterations of the program. A positive response was received from residents that attended the sessions and further opportunities to encourage home composting methods will be explored.

### **3.5 WasteSorted Schools and Keep Australia Beautiful Workshop with Millar Road Landfill Tour**

<b>Author:</b>	Mrs Kristiina Maalaps, Environmental Education Officer
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WasteSorted Schools and Keep Australia Beautiful Council, in collaboration with the City, delivered a workshop on 9 May 2024 on how to avoid and recover waste and protect our environment through litter prevention and waste reduction. The workshop was targeted at school teachers and included:

- a step-by-step guide on how to run a whole school waste and litter prevention program
- resources to take back to school
- laws relating to litter
- social and environmental impacts and behaviour change
- how to get started with waste avoidance and resource recovery projects
- information on how to become an accredited WasteSorted School and apply for grant funding
- resources and incursions available
- Environmental impacts on waste and landfills
- Millar Road Landfill tour

The workshop was highly popular with 20 attendants, out of which 14 were from schools within the City of Rockingham.

### **3.6 North-East Baldvis Project (District Structure Plan and Metropolitan Region Scheme Amendment(s))**

<b>Author:</b>	Ms Sally Birkhead, Strategic Planning Consultant
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#### **Purpose**

To provide an update to Council on the North-East Baldvis Project, over land located on the corner of Kwinana Freeway and Mundijong Road, Baldvis.

#### **Background**

Bulletin Items were presented in July and November 2023 and a report was presented to Council's February 2024 meeting in relation to the North-East Baldvis Project.

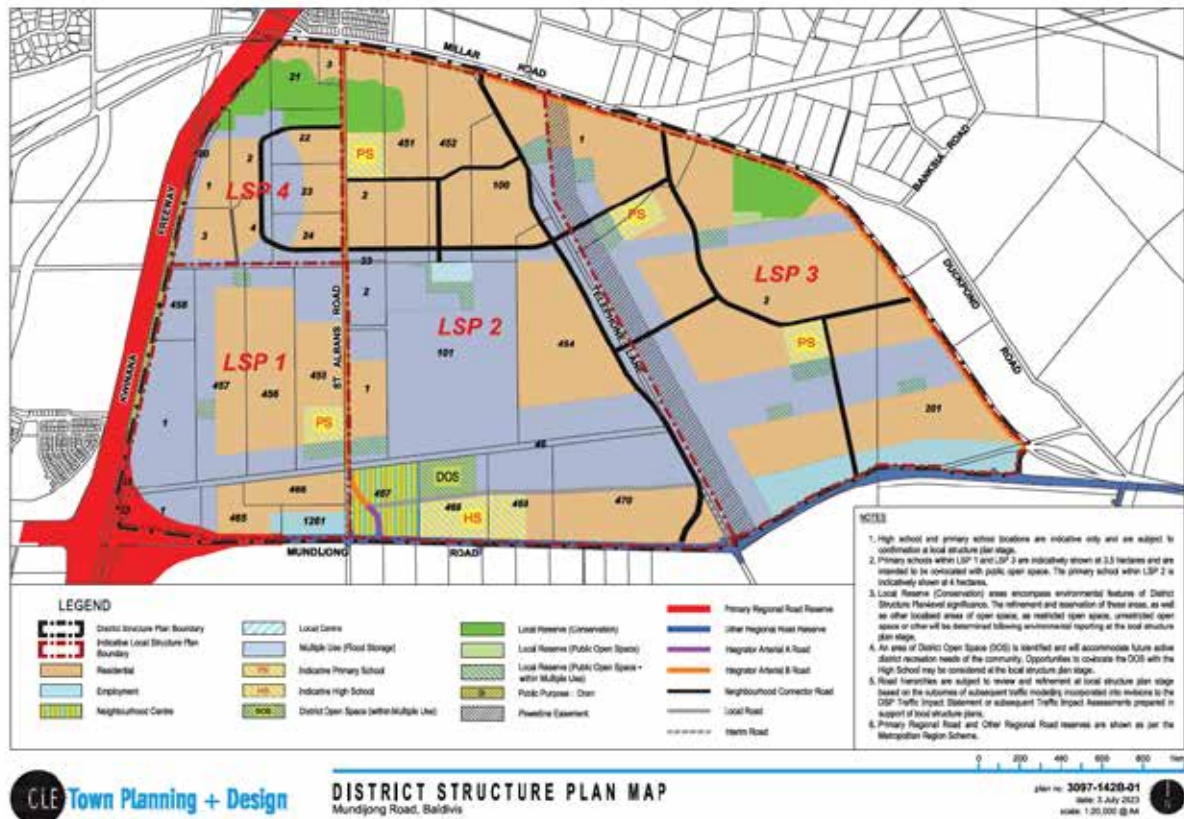
A Draft District Structure Plan (DSP) has been prepared by CLE Town Planning & Design on behalf of Stockland, for land on the north-east corner of Kwinana Freeway and Mundijong Baldvis ('the subject land'). The subject land is approximately 760ha in area (refer Figure 1). The Draft District Structure Plan was advertised in early 2024.





The key issues raised by the City were in relation to loss of employment land, the extent and ongoing land use, management and cost of the Multiple Use (Drainage) Corridors (encompassing approximately 45% of the DSP area), access and servicing, and various design related issues.

A copy of the proposed DSP is provided in Figure 2 below.



## 2. Proposed District Structure Plan

The City has now received notification from DPLH that WAPC will be considering the proposed MRS Amendment at its meeting of 29 April 2024. The MRS Amendment proposes to rezone the entire land parcel (not just Stage 1 as previously proposed) from 'Rural' to 'Urban Deferred' in a staged approach.

The strategy proposed by DPLH is for WAPC to initiate an Amendment to rezone Stage 1 from 'Rural' to 'Urban Deferred' (rather than Urban). At the time of finalising the Amendment, following EPA referral, and advertising of the Amendment, it will be determined by the WAPC whether all Lifting of Urban Deferment requirements have been addressed to enable Stage 1 to be transferred to the Urban zone.

The balance North East Baldyville area (Stages 2-4) is also recommended to be zoned Urban Deferred, as a separate Amendment, and subject to requirements to be addressed prior to its transfer to the Urban zone.

This approach means that, according to the DPLH Officer report, the two (2) MRS Amendments will be *'progressed in a strategic and sequential manner consistent with the planning framework for the area'*.

The DPLH Officer Report on the Amendment proposes the following requirements be addressed prior to the lifting of Urban Deferment:

- Approval of the draft North East Baldyville District Structure Plan by the WAPC;
- Endorsement of a DWMS by the DWER;
- Resolution of detailed road planning by Main Roads WA along Mundijong Road to determine future regional road reservation requirements;
- Appropriate resolution of sewer and water servicing infrastructure in consultation with the Water Corporation; and
- Provision of appropriate buffers around the fish/marron farm and livestock feed lot or termination of such uses (Stage 2-4).

The City has reiterated its concerns about the proposed DSP and the premature and pre-emptive nature of the MRS Amendment. It has also requested that a number of other conditions relating to the Lifting of Urban Deferment be considered, including how cost sharing is to occur; preparation of a Multiple Use Corridor Strategy; commitment to provision of a Principal Shared Path (PSP); and other considerations. The DPLH Officer report indicates these matters to be DSP issues that will be addressed at that stage of the planning process.

Should the WAPC initiate the Amendment(s), the City will have further opportunity to make comment during the advertising process.

**Comment**

Should the WAPC resolve to initiate the MRS Amendment, it will first be considered for determination of a Level of Assessment by the Environmental Protection Authority, and then advertised for public comment. At that time, the City will have the opportunity to review and provide comment on the proposal.

Further updates will be provided to Council as the matter progresses.

3.7 Penguin Island Little Penguin Population Report	
Author:	Mr Luke Rogers, Coordinator Sustainability and Environment

The City funded a Little Penguin Population study last year to enable Dr Belinda Cannell (UWA) to undertake population monitoring of the Little Penguins on Penguin Island between September to November 2023. The City has been funding these studies since 2012, with the last study prior to this one undertaken in 2019.

While DBCA is responsible for the management of Penguin Island, the City strongly values the Little Penguin population on Penguin Island and has funded these studies to contribute to research gaps, and so the community could be aware of the health of the population on Penguin Island.

It was also the subject at a Councillor Engagement Session on 22 May 2024.

The report is publically available on the City’s website (link here: <https://rockingham.wa.gov.au/forms-and-publications/your-city/protecting-our-environment/population-estimate-of-the-little-penguin-colony-o>), however, a brief summary of the key results are provided below:

- For the period of the study (September to November, 2023) the population was estimated to be 114 individuals.
- In comparison to previous population studies that were undertaken at a similar time of year, the population on Penguin Island has decreased by approximately 64% since the last population estimate in 2019, and by approximately 94% since 2008.
- The primary cause of the significant decrease in penguin numbers is thought to be the increasingly warmer water impacting on the penguin’s food sources as a result of changing climatic conditions.
- Other factors likely to be contributing to the decline include injuries caused by watercraft, and increasing land temperatures.

While it should be acknowledged that the number of individuals was an estimate during a 3 month window last year, the general trend in population decline is concerning. The City recognises that DBCA is responsible for the management of Penguin Island and the Shoalwater Islands Marine Park, however there are some measures the City can do to assist, including community education and awareness and advocacy to State Government for increased funding and research.

## Land and Development Infrastructure Monthly Team Summary



### 1. Land and Development Infrastructure Team Overview

The Land and Development Infrastructure Team deliver a range of services which include:

- Providing strategic input into the statutory and strategic planning processes which deliver innovative land development outcomes.
- Ensuring all development applications are assessed in accordance with statutory regulation, accepted standards, best practice and Council Policy.
- Responsibility for assessment and approval for all engineering, urban water, public open space and streetscape proposals relating to land development.

### 2. Project Status Reports

Nil

### 3. Information Items

#### 3.1 Referrals

<b>Author:</b>	Mr Danny Sriono, Traffic Engineer
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(Note: YTD is inclusive of this month's applications)

Type	May 2024	Year to Date May 2024
Structure Plan Approvals	1	5
Subdivision Applications	8	29
Urban Water Management Plans	1	5
Traffic Reports	1	10
Development Applications	9	28
<b>Total</b>	<b>20</b>	<b>77</b>



3.2 Delegated Land and Development Infrastructure Assets Approvals	
Author:	Mr James Henson, Manager Land and Development Infrastructure

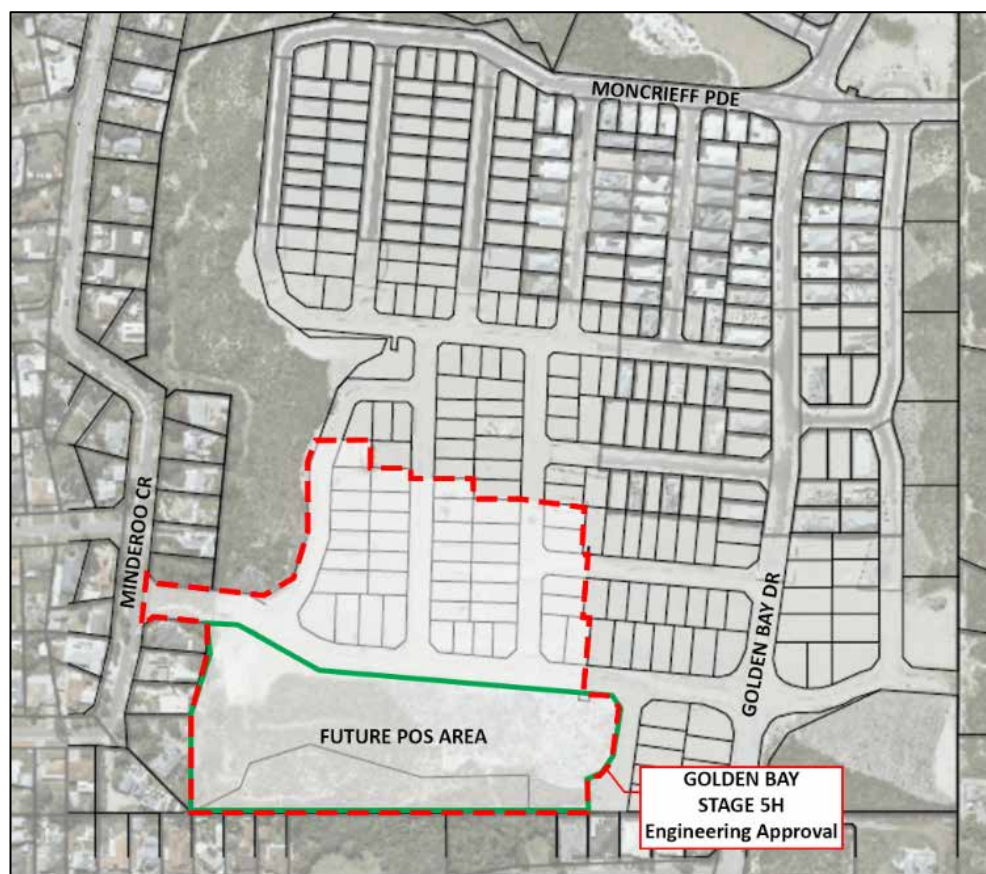
3.2.1 Millars Landing Stage 1C



3.2.2 One71 Stage 7



3.2.3 Golden Bay Stage 5H



3.2.4 Parkland Heights Stage 11A





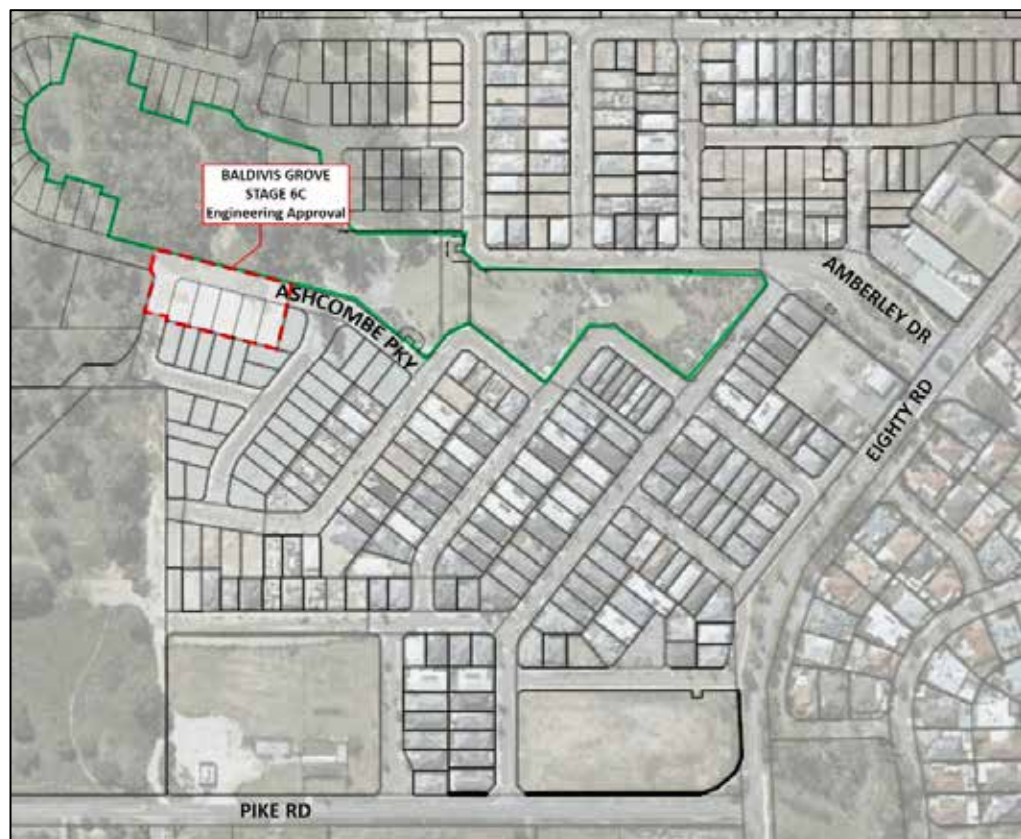
### 3.2.5 Bayshore Stage 5A Bulk Earthworks



### 3.2.6 Greenlea Stage 4A



3.2.7 Baldvis Grove Stage 6C



3.2.8 Baldvis Grove Stage 10





### 3.2.9 Baldvis Parks Stage 11A & 11B – Public Open Space Landscape Approval



### 3.3 Handover of Subdivisional Roads

<b>Author:</b>	Mr James Henson, Manager Land and Development Infrastructure
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#### 3.3.1 Kennedy Bay Stage 1D - Tidal Drive, Mainmast Way, Longitude Road

### 3.4 Delegated Subdivision Engineering and Public Open Space Practical Completions

<b>Author:</b>	Mr James Henson, Manager Land and Development Infrastructure
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- 3.4.1 One71 Stage 5, Baldvis
- 3.4.2 Rivergums Stage 13C, Baldvis
- 3.4.3 Baldvis Parks Stage 11, Baldvis
- 3.4.4 Lot 9023 Cycas Street, Baldvis
- 3.4.5 Brightwood Estate Tramway Swale and Eastern Entry - Landscape Practical Completion

### 3.5 Delegated Authority to Approve the Release of Bonds for Private Subdivisional Works

<b>Author:</b>	Mr James Henson, Manager Land and Development Infrastructure
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- 3.5.1 Parkland Heights Stage 14 - Maintenance Bond Return - \$41,070.13
- 3.5.2 Parkland Heights Regency Avenue Extension - Maintenance Bond Return - \$12,513.95
- 3.5.3 Rivergums Stage 13C - Outstanding Works Bond Return - \$350,026.30
- 3.5.4 Rivergums Stage 11D - Maintenance Bond Return - \$12,830.92
- 3.5.5 One71 Stage 5 - Outstanding Works Bond Return - \$303,000.00

## Statutory Planning Monthly Team Summary



### 1. Statutory Planning Team Overview

The Statutory Planning Team delivers a range of services which includes:

- Issue Planning Approvals
- Scheme Amendments and Subdivision Applications
- Road Closures, PAW Closures and Street Naming

### 2. Project Status Reports

Project	2.1 Community Grants Program Policy Amendment - Heritage Assistance Grants		
Budget:	Nil (prepared in-house)	Expenditure to Date:	N/A
Commencement Date:	July 2021	Estimated Finish Date:	Completed December 2023
Project Officer:	Miss Nyah Cheater, Planning Officer		
Author:	Mr Mike Ross, Manager Statutory Planning		
Progress Report:			

Project complete and grants will be available from July 2024.

Project	2.2 Small Business Approvals Program - Action Plan		
Budget:	N/A	Expenditure Date: to	N/A
Commencement Date:	October 2021	Estimated Finish Date:	Completed November 2023
Project Officer:	Mr David Waller, Coordinator Statutory Planning		
Author:	Mr David Waller, Coordinator Statutory Planning		

Project complete.

Project	2.3 General Review of City's Municipal Heritage Inventory (Local Heritage Survey) and Heritage List		
Budget:	\$60,000 (amended)	Expenditure to Date:	\$18,980 (amended)
Commencement Date:	September 2023	Estimated Finish Date:	November 2024 (amended)
Project Officer:	Miss Nyah Cheater, Planning Officer		
Author:	Mr Mike Ross, Manager Statutory Planning		
Progress Report:			

The City's current Municipal Heritage Inventory (MHI) (Local Heritage Survey - LHS) and Heritage List was adopted by Council in 2018.

The Heritage Council of WA Guidelines for Local Heritage Surveys (August 2022) recommend a general review should take place at intervals consistent with the major review of a local planning strategy or strategic community plan, or at defined intervals nominated by the Local Government. Section 105 of the *Heritage Act 2018* requires the Heritage Council of WA to issue guidelines about the preparation, review and periodic updating of LHS which include the processes for consultation and frequency of reviews. The City's LHS is identified in the guidelines with a review period of 5-8 years.

The City's Local Planning Policy No.3.3.26 - Guidelines to Establishing a Heritage List provides the basis for reviewing the adopted Heritage List and LHS including management categories.

Stephen Carrick Architects was commissioned to carry out the Review with the various Tasks as follows:

- Task One - Inception Meeting - Completed
- Task Two - Public Nominations - Completed
- Task Three - Draft LHS and Heritage List - Current Task - Due for completion in June
- Task Four - Council Meeting (Consent to Advertise)
- Task Five - Public Advertising
- Task Six - Review Public Submissions
- Task Seven - Council Adoption

At the inception meeting, it was agreed for Stephen Carrick Architects to commence a preliminary review of places which are already on the City's MHI.

Project	2.4 East Rockingham Heritage Area (Local Planning Policy)		
Budget:	\$40,000	Expenditure to Date:	\$35,360
Commencement Date:	August 2023	Estimated Finish Date:	November 2024 (amended)
Project Officer:	Mr Chris Parlane, Senior Planning Officer		
Author:	Mr Mike Ross, Manager Statutory Planning		
Progress Report:			

Following a Request for Quote process, Urbis (Perth) was engaged by the City on 30 June 2023 to prepare a Local Planning Policy (LPP) - East Rockingham Heritage Area.

This project is an action under the theme *Protecting* from the City's Heritage Strategy 2020-2025, as follows:

*"2. Ensure appropriate Guidelines and Policies are in place to manage change:*

*S2.2 Establish the East Rockingham Precinct as a 'heritage precinct' for the benefit of long-term interpretation and targeted conservation of the places in that area."*

The Project Tasks are as follows:

- Task 1 - Inception Meeting (completed)
- Task 2 - Discussion Paper (completed)
- Task 3 - (new) Heritage Assessment (completed)
- Task 4 - (new) Department of Planning, Lands and Heritage (DPLH) meeting (completed)
- Task 5 - Focus Group Meeting (completed)
- Task 6 - Draft Local Planning Policy (current task)
- Task 7 - Report to Council for consent to advertise
- Task 8 - Advertise draft LPP and Review Public Submissions
- Task 9 - Report to Council for LPP adoption

Coming out of the Discussion Paper, Urbis recommended reviewing a Heritage Assessment for the East Rockingham Heritage Precinct to provide a more robust basis for creating a Local Planning Policy, which has been completed.

The extent to which a Heritage Area may be applied to East Rockingham was discussed with Officers from the DPLH who are providing comments prior to the City deciding to proceed further with the landowner focus groups.



East Rockingham Heritage Precinct

**3. Information Items**

**3.1 Subdivision/Development Approval and Refusals by the WAPC**

<b>Author:</b>	Administration Team
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- 3.1.1 Survey Strata Approval - Lot 146 Light Street, Shoalwater - Creation of 2 Residential Lots (21.2024.34.1)
- 3.1.2 Survey Strata Approval - Lot 208 Warnbro Beach Road, Waikiki - Creation of 2 Residential Lots (21.2024.13.1)
- 3.1.3 Survey Strata Approval - Lot 52 Arcadia Drive, Shoalwater - Creation of 2 Residential Lots (21.2024.3.1)
- 3.1.4 Subdivision Approval - Lot 9029, 9031 Dooragan Street, Baldivis – Creation of 44 Residential Lots (21.2024.35.1)

**3.2 Notifications and Gazettals**

<b>Author:</b>	Administration Team
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Nil

**3.3 Subdivision Clearances**

<b>Author:</b>	Administration Team
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- 3.3.1 Lot 14 (No.144) Safety Bay Road, Shoalwater - Clearance of 2 Residential Lots (21.2024.52.1)



3.3.2 Lot 9040 Golden Bay Drive, Golden Bay - Clearance of 51 Residential Lots (21.2024.25.1)

3.3.3 Lot 9032 Baldvis Road, Baldvis - Clearance of 46 Residential Lots (21.2022.01.1)

### 3.4 Subdivision Survey Approvals

**Author:** Administration Team

3.4.1 Endorsed Deposited Plan of Survey - Lot 9508 Heritage Park Drive, Baldvis - 39 Residential Lots

3.4.2 Endorsed Deposited Plan of Survey - Lot 1 Rae Road, Safety Bay - Amalgamation of 2 Lots

### 3.5 Subdivision Lot Production

**Author:** Administration Team

The following table represents residential lot activity within the growth suburbs of the City of Rockingham by month and year-to-date.

The data provides information relating to the number of conditional residential lot approvals, by the Western Australian Planning Commission.

The final approval figures are based on the number of lots which have received final approval by the Western Australian Planning Commission.

Locality	Month (May 2024)		Calendar Year to Date (2024)	
	Preliminary (total lots)	Final (total lots)	Preliminary (total lots)	Final (total lots)
Baldvis	44	72	76	420
Golden Bay	Nil	Nil	11	Nil
Karnup	Nil	Nil	5	2
Port Kennedy	Nil	Nil	Nil	45

Note 1: The Western Australian Planning Commission (WAPC) approves Subdivision Applications on advice from the City and relevant Government Agencies.

Note 2: For clarity, the term "Preliminary" refers to "WAPC Subdivision Approvals (total lots)" and the term "Final" refers to "WAPC Endorsed Deposited Plan i.e. Lots to be created (total lots)".

Note 3: When the WAPC Endorses a Deposited Plan it includes new lots, which can then be created by Landgate.

### 3.6 Delegated Development Approvals

**Author:** Administration Team

3.6.1 Proposed Amendment to Development Approval - Extractive Industry (Sand Extraction) - Lots 1, 2 (No.142 and 148) Baldvis Road and Lot 803 Kulija Road, Baldvis - Aigle Royal Developments (20.2023.266.1)

3.6.2 Proposed Patio Addition to Existing Single Dwelling - Lot 656 (No.41) Mallee Drive, Karnup - Complete Approvals (20.2024.90.1)

3.6.3 Proposed Industry General (Office and Warehouse) - Lot 15 (No.5) Venture Place, East Rockingham - GDD Design Group (20.2023.286.1)

3.6.4 Proposed Change of Use (Restaurant/Café) and Advertising Signage (San Churro) - Lot 101 (No.20) Settlers Avenue, Baldvis - Prestige Town Planning Pty Ltd (20.2024.114.1)

3.6.5 Amendment to Development Approval (Neighbourhood Shopping Centre) - Lto 462 (No.114) Amazon Drive, Baldvis - MW Urban (20.2024.89.1)

3.6.6 Proposed Outbuilding to Existing Single Dwelling - Lot 59 (No.1) Mostyn Place, Warnbro - Martella (20.2024.75.1)

3.6.7 Proposed Extension of Development Approval (Holiday Accommodation) - Lot 30 (No.1295) Mandurah Road, Baldvis - Gaspar (20.2023.310.1)

3.6.8 Proposed Holiday House (Extension of Time) - Lot 479 (No.5) Trinity Court, Safety Bay - Tapa (20.2024.22.1)

3.6.9 Proposed Change of Use (Trade Supplies) - Lot 1332 (No.23) Dixon Road, Rockingham - Wright and Semple (20.2024.52.1)

- 3.6.10 Proposed Outbuilding to Existing Dwelling - Lot 32 (No.16) Foxton Green, Baldivis - Royle (20.2024.74.1)
- 3.6.11 Proposed Telecommunications Infrastructure - Lot 504 Sixty Eight Road, Baldivis - Ventia (20.2023.304.1)
- 3.6.12 Proposed Industry: Light (Canopy Addition and Hardstand/Laydown Area) - Lots 60 and 32 (No.11 and 15) Whittle Road and Lot 17 (No.16) Evinrude Road, East Rockingham Mapel Building Pty Ltd (20.2024.111.1)
- 3.6.13 Amendment to Development Approval (Additions and Alterations to Existing Motel) - Lot 1433 (No.20-30) Patterson Road, Rockingham - DGK Architects (20.2024.84.1)
- 3.6.14 Proposed Outbuilding to Existing Single House - Lot 853 (No.224) Amarillo Drive, Karnup - Bryden (20.2024.91.1)
- 3.6.15 Proposed Additions and Alterations to Existing Single House - Lot 660 (No.362) Amarillo Drive, Karnup - Biasin (20.2024.26.1)
- 3.6.16 Proposed Additions to Transport Depot (Hardstand, Laydown and Truck Staging Area) - Lots 805 and 804 (No.313 and 303) Mandurah Road, East Rockingham - Rowe Group (20.2024.57.1)
- 3.6.17 Proposed Additions and Alterations to Existing Light Industry - Lot 444 (No.4-10) Evinrude Bend, East Rockingham - Mapel Building Pty Ltd (20.2024.115.1)
- 3.6.18 Proposed Woolworths Direct to Boot Facility with Associated Signage (Additions and Alteration to Shop) - Lot 1 (No.2) Redwood Avenue, Karnup - Planning Solutions (Aust) Pty Ltd (20.2024.81.1)
- 3.6.19 Proposed Additions and Alterations to Educational Establishment (Stage 9) - Lot 501 (No.252) Grand Ocean Boulevard, Port Kennedy - Alquoka (20.2024.77.1)
- 3.6.20 Proposed Outbuilding to Existing Single House - Lot 828 (No.27) Yorrell Road, Baldivis - Action Sheds Australia Pty Ltd (20.2024.71.1)
- 3.6.21 Proposed Single House - Lot 103 Larkin Close, Baldivis - DA Burke Builders Pty Ltd (20.2024.107.1)
- 3.6.22 Proposed Change of Use (Holiday House) - Lot 610 (No.23) Banner Avenue, Baldivis - Pestano (20.2024.76.1)
- 3.6.23 Proposed Industry: General (Warehouse with Ancillary Office) - Lot 27 (No.9) Exchange Place, East Rockingham - Planning Solutions (Aust) Pty Ltd (20.2024.69.1)
- 3.6.24 Proposed Grouped Dwelling - Strata Lot 2 (Unit 2/No.116) Kent Street, Rockingham - Simon Spadaccini Construction (20.2024.148.1)

### 3.7 Delegated Development Refusals

<b>Author:</b>	Administration Team
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Nil

### 3.8 Delegated Building Envelope Variations

<b>Author:</b>	Administration Team
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- 3.8.1 Proposed Variation to Building Envelope - Lot 32 (No.16) Foxton Green, Baldivis - Royle (24.2024.3.1)
- 3.8.2 Proposed Variation to Building Envelope - Lot 828 (No.27) Yorrell Road, Baldivis - Evans (24.2024.6.1)
- 3.8.3 Proposed Variation to Building Envelope - Lot 216 Dunstan Loop, Baldivis - Ballantyne (24.2024.2.1)
- 3.8.4 Proposed Variation to Building Envelope - Lot 103 Larkin Close, Baldivis - DA Burke Builders Pty Ltd (24.2024.5.1)

### 3.9 Subdivision/Amalgamation Recommended for Approval

<b>Author:</b>	Administration Team
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- 3.9.1 Referral Response - Application No.164560 - Lot 9030 Marillana Drive, Golden Bay (21.2024.21.1)

- 3.9.2 Referral Response - Application No.254-24 - Lot 10 (No.139) Kent Street, Rockingham (21.2024.43.1)
- 3.9.3 Referral Response - Application No.164639 - Lot 50 Amazon Drive, Baldivis (21.2024.32.1)
- 3.9.4 Referral Response - Application No.164507 - Lot 2, 3, 9003 and 9501 (No.392) Baldivis Road, Baldivis (21.2024.8.1)
- 3.9.5 Referral Response - Application No.200009 - Lot 431 Surf Drive, Secret Harbour (21.2024.40.1)
- 3.9.6 Referral Response - Application No.164596 - Lot 9035 and Lot 9036 Solis Boulevard, Baldivis (21.2024.29.1)
- 3.6.7 Referral Response - Application No.164641 - Lot 123 Pike Road, Baldivis (21.2024.33.1)
- 3.6.8 Referral Response - Application No.20027 - Lots 60 and 32 (No.11 and 15) Whittle Road, East Rockingham and Lot 17 (No.16) Evinrude Road, East Rockingham (21.2024.59.1)
- 3.6.9 Referral Response - Application No.200035 - Lot 9030 Marillana Drive, Golden Bay (21.2024.41.1)

3.10 Strata Plans	
Author:	Administration Team

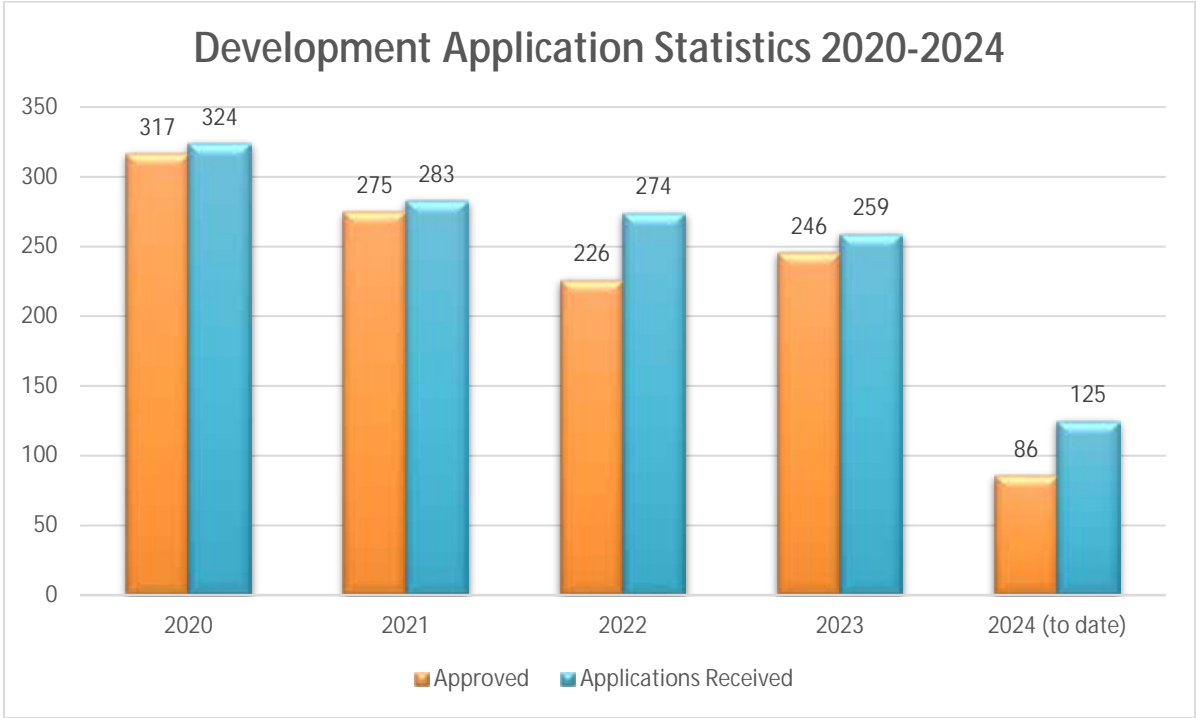
Nil

3.11 Subdivision/Amalgamation Refused	
Author:	Administration Team

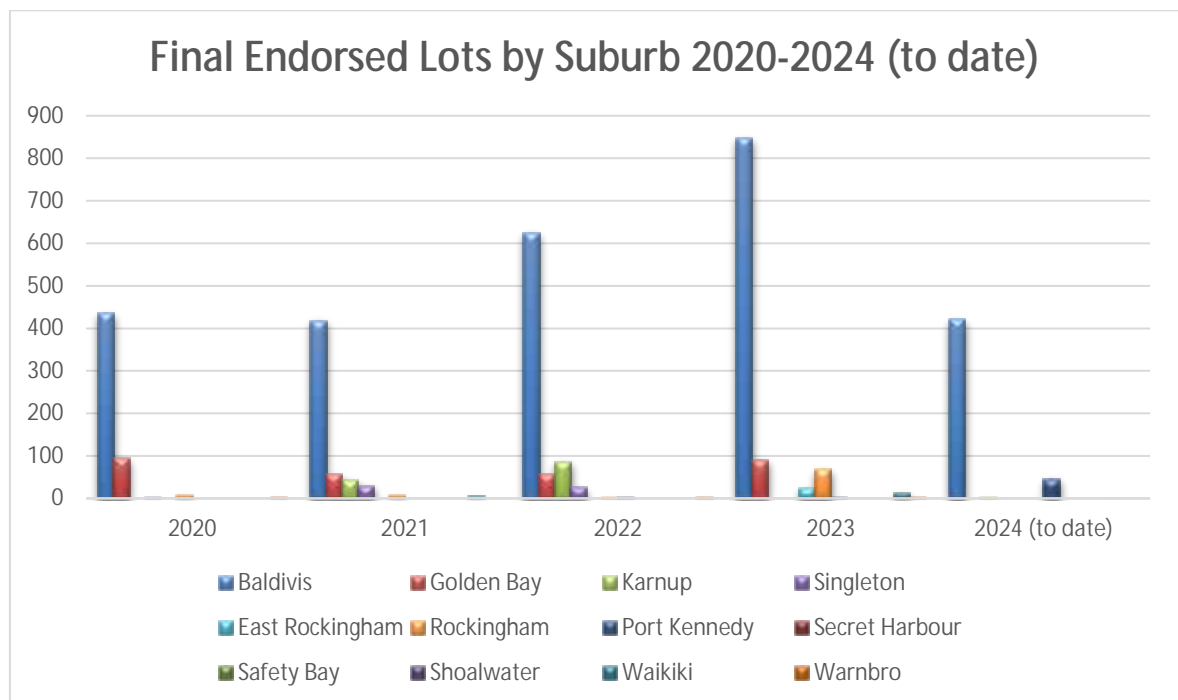
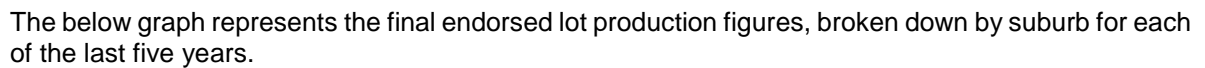
Nil

3.12 Development Application and Lot Production Statistics	
Author:	Administration Team

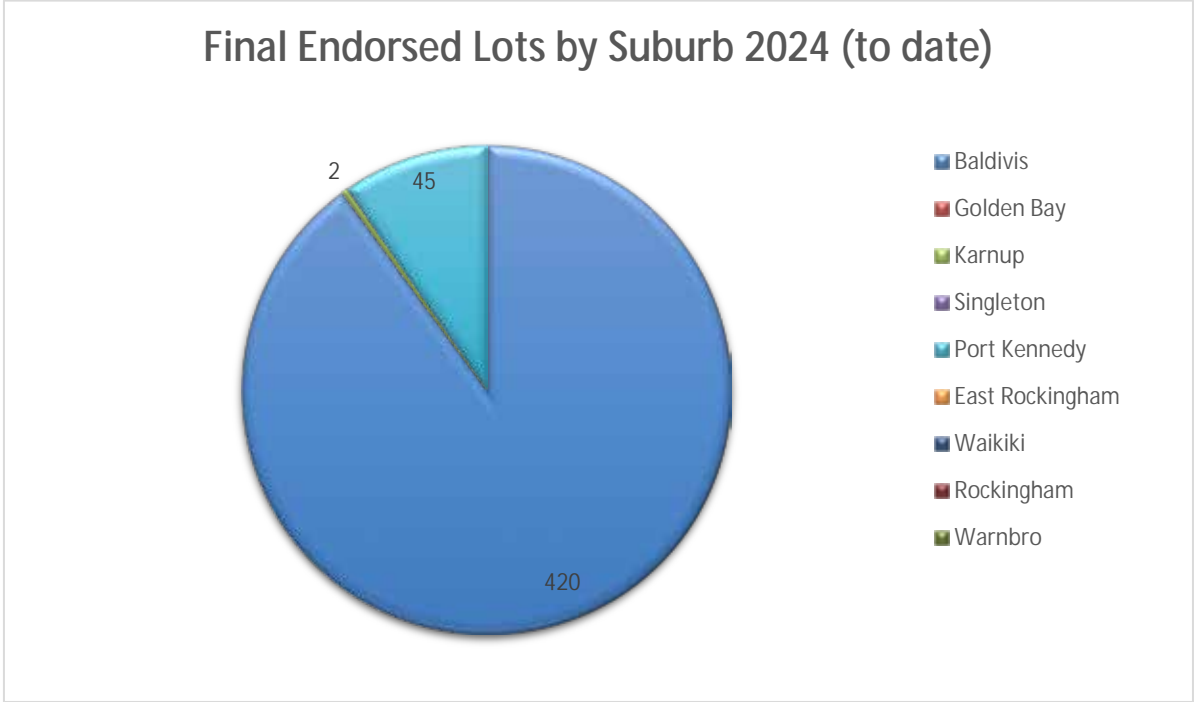
The following graph represents the total number of Development Applications received and approved by the City for each of the last five years.



This data provides information relating to the number of conditional freehold residential lot approvals by the Western Australian Planning Commission (WAPC Approved Lots) and the number of lots that have received final approval (Endorsed Deposited Plan) by the Western Australia Planning Commission (Final Endorsed Lots). Lots which have received final approval can then be created by Landgate.



The below graph represents the final endorsed lots by suburb for 2024 to date.



<b>3.13 Proposed Timberbuilt Manufacturing Facility Comprising Warehouse, Ancillary Office Space, Car Parking, Access and Landscaping - Lot 27 (No.9) Exchange Road, Rockingham (<i>Day Cottage</i> c1858)</b>	
<b>Author:</b>	Mr Mike Ross, Manager Statutory Planning



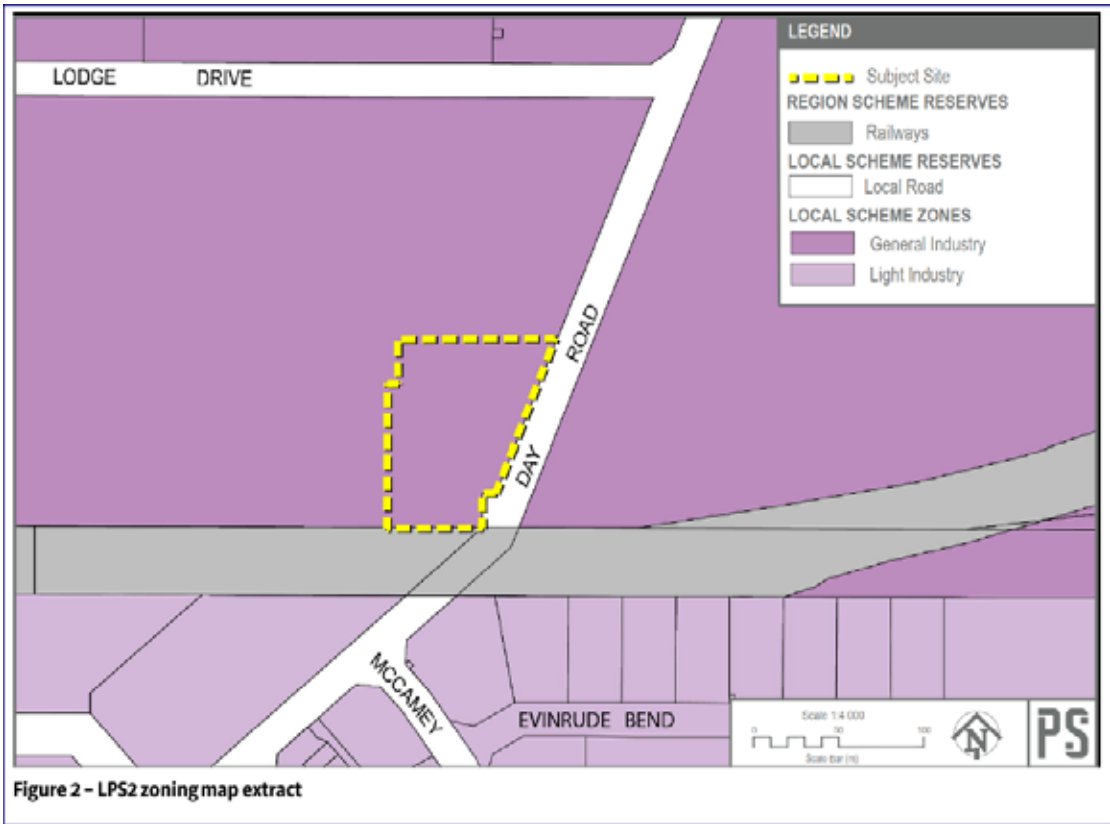
**Purpose**

To inform Council of the granting of Development Approval for proposed Timberbuilt manufacturing facility comprising Warehouse, ancillary office space, access and landscaping, for *Day Cottage* which is on the State Register of Heritage Places. *Day Cottage* is a place that represents the story of Western Australia’s history and development. *Day Cottage* also has exceptional heritage for its history and social association with the Day Family c1859 of East Rockingham.





1. Location Map



2. TPS2 Zoning Map

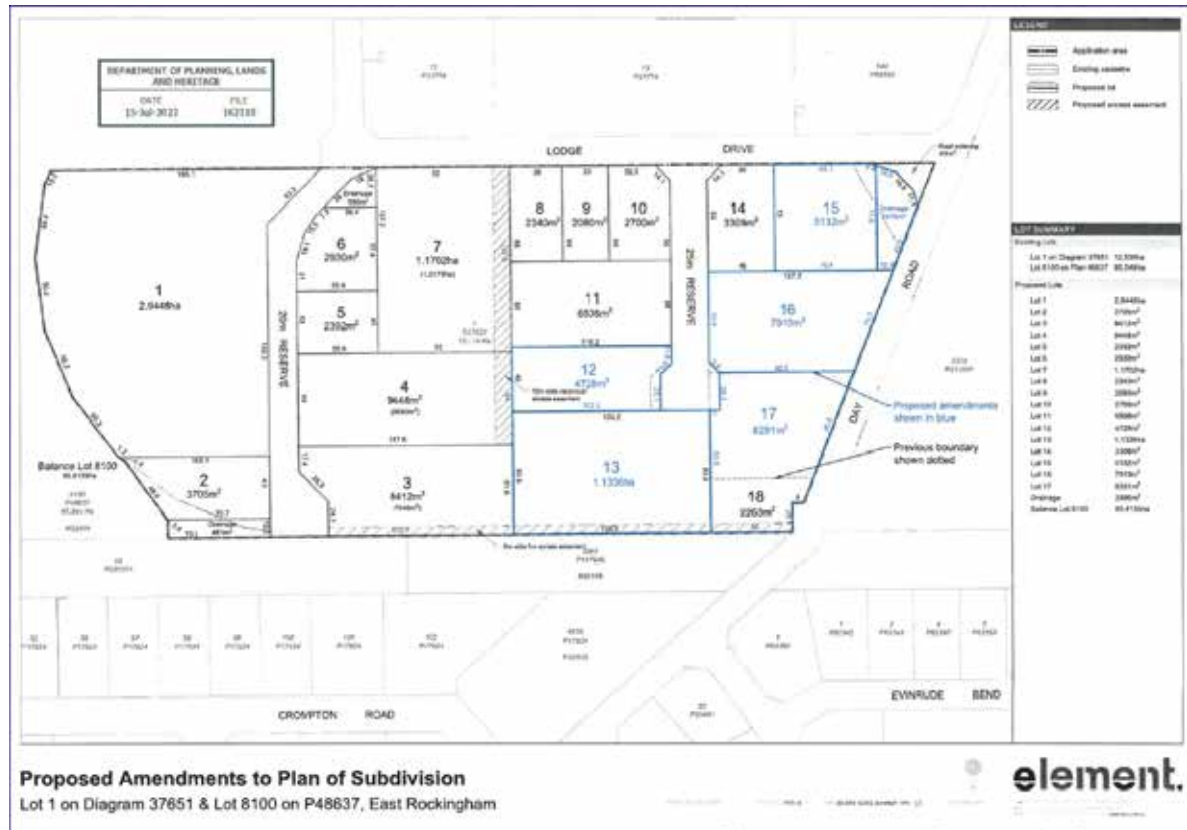


3. Aerial Image

### Background

The subject site is a 0.8291ha industrial property containing the former *Day Cottage* building and ancillary kitchen and laundry structures. The property is bound by Day Road, a railways reservation, industrial properties and is accessed from Exchange Place, and also has lot frontage via Day Road, East Rockingham.

In July 2022, Hesperia (owners) obtained subdivision approval (modification) for *Day Cottage*, which included a new cul-de-sac from Lodge Drive to provide direct lot access for all lots along Day Road. The proposed new lot for *Day Cottage* was also increased in area from 2,263m<sup>2</sup> to 8,291m<sup>2</sup>, to provide for industrial development beyond the 'heritage curtilage' of Day Cottage.



#### 4. Approved Subdivision Plan

##### Details

The proposed industrial building will be tenanted by Timberbuilt to accommodate the prefabrication and processing of timber products including (but not limited to) timber posts, structural timber beams and cabins.

Day Cottage will be repurposed as ancillary office space. The development contains a warehouse for prefabrication and storage of timber, ancillary offices and associated car parking, hardstand and landscaping.

Specifically, the proposed development includes:

- One industrial warehouse/workshop with a gross floor area (GFA) of 2,638m²;
- Enhancement/restoration works of the 160m² Day Cottage and 25m² standalone amenities (toilets);
- One modular office building with a GFA of 107m²;
- Hardstand for heavy vehicle unloading, temporary parking and manoeuvring in the norther aspect of the site, accessed from Exchange Place;
- New and modified vehicle access arrangements, including a 6m wide crossover to Day Road, in the location of the access easement, and 10m wide crossover to Exchange Place;
- Car parking to the east and west of Day Cottage including 20 car parking bays and one (1) accessible bay;
- A Road Safety Audit (RSA) was also prepared to support access via Day Road;
- Neutral colours consistent with quality materials, and a contemporary development, which respects Day Cottage.

At maximum capacity in the future there may be up to 21 staff on-site.

The proposed development and heritage considerations were supported by a Heritage Impact Statement (HIS) prepared by Griffiths Architects. The HIS included an assessment against the statement of significance for State Heritage Place No.4015 (*Day Cottage*) and the relevant policies/works outlined in the existing Conservation Management Plan.

The proposal was referred to the Department of Planning, Lands and Heritage (DPLH) due to being a State Heritage Registered place. The DPLH findings are summarised below:

- *Day Cottage* has cultural heritage significance a rare example of a dwelling dating to the colonial period of Western Australia.
- Conservation and adaptation of *Day Cottage* for use as office space is noted.
- The proposed new warehouse building to the north of *Day Cottage* is located outside of the registered curtilage. The building is in keeping with other approved development within the surrounding industrial area.
- The proposed new two storey office building to the west of *Day Cottage* requires the demolition of the existing WC/Privy and clearing of the area, including the site of the windmill and former tank stand.
- It is noted that the demolition of the Laundry has been removed from the current proposal. The future of this building has not been considered by the Heritage Council at this stage.
- The Heritage Agreement is in place for the site, requiring various undertakings by the owner, including amongst other things, consideration of the structural condition of the Laundry building, and investigations to determine the archaeological potential of the site.
- It was noted that the works to *Day Cottage* include:
  - The new roof to the Cottage to be raised 130mm to allow for insulation and the retention of the original roof shingles insitu and allow the shingles to be visible from the central office space.
  - Two doorways will be raised in height to meet building code requirements.
  - New opening in wall between Room 3 and Room 6.
  - Removal of internal wall between Room 10 and Room 11.
- The conservation works have been documented in accordance with good heritage practice and will have a major positive outcome for the place.
- The proposed two storey office building to the west of *Day Cottage*, and the associated landscaping works and parking are generally in accordance with the Conservation Management Plan for the place and will assist in providing an on-going future for *Day Cottage*.

City Officers, together with the applicant and Department of Transport held further discussions regarding the future implications associate with the Kwinana Loop Railway to the south of *Day Cottage* which could impact on future vehicle access. The Development Approval issued provides for vehicle access via Day Road until such time as the Department of Transport and Main Roads Western Australia constructs the Day Road grade separated crossing (i.e. bridge) as part of the Kwinana Rail Loop Freight Rail Network changes.

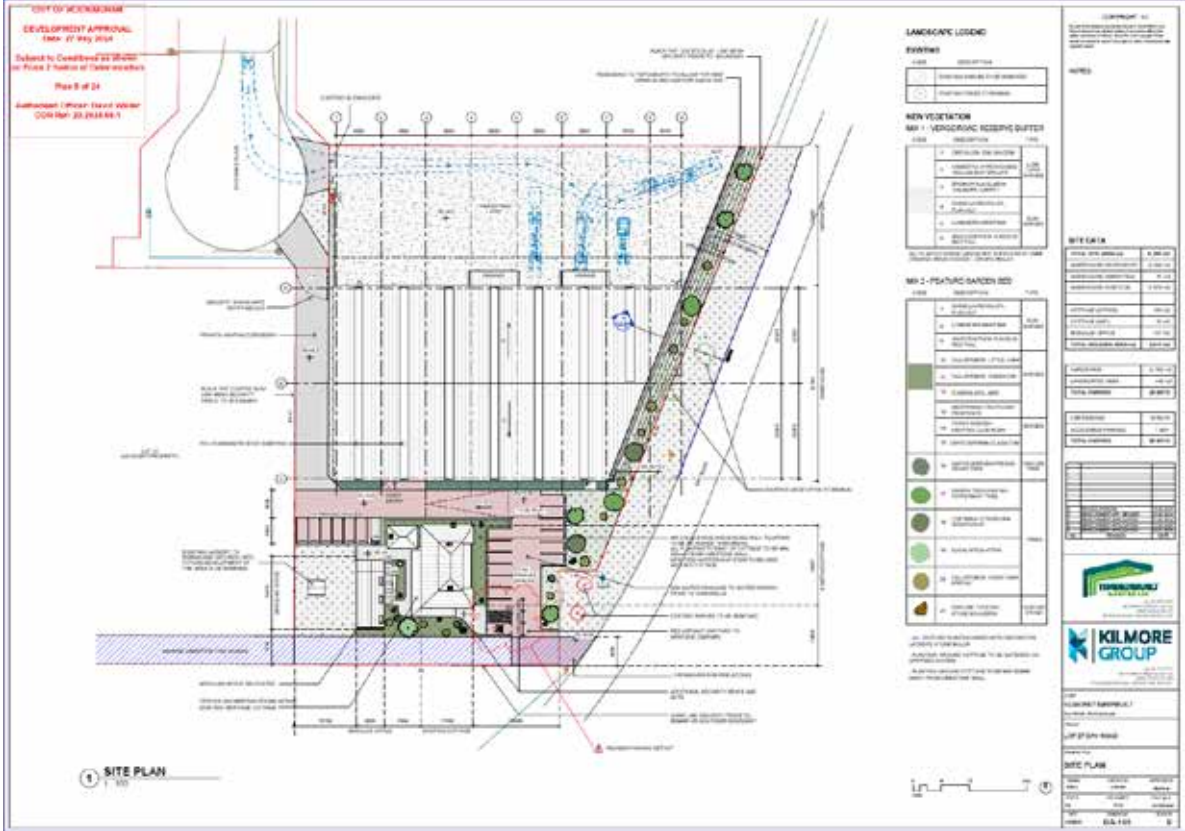
It was a major milestone for the City to grant Development Approval for *Day Cottage*, following years of liaison on the subdivisional design and subdivisional works by Hesperia to create new industrial lots. The conservation works proposed by Kilmore Group, who are the current landowner and proponent of the development, will ensure a major heritage outcome for *Day Cottage*.

[Day Cottage Conservation Management Plan 2023 - review \(Submitted\) - Element for Hesperia \(4\) \(rockingham.wa.gov.au\)](#)

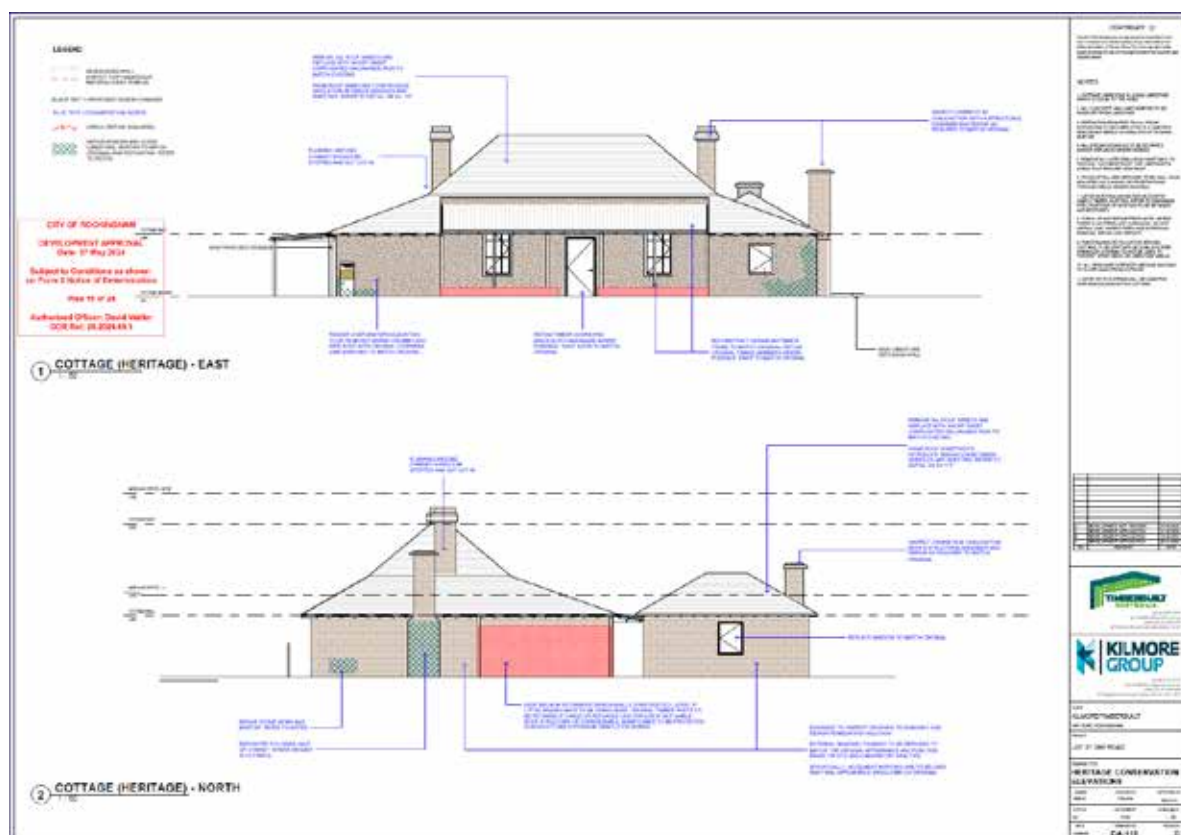
[Municipal Heritage Inventory 2018 \(rockingham.wa.gov.au\)](#)



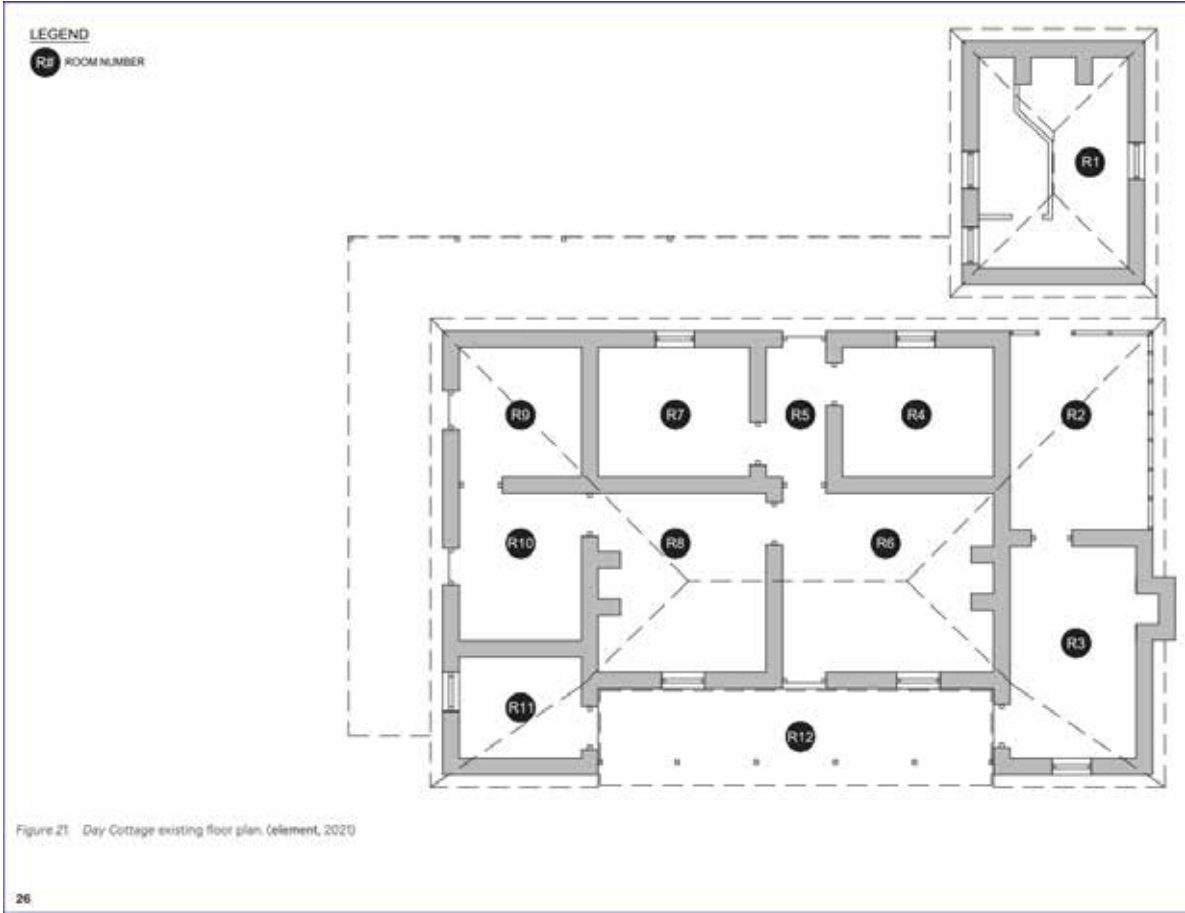
Plans and Elevations















**Photograph 1 – The eastern elevation (right) and southern elevation (left) of Day Cottage, facing north west**



**Photograph 2 – The western elevation of Day Cottage, facing northeast towards Day Road**



**Photograph 3 – The northern elevation of Day Cottage, facing south**



Figure 13. Photograph c. 1895 captioned 'Day's Hotel, Rockingham.' (State Library of Western Australia 2013B/2)



Figure 14. Another view of *Day Cottage* during the period that it operated as a wayside inn. (State Library of Western Australia 5478B/1)

Source: Day Cottage, East Rockingham Conservation Management Plan (2<sup>nd</sup> Ed), Element 2021



## Planning and Development Directorate Monthly Team Summary



### 1. Planning and Development Directorate Team Overview

The Planning and Development Directorate Team delivers a range of services which includes:-

- Leads, mentors, manages and develops PDS Teams.
- Contributes to the strategic development of the City.
- Delivers a range of planning and development programmes and services that align with the objectives of the City's Strategic Plan.
- Delivers Team Plans in accordance with the objectives of the City and the PDS Division.
- Maintains comprehensive statutory planning, strategic planning and environment, building and environmental health best practices.

### 2. Project Status Reports

Project	2.1 Rockingham Strategic Centre Local Planning Framework Review		
Budget:	\$230,000 (2021/2022) \$ 50,000 (2022/2023) \$ 50,000 (2023/2024)	Expenditure to Date:	\$367,978
Commencement Date:	November 2020	Estimated Finish Date:	TBD
Project Officer:	Mr Tristan Fernandes, Manager Major Planning Projects		
Author:	Mr Tristan Fernandes, Manager Major Planning Projects		
Progress Report:			

#### Project Purpose

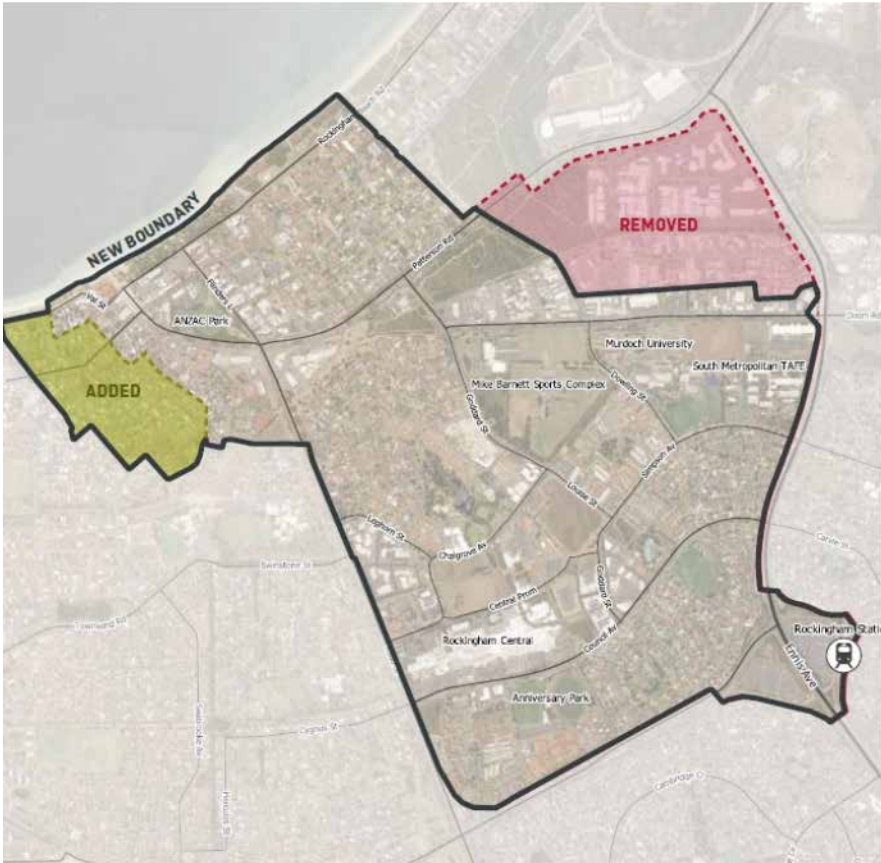
To review the local planning framework for the Rockingham Strategic Centre ('RSC') to ensure that it meets the City's objectives and the requirements of the higher-order state planning framework.

The RSC local planning framework involves provisions within Town Planning Scheme No.2, the 2009 Centre Plan and local planning policies (or 'Development Policy Plans') for the various sectors that comprise the RSC. The local planning framework sets the vision for the RSC and provides guidance and requirements for new development and public infrastructure investment.

The current boundary of the RSC is depicted below.



The proposed boundary of the RSC, as established through the project to date, is depicted below.



A consultant team, led by Hames Sharley WA Pty Ltd, has been commissioned to assist the City in leading the project. The following table provides a progress update of key tasks within each phase of the project and indicative timeframes:

Phase	Description and Progress	Status
1	<b>Planning Framework Review</b> A review of the existing Rockingham Strategic Centre local planning framework was carried out to establish the level of alignment and consistency with the prevailing State planning framework.	Complete January 2021

Phase	Description and Progress	Status
2	<p><b>Local Planning Framework Review Report</b></p> <p>The Local Planning Framework Review Report. Was prepared and submitted to the Department of Planning, Lands and Heritage (DPLH) for consideration and advice. DPLH generally supported the project methodology.</p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>June 2021</li> </ul>
3	<p><b>Early Stakeholder Engagement Process</b></p> <p>Early consultation was undertaken and a consolidated Stakeholder Engagement Outcomes Report was prepared to document the outcomes and inform the preparation of the Precinct Structure Plan. The Report can be viewed on the City of Rockingham website.</p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>August 2021</li> </ul>
4	<p><b>Concept Development</b></p> <p>Concept options were developed that respond to the context analysis, precinct vision, design principles and feedback of preliminary stakeholder engagement.</p> <p>Councillors were briefed at a Councillor Engagement Session on 28 September 2021.</p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>September 2021</li> </ul>
5	<p><b>Draft Precinct Structure Plan and Town Planning Scheme Amendment.</b></p> <p>The draft Precinct Structure Plan and supplementary amendments to the Town Planning Scheme received consent to advertise at the ordinary Meeting of Council held in June 2022.</p> <p>The City forwarded the documented to the WAPC on 18 August 2022, following meetings with DPLH.</p> <p>The WAPC Statutory Planning Committee considered Amendment No.191 at its meeting on 4 April 2023. The Committee resolved to grant consent to advertise the draft Precinct Structure Plan and supplementary amendments to the Town Planning Scheme and recommended changes to the amendment document.</p> <p>The City supported the recommended modifications, as it is considered that they simplify the amendment documentation and do not alter the intent of the Local Government's resolution to proceed to advertise the amendment. Any additional views by the Local Government will be considered at the time of consideration of submissions received following advertising.</p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>Consent to Advertise by Council - June 2022</li> <li>Consent to Advertise by WAPC – April 2023</li> </ul>
6	<p><b>Statutory Advertising Period</b></p> <p>Formal advertising of the draft Precinct Structure Plan and Town Planning Scheme Amendment commenced on Wednesday, 3 May 2023 and concluded on Monday, 3 July 2023 (for a period of 60 days).</p> <p>The City received 30 public submissions, one petition and 10 Government Agency submissions were received.</p>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>Advertised from 3 May 2023 to 3 July 2023.</li> </ul>
7	<p><b>Review Submissions and Report to Council for Recommendation to the WAPC</b></p> <p>The Structure Plan and associated Amendment No.191 were provided within the December Planning and Asset Services Committee Agenda (refer to PD-040/23 and PD-041/23), when following consideration of the public and agency submissions Council resolved to:</p> <ol style="list-style-type: none"> <li>1. Approve the lodgement of a 'Local Government Report' (inclusive of Schedule of Submissions and Schedule of Modifications) to the WAPC, recommending the Precinct Structure Plan be approved subject to modifications; and</li> <li>2. Adopt for Final Approval, Amendment No.191 to Town Planning Scheme No.2, subject to modifications.</li> </ol>	<p><b>Complete</b></p> <ul style="list-style-type: none"> <li>Considered by Council in December 2023.</li> </ul>

Phase	Description and Progress	Status
8	<p><b>Western Australian Planning Commission Determination</b></p> <p>The Precinct Structure Plan was submitted on 2 January 2024 and accepted for assessment by DPLH on 9 January 2024.</p> <ul style="list-style-type: none"> <li>Amendment No.191 was submitted to DPLH on 15 January 2024. DPLH confirmed the Amendment was submitted with all necessary documentation on 23 January 2024.</li> <li>The City met with DPLH staff on 27 March to discuss its initial assessment of the Scheme Amendment. Department staff outlined some concerns regarding and administrative matters for review. The City is written awaiting advice from Department staff to provide feedback.</li> <li>The City is responding to DPLH staff on questions relating to the implementation of the new medium density code.</li> <li>The City is meeting with DPLH staff in June 2024 to understand the outcome of the DPLH assessment of the Structure Plan and Amendment No.191.</li> </ul>	<p><b>Current Phase</b></p> <ul style="list-style-type: none"> <li>WAPC Statutory Decision timeframe 120 days (April/ May 2024) has lapsed. The City has requested a timeframe for a decision from the WAPC.</li> <li>Following WAPC decision, further time may be required to modify the Precinct Structure Plan and/or Amendment before approval is granted.</li> </ul>
9	<b>Modifications to Precinct Structure Plan and Amendment No.191 (if applicable)</b>	Not yet commenced
10	<b>WAPC Approval</b>	Not yet commenced



Project	2.2 Design Review Panel		
Budget:	N/A	Expenditure to Date:	N/A
Commencement Date:	February 2018	Estimated Finish Date:	Ongoing
Project Officer:	Mr David Banovic, Senior Projects Officer		
Author:	Mr David Banovic, Senior Projects Officer		
Progress Report:			

The following table represents the number of applications received which have been assessed by the City's Design Review Panel:

May 2024			
Proposal	Location	Status	Determining Authority
Nil			



Project	2.3 Cape Peron (including Mangles Bay) Planning Investigation Area - Recommendation No.5 (Transport Needs Study)		
Budget:	\$120,000	Expenditure to Date:	\$51,350 (\$72,890 committed)
Commencement Date:	November 2022	Estimated Finish Date:	TBD
Project Officer:	Mr David Banovic, Senior Projects Officer		
Author:	Mr Tristan Fernandes, Manager Major Planning Projects		
Progress Report:			

### Project Background

Following the State Government's decision not to proceed with the Mangles Bay Marina proposal, the City of Rockingham approached the State Government to establish a transparent and collaborative consultation process to determine the best and most suitable long-term use of Cape Peron.

A Working Group later formed by the State Government (via Minister for Planning) made nine recommendations that have been accepted by the State Government in August 2021.

The Committee is seeking to implement the accepted recommendations, which will guide the long term use and tenure of Cape Peron. The Cape Peron Implementation Committee ('Committee') led by the Department of Planning, Lands and Heritage is overseeing the implementation.

Further information on the Cape Peron (including Mangles Bay) Planning Investigation Area is available by visiting the Department of Planning, Lands and Heritage website - [www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/cape-peron-including-mangles-bay-planning-investigation-area](http://www.wa.gov.au/organisation/departments-of-planning-lands-and-heritage/cape-peron-including-mangles-bay-planning-investigation-area)





## **Project Scope**

Recommendation 5 - *Transport Needs* specifies that the City, in consultation with the Department of Planning, Lands and Heritage (DPLH) and the Department of Defence (DoD), prepare a Transport Needs Study to consider:

- The local road network within Cape Peron and external connections;
- Improved pedestrian and cycle links;
- The need for additional parking at key destinations; and
- Potential impacts on the alignment of Point Peron Road.

In addition to the matters raised in Recommendation 5 the scope outlines the following requirements for the Study:

1. Prepare scenarios to determine the traffic impact with and without the Garden Island Highway being built as a component of the regional road network;
2. Consider the potential alignment and road reserve width required for Point Peron Road to cater for future growth for the scenarios, considering the land area requirements for the Fishing and Yacht Clubs.
3. Forecast future anticipated traffic demand for all external and internal roads;
4. Investigate potential network issues on the ultimate year traffic scenarios at and in-between (mid-block) intersections;
5. Provide recommendations for:
  - The requirement for the Garden Island Highway to address transport needs and if required, the recommended timeframe for its construction;
  - Improvements to the local road network within the Cape Peron study area, considering any implications of informal road closures;
  - Improvements to the external surrounding road network and intersections to assist with the proposed network scenarios;
  - Improved pedestrian network connections and cycle paths according to the vision of the City's Long Term Cycle Network and taking into consideration of planned projects; and
  - Review and recommend parking provision at key destinations.

### Garden Island Highway

As stipulated above, the Transport Needs Study is intended to confirm the need and timing for the Garden Island Highway. It is not intended to address its design and feasibility for construction.

There is a separate recommendation accepted by the Minister of Planning for the Cape Peron Working Group to address the alignment and design of the Garden Island Highway, which states:

#### *Recommendation 4*

*The alignment and design of Garden Island Highway (identified as an Other Regional Roads reservation in the MRS) to be appropriately considered, in consultation with the Department of Defence, and cognisant of the environmental values of Cape Peron and Lake Richmond.*

The City has long maintained a position that the State Government undertake any environmental approval processes required to confirm whether the alignment can be built on. The City is also of the view Recommendation 4 is the responsibility of the State Government.

The Transport Needs Study will outline to the Committee recommended actions moving forward.

## **Project Timeline**

**November 2022** The City commissioned Stantec (former Cardno) Pty Ltd, to assist the City in leading the project.

Following the commencement of the project, the City conducted additional traffic (video) counts and sought Main Roads WA advice to review the transport model. This was completed to ensure the Study met its intended objectives.

<b>May 2023</b>	<p>First draft of the Study was completed.</p> <p>In consultation with the Committee on the draft, DPLH recommended further advice from Department of Defence on AUKUS traffic projections. This was needed to determine:</p> <ul style="list-style-type: none"><li>- The ultimate timing and standard of Garden Island Highway; and</li><li>- The timeframes for improvements to surrounding local intersections.</li></ul> <p>DoD confirmed that it would provide advice to assist the project, however, it required several months to obtain the information suitable to inform the Study based on updated defence projections.</p>
<b>September 2023</b>	<p>On 18 September 2023, the Project Team met with senior representatives of DoD and DPLH to discuss key findings coming out of the draft version of the Study. At this time the City was still awaiting further information from DoD before it could progress the Study through to completion.</p>
<b>November 2023</b>	<p>On 27 November 2023, DoD provided a formal response on the draft Study which included further information with respect to HMAS Stirling population forecast (accounting for AUKUS).</p> <p>The forecasts indicated a significantly higher workforce and population to be located at HMAS Stirling as a result of recent Commonwealth Government defence announcements and this required further changes to the Study.</p>
<b>December 2023</b>	<p>The City instructed Stantec to generate two new 'traffic demand' scenarios for the years 2030 and 2040, based on the advice received from DoD.</p>
<b>February 2024</b>	<p>The City received the draft amended Traffic Report with revised findings accounting for AUKUS traffic predictions.</p> <p>The revised Study was provided to DoD, the Cape Peron Working Group and internal staff for review.</p>

#### **Project Update**

<b>March 2024</b>	<p>On 19 March 2024, the City met with Senior DOD representatives and DPLH staff to discuss the draft findings and feedback. The Committee, DPLH and DoD all indicated it needed additional time to provide advice.</p> <p>The City has compiled internal feedback on the draft Study.</p>
<b>April 2024</b>	<p>DPLH submitted technical Officer level comments on the Study and advised following further consideration, a formal letter would not be provided. The advice identified further changes to the Study which are being addressed by Stantec. The City also received advice from DBCA and DoD.</p> <p>In mid-April the City met with Stantec to outline all changes required to the Study based on feedback received from all Stakeholders. DPLH was invited to participate in this process. The City has instructed Stantec to final updates to the Study.</p> <p>The City liaised with DoD and the Department of Job, Science, Tourism and Innovation (JSTI) regarding the Study to ensure the findings can inform future work.</p>
<b>May 2024</b>	<p>The City met with Stantec further to the April meeting to examine the underlying assumptions of the model and has requested additional Main Roads modelling as an input. This information will inform the traffic modelling impact for the broader Rockingham peninsular based on the transport scenarios outlined within the Study. This work aligns with feedback received from the key stakeholders.</p>

The matter will be further reported via the July 2024 Planning and Development Services Information Bulletin to outline the findings and next steps following the finalisation of the Study.

### **3. Information Items**

Nil

**Advisory Committee Minutes**

The following Advisory Committee Minutes are attached for Councillor’s information.  
Advisory Committee Recommendations will be subject to separate Officer’s reports to Council.

<b>Advisory Committee</b>	<b>Advisory Committee Meeting held:</b>
Bush Fire Advisory Committee	No meeting held this period
Heritage Reference Group	No meeting held this period.
Environmental Advisory Committee	Minutes of meeting held 8 May 2024 (Appendix 2)

**Appendices**

- 1. PathWest Laboratories - Ocean Water Sampling (HS 2.4)
- 2. Minutes of Environmental Advisory Committee Meeting held 8 May 2024

# Water Examination Laboratory

2nd Floor, J Block, Hospital Ave  
Nedlands WA 6009

Phone: (08) 6457 2583  
Facsimile: (08) 9381 7139



Principal EHO  
City of Rockingham  
PO Box 2142  
ROCKINGHAM WA 6968

## Certificate of Analysis

Project Number: PW-807633      Collected: 06-May-2024      Received: 06-May-2024 3:40 pm      Analysed: 06-May-2024  
Temperature (Chilled): 14.2 °C

Lab Number: W24-032965      Site Code: RK3/002      Time Collected: 11:00  
Collection Point: Rockingham Beach

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-032966      Site Code: RK3/003      Time Collected: 10:55  
Collection Point: Palm Beach Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-032967      Site Code: RK3/004      Time Collected: 10:50  
Collection Point: Palm Beach

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Project Number: PW-807633

Lab Number: W24-032968      Site Code: RK3/005      Time Collected: 10:40  
Collection Point: North Hymus Street

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Comments Sample showed visible turbidity.			

Lab Number: W24-032969      Site Code: RK3/012      Time Collected: 10:15  
Collection Point: Waikiki Beach

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Comments Sample showed visible turbidity.			



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Report Type: Final      Report Number: 921197      Authorised By: HE88242 - Approved Signatory  
on 07/05/2024

est. = estimated, CFU = Colony Forming Units, MPN = Most Probable Number, PFU = Plaque Forming Units, < = less than, > = greater than  
The submitting agency is responsible for the collection and transportation of samples. These results relate only to the items tested.  
**NOTE:** When interpreting this report, note the received temperature for the sample/s and ensure the following is considered as accuracy of result/s may be decreased:  
Australian Standard No. 2031 (AS 2031)- Water quality-Sampling for microbiological analysis- Table ZZ.1 lists recommended and acceptable maximum storage time including transport and storage water temperature. For most bacterial tests the recommended transport and storage temperature is 5 ± 3°C and amoeba is ambient temperature.

\*\*\*End Of Report\*\*\*



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City of Rockingham  
PO Box 2142  
ROCKINGHAM WA 6968

## Certificate of Analysis

Project Number: PW-808367      Collected: 09-May-2024      Received: 09-May-2024 3:40 pm      Analysed: 09-May-2024  
Temperature (Chilled): 12.1 °C

Lab Number: W24-034472      Site Code: RK3/013      Time Collected: 11:40  
Collection Point: Warnbro No 3 Carpark

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	63	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-034473      Site Code: RK3/014      Time Collected: 11:30  
Collection Point: Cote D'Azur Gardens Car Park

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	86	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-034474      Site Code: RK3/015      Time Collected: 11:00  
Collection Point: Bridport Point

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Project Number: PW-808367

Lab Number: W24-034475      Site Code: RK3/018  
Collection Point: Anstey Beach

Time Collected: 10:40

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018
<b>Comments</b> Sample showed visible turbidity.			

Lab Number: W24-034476      Site Code: RK3/019  
Collection Point: Golden Bay Beach

Time Collected: 10:10

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018
<b>Comments</b> Sample showed visible turbidity.			

Lab Number: W24-034477      Site Code: RK3/020  
Collection Point: Singleton Beach

Time Collected: 09:50

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	10	MPN/100 mL	MWM018
<b>Comments</b> Sample showed visible turbidity.			



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Report Type: Final

Report Number: 921749

Authorised By: HE08444 - Approved Signatory  
on 10/05/2024

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The submitting agency is responsible for the collection and transportation of samples. These results relate only to the items tested.

**NOTE:** When interpreting this report, note the received temperature for the sample/s and ensure the following is considered as accuracy of result/s may be decreased:

Australian Standard No. 2031 (AS 2031)- Water quality-Sampling for microbiological analysis- Table ZZ.1 lists recommended and acceptable maximum storage time including transport and storage water temperature. For most bacterial tests the recommended transport and storage temperature is 5 ± 3°C and amoeba is ambient temperature.

\*\*\*End Of Report\*\*\*

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Facsimile: (08) 9381 7139



Principal EHO  
City of Rockingham  
PO Box 2142  
ROCKINGHAM WA 6968

## Certificate of Analysis

Project Number: PW-809297      Collected: 20-May-2024      Received: 20-May-2024 3:45 pm      Analysed: 21-May-2024  
Temperature (Chilled): 12.0 °C

Lab Number: W24-037049      Site Code: RK3/028      Time Collected: 10:30  
Collection Point: Bent Street Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	<10	CFU/100 mL	MWM002
Escherichia coli	<10	CFU/100 mL	MWM002
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Salmonella	Not Detected	/100 mL	MWM008
Coagulase Positive Staphylococci	<1	CFU/100 mL	MWM108

Lab Number: W24-037050      Site Code: RK3/033      Time Collected: 10:35  
Collection Point: Forrester Road

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	est. 10	CFU/100 mL	MWM002
Escherichia coli	est. 10	CFU/100 mL	MWM002
Confirmed Enterococci	10	MPN/100 mL	MWM018
Salmonella	Not Detected	/100 mL	MWM008
Coagulase Positive Staphylococci	<1	CFU/100 mL	MWM108

Lab Number: W24-037051      Site Code: RK3/036      Time Collected: 10:00  
Collection Point: Tern Island

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	<10	CFU/100 mL	MWM002
Escherichia coli	<10	CFU/100 mL	MWM002
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Salmonella	Not Detected	/100 mL	MWM008
Coagulase Positive Staphylococci	<1	CFU/100 mL	MWM108

Project Number: PW-809297

Lab Number: W24-037052 Site Code: RK3/037

Time Collected: 11:00

Collection Point: Safety Bay Beach

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	100	CFU/100 mL	MWM002
Escherichia coli	100	CFU/100 mL	MWM002
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Salmonella	Not Detected	/100 mL	MWM008
Coagulase Positive Staphylococci	<1	CFU/100 mL	MWM108



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Report Type: Final

Report Number: 923537

Authorised By: HE39880 - Approved Signatory  
on 24/05/2024

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The submitting agency is responsible for the collection and transportation of samples. These results relate only to the items tested.

**NOTE:** When interpreting this report, note the received temperature for the sample/s and ensure the following is considered as accuracy of result/s may be decreased:

Australian Standard No. 2031 (AS 2031)- Water quality-Sampling for microbiological analysis- Table ZZ.1 lists recommended and acceptable maximum storage time including transport and storage water temperature. For most bacterial tests the recommended transport and storage temperature is 5 ± 3°C and amoeba is ambient temperature.

\*\*\*End Of Report\*\*\*

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Principal EHO  
City of Rockingham  
PO Box 2142  
ROCKINGHAM WA 6968

## Certificate of Analysis

Project Number: PW-809717      Collected: 22-May-2024      Received: 22-May-2024 3:45 pm      Analysed: 22-May-2024  
Temperature (Chilled): 14.8 °C

Lab Number: W24-037899      Site Code: RK3/001      Time Collected: 09:50  
Collection Point: CBH Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	340	MPN/100 mL	MWM018

Lab Number: W24-037900      Site Code: RK3/006      Time Collected: 10:10  
Collection Point: Education Department Camp

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-037901      Site Code: RK3/007      Time Collected: 10:30  
Collection Point: John Point

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.

Lab Number: W24-037902      Site Code: RK3/008      Time Collected: 10:40  
Collection Point: WWF Point

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018

Comments  
Sample showed visible turbidity.



Project Number: PW-809717

Lab Number: W24-037903      Site Code: RK3/009      Time Collected: 10:55  
Collection Point: Boundary Road

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	<10	MPN/100 mL	MWM018
Comments Sample showed visible turbidity.			

Lab Number: W24-037904      Site Code: RK3/010      Time Collected: 11:15  
Collection Point: Penguin Island Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Enterococci	470	MPN/100 mL	MWM018
Comments Sample showed visible turbidity.			



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Report Type: Final      Report Number: 923356      Authorised By: HE88242 - Approved Signatory  
on 23/05/2024

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The submitting agency is responsible for the collection and transportation of samples. These results relate only to the items tested.  
**NOTE:** When interpreting this report, note the received temperature for the sample/s and ensure the following is considered as accuracy of result/s may be decreased:  
Australian Standard No. 2031 (AS 2031)- Water quality-Sampling for microbiological analysis- Table ZZ.1 lists recommended and acceptable maximum storage time including transport and storage water temperature. For most bacterial tests the recommended transport and storage temperature is 5 ± 3°C and amoeba is ambient temperature.

\*\*\*End Of Report\*\*\*

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Principal EHO  
City of Rockingham  
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ROCKINGHAM WA 6968

## Certificate of Analysis

Project Number: PW-810039      Collected: 28-May-2024      Received: 28-May-2024 3:45 pm      Analysed: 28-May-2024  
Temperature (Chilled): 10.8 °C

Lab Number: W24-038745      Site Code: RK3/001      Time Collected: 11:40  
Collection Point: CBH Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	300	CFU/100 mL	MWM002
Escherichia coli	210	CFU/100 mL	MWM002
Confirmed Enterococci	300	MPN/100 mL	MWM018

Lab Number: W24-038746      Site Code: RK3/010      Time Collected: 11:20  
Collection Point: Penguin Island Jetty

Sample Type: Water

Analysis	Result	Units	Method
Confirmed Thermotolerant Coliforms	120	CFU/100 mL	MWM002
Escherichia coli	120	CFU/100 mL	MWM002
Confirmed Enterococci	73	MPN/100 mL	MWM018

### Comments

Sample showed visible turbidity and discolouration.



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Report Type: Final

Report Number: 923877

Authorised By: HE191660 - Approved Signatory  
on 29/05/2024

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The submitting agency is responsible for the collection and transportation of samples. These results relate only to the items tested.

NOTE: When interpreting this report, note the received temperature for the sample/s and ensure the following is considered as accuracy of result/s may be decreased:

Australian Standard No. 2031 (AS 2031)- Water quality-Sampling for microbiological analysis- Table ZZ.1 lists recommended and acceptable maximum storage time including transport and storage water temperature. For most bacterial tests the recommended transport and storage temperature is 5 ± 3°C and amoeba is ambient temperature.

\*\*\*End Of Report\*\*\*




# City of Rockingham

## MINUTES

### **Environmental Advisory Committee Meeting**

Held on Wednesday 8 May 2024 at 5pm  
City of Rockingham Committee Room

<div> <div>City of Rockingham</div> <div>Environmental Advisory Committee Minutes</div> <div>Wednesday 8 May 2024 - Committee Room</div> </div> 																					
<b>1.</b>	<b>Declaration of Opening</b>																				
	The Chairperson declared the Environmental Advisory Committee meeting open at 5:03pm, welcomed all present and delivered the Acknowledgement of Country.																				
<b>2.</b>	<b>Record of Attendance/Apologies/Approved Leave of Absence</b>																				
	<p><b>2.1 Members:</b></p> <table> <tr> <td>Cr Dawn Jecks</td><td>Chairperson</td></tr> <tr> <td>Cr Brett Wormall</td><td>Deputy Chairperson</td></tr> <tr> <td>Mr Rick Dawson</td><td>Community Member</td></tr> <tr> <td>Ms Jennifer Francis</td><td>Community Member</td></tr> <tr> <td>Mr James Mumme</td><td>Community Member</td></tr> <tr> <td>Ms Sally Watkins</td><td>Community Member</td></tr> </table> <p><b>2.2 Executive:</b></p> <table> <tr> <td>Mr Brett Ashby</td><td>Manager Strategic Planning and Environment</td></tr> <tr> <td>Mr Luke Rogers</td><td>Coordinator Sustainability and Environment</td></tr> <tr> <td>Ms Rebecca Kenworthy</td><td>Environmental Planning Officer</td></tr> </table> <p><b>2.3 Guest/Observer:</b> Nil</p> <p><b>2.4 Apologies:</b></p> <table> <tr> <td>Mr Tim Fisher</td><td>Department of Biodiversity, Conservation and Attractions</td></tr> </table> <p><b>2.5 Absent:</b></p> <p><b>2.6 Approved Leave of Absence:</b> Nil</p>	Cr Dawn Jecks	Chairperson	Cr Brett Wormall	Deputy Chairperson	Mr Rick Dawson	Community Member	Ms Jennifer Francis	Community Member	Mr James Mumme	Community Member	Ms Sally Watkins	Community Member	Mr Brett Ashby	Manager Strategic Planning and Environment	Mr Luke Rogers	Coordinator Sustainability and Environment	Ms Rebecca Kenworthy	Environmental Planning Officer	Mr Tim Fisher	Department of Biodiversity, Conservation and Attractions
Cr Dawn Jecks	Chairperson																				
Cr Brett Wormall	Deputy Chairperson																				
Mr Rick Dawson	Community Member																				
Ms Jennifer Francis	Community Member																				
Mr James Mumme	Community Member																				
Ms Sally Watkins	Community Member																				
Mr Brett Ashby	Manager Strategic Planning and Environment																				
Mr Luke Rogers	Coordinator Sustainability and Environment																				
Ms Rebecca Kenworthy	Environmental Planning Officer																				
Mr Tim Fisher	Department of Biodiversity, Conservation and Attractions																				
<b>3.</b>	<b>Terms of Reference</b>																				
	To provide strategic, non-operational input into the development and review of Community Plan Strategies, policies, City led development projects and other matters referred by the City that relate to environmental matters not addressed in the Terms of Reference of existing advisory groups.																				
<b>4.</b>	<b>Confirmation of Minutes of the Previous Meeting</b>																				
	<p><b>Moved Ms Francis, seconded Ms Watkins:</b></p> <p>That Committee <b>CONFIRMS</b> the Minutes of the Environmental Advisory Committee meeting held on 7th February 2024, as a true and accurate record.</p> <p style="text-align: right;">Carried - 6/0</p>																				
<b>5.</b>	<b>Matters Arising from the Previous Minutes</b>																				
	It was noted that two letters meant to be attached to the minutes from the previous meeting were missing and will be circulated prior to the next meeting.																				

	Mr Ashby noted the focus of this meeting is to discuss the new Urban Forest Strategy and given the limited time available it was suggested that a meeting can be organised for June 2024 to discuss general matters.
<b>6.</b>	<b>Declarations of Members and Officers Interests</b>
	<b>5:12pm</b> The Chairperson asked if there were any interests to declare. There were none.
<b>7.</b>	<b>Petitions/Deputations/Presentations/Submissions</b>
	Nil
<b>8.</b>	<b>Agenda Items</b>
	<p><b>8.1 Urban Forest Strategy</b></p> <p>Ms Kenworthy introduced herself to the committee and explained her role in the delivery of the Urban Forest Strategy (UFS).</p> <p>An overview of the review of the Greening Plan and transition to an UFS was discussed, and the results of the recent aerial data capture was then presented. This included an overview of the key results and data in respect to the extent of canopy coverage across the City and individual suburbs.</p> <p>Ms Kenworthy then brought up the user interface provided by the consultant which allows interrogation of the aerial data across the City. Ms Kenworthy illustrated some of the interesting findings and showed the committee how to navigate the user interface tool and outlined some of the more interesting findings in relation to the spatial data provided, including how canopy relates to the thermal heat mapping and the importance of good canopy.</p> <p>Ms Kenworthy then went through some of the main points of discussion by the EAC at previous meetings in relation to the UFS, and provided a response to each of these points.</p> <p>A brief summary of progress on the project to date was then outlined, including discussion on the internal workshop held with City staff to discuss the key focus areas in relation to the new UFS.</p> <p>The first of the focus areas was around 'Education', and the points that were raised at the internal workshop were presented. Ms Kenworthy then asked the committee if they had any additional items to add to this focus area. Ideas included:</p> <ul style="list-style-type: none"> <li>• Targeting schools and young people – best opportunity to influence change.</li> <li>• Mention of local school bushranger programs.</li> <li>• Concerns that the issue of Corellas could influence the community's views on trees (i.e. more trees could mean more Corellas).</li> <li>• Messaging focus on urban heat island affect in relation to the City's elderly community and the potential health impacts.</li> <li>• Messaging focus on the benefits of shading for homes and energy efficiency.</li> <li>• Concern about a low maintenance preference from house-owners and perception around dropping leaves/limbs etc.</li> </ul> <p>The second focus area was on the issue of 'Tree Planting' and what are some of the barriers/opportunities for effective tree planting, as well as which potential locations should be targeted for tree planting efforts. The committee were asked for input and provided the following responses and considerations:</p> <ul style="list-style-type: none"> <li>• POS should be a focus for future tree plantings.</li> <li>• Verges should also be a focus given the potential benefits in addressing urban heat impacts.</li> <li>• Ideas around providing the community with an easy to read manual or instructions on how to plant and take care of trees.</li> </ul>



	<ul style="list-style-type: none"> <li>Consideration for smaller trees and shrubs in areas where larger trees may not be able to be planted.</li> </ul> <p>The third focus area was on the 'Functional Criteria' in relation to the development of an appropriate planting tree species list. The committee were asked to provide input and provided the following responses and considerations:</p> <ul style="list-style-type: none"> <li>Include survivability (potentially captured as ULE – Useful Life Expectancy)</li> <li>Note that native isn't always the most important consideration as natives not always the best fit in constrained areas.</li> <li>Question over whether deciduous should be a focus.</li> <li>Include Amenity value – flowering species?</li> <li>Include structure and strength – risk of dropping limbs?</li> <li>Include maintenance requirements.</li> </ul> <p>The last focus area was in relation to the site selection matrix which is the criteria used to determine which tree species should be planted where. The committee were mostly happy with the considerations that were already presented, however suggested irrigation and watering requirements as a potential inclusion.</p> <p>Ms Kenworthy then asked if there were any more questions or ideas in relation to the new UFS. The idea of including schools and their teachers to undertake plantings on school grounds was raised as a way of facilitating community input. In relation to education and awareness the idea of collaborating with local content producers (podcasters) was also raised.</p> <p>Ms Kenworthy then thanked the committee for their input and provided a brief summary of the next steps and timing.</p>
<b>9.</b>	<b>Other Business</b>
	<ul style="list-style-type: none"> <li>Ms Francis asked a question about the Native Plants Give-away that was held on the weekend and specifically in respect to the Golf Club holding a bacon and egg sale during the event which raised \$12K in profit for the golf club. City staff were unaware of this and said they would look into it to confirm.</li> <li>Other matters to be discussed at the next meeting.</li> </ul>
<b>10.</b>	<b>Date and Time of Next Meeting</b>
	The next Environmental Advisory Committee meeting will be held on <b>Wednesday 5<sup>th</sup> June 2024</b> in the Committee Room, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at <b>5.00pm</b> .
<b>11.</b>	<b>Closure</b>
	There being no further business, the Chairperson thanked those persons present for attending the Environmental Advisory Committee meeting and declared the meeting closed at <b>6.35pm</b> .



# City of Rockingham

## BULLETIN

Asset Services

June 2024

**PLEASE RETAIN FOR COUNCIL MEETING**



City of Rockingham  
Asset Services Bulletin  
June 2024



**TABLE OF CONTENTS**

<b>1. Asset Services Directorate</b>	<b>4</b>
1. Asset Services Directorate Team Overview	4
2. Project Status Reports	4
3. Information Items	4
3.1 Bushfire Risk	4
3.2 Strategic Asset Management	4
3.3 Delegated Authority for the payment of crossover subsidies	7
3.4 Verge Treatment Applications	7
3.5 Verge Issues	8
3.6 DWER Applications	8
3.7 Safety Bay/Shoalwater Pump Track	8
<b>2. Operations and Fleet Services</b>	<b>9</b>
1. Operations and Fleet Services Team Overview	9
2. Project Status Reports	9
3. Information Items	9
3.1 Building Maintenance - Operations	9
3.2 Building Maintenance - Buildings	10
3.3 Building Maintenance – Reserves	13
3.4 Graffiti Program 2023/2024	14
<b>3. Infrastructure Project Delivery</b>	<b>15</b>
1. Infrastructure Project Delivery Team Overview	15
2. Project Status Reports	15
3. Information Items	15
3.1 Antilla Place Reserve - Lighting Renewal	15
3.2 Autumn Centre - Carpark Upgrade	15
3.3 Churchill Park - Changing Place	15
3.4 Churchill Park – Play space	16
3.5 Depot Administration Building Extension	16
3.6 Dixon Rd - Drainage Swales	16
3.7 Eighty Road Footpath Works – Pymmes Junction to Baldivis Sports Complex	16
3.8 Hillman Hall – Refurbishment of Toilet Facilities	16
3.9 Mike Barnett Sports Complex (MBSC) – Refurbishment	17
3.10 Mike Barnett Sports Complex (MBSC) – Emergency Generator and Electrical Switchboard	17
3.11 Playground Replacements 2023/2024	18
3.12 Point Peron Boat Ramp Piling Replacement Project	19
3.13 Rae Road Shared Path	19
3.14 Read Street/Malibu Street – Roundabout modification	19
3.15 Reserve Shelter replacements	19
3.16 Rivergums Reserve - Lighting Upgrade	20
3.17 Rockingham Arts Centre – Outdoor Stage	20
3.18 Rockingham Arts Centre – Replace Paving	20
3.19 Safety Bay Tennis Club – Fence Replacement	20
3.20 Settlers Pavilion Refurbishment	20
3.21 Shoalwater Foreshore Beach Access – Replace Staircase	20

# City of Rockingham

## Asset Services Bulletin

### June 2024



#### TABLE OF CONTENTS

3.22	Shoalwater Reserve Change room Upgrade	21
3.23	Stakehill Road and Mandurah Road - Road Upgrades	21
3.24	Stan Twight Reserve Clubrooms	21
3.25	Waikiki Beach Access Ramp Refurbishment Works	21
<b>4.</b>	<b>Parks Services</b>	<b>22</b>
1.	Parks Services Team Overview	22
2.	Project Status Reports	22
3.	Information Items	22
3.1	CRM Statistics	22
3.2	Delegated Public Open Space Handovers	23
3.3	Contract Management – Requests for Quote and Tender	24
3.4	Weed Management	24
3.5	Reserve and POS Maintenance	24
3.6	Natural Area Maintenance	24
3.7	Bushfire Mitigation	26
3.8	Irrigation Maintenance	27
3.9	Tree Maintenance	27
3.10	Community Environment Program	28
3.11	Parks Services Projects	29
3.12	Litter Program 2023/2024	29
<b>5.</b>	<b>Technical Services</b>	<b>32</b>
1.	Technical Services Team Overview	32
2.	Project Status Reports	32
2.1	Rockingham Future Traffic Modelling (Traffic Counts)	32
3.	Information Items	33
3.1	Delegated Authority for Temporary Thoroughfare Closure	33
3.2	Delegated Authority for approval of Directional Signage	33
3.3	Approval of Heavy Haulage	33
3.4	Authorised Traffic Management Plans for Works on City Controlled Roads	33
3.5	Civil Works Program 2023/2024	33
3.6	Traffic Investigations	35
3.7	Civil Maintenance Program 2023/2024	37
3.8	Civil Maintenance Program 2023/2024	38
3.9	Road Rehabilitation & Renewal Programs 2023/2024	39
3.10	Drainage Renewal Program Municipal Works 2023/2024	42
3.11	Footpath Renewal Program Municipal Works 2023/2024	42
3.12	Carpark Renewal Program Municipal Works 2023/2024	42
3.13	Coastal Capital Projects and Coastal Management	42
3.14	Coastal Infrastructure Management	45
<b>6.</b>	<b>Advisory Committee Minutes</b>	<b>47</b>
<b>7.</b>	<b>Appendices</b>	<b>47</b>

## Asset Services Directorate Monthly Team Summary



### 1. Asset Services Directorate Team Overview

The Asset Services Directorate contributes to the aspirations set out in the Community Plan and the Council's strategic and operational objectives by:

- Strategic Asset Management

Provide a comprehensive asset management service providing accurate technical and professional advice to ensure that Elected Members and Staff are in a position to make informed decisions on behalf of the community they represent.

Best practice management skills and processes are provided to ensure that asset related services are delivered in an economical and sustainable manner.

It also encompasses the provision of a data management service for all infrastructure assets to ensure relevant asset information is recorded and available for officers to manage the assets in the most efficient and sustainable way.

- Bushfire Mitigation

Responsibly managing capital works delivery through integrated project management and robust cost control.

- Customer Service

Delivering exemplary customer service.

Identifying and using available resources wisely and productively.

### 2. Project Status Reports

Nil

### 3. Information Items

#### 3.1 Bushfire Risk

<b>Author:</b>	Mr Tony Baird, Senior Bushfire Risk Officer
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The City continues to work alongside landholders in the highest priority risk areas, to develop and implement appropriate bushfire risk reduction treatments. May 2024 was a busy month with the following items:

- Joint bushfire mitigation actions with Development WA, Water Corporation and DFES to mitigate risk in the Rockingham Industrial Zone, Identified areas for fuel reduction and discussed burn plans with DFES.
- Continuing work to update the Bushfire Risk Management System (BRMS) to reflect recent mitigation works and to reflect new methodology requirements of DFES
- Commenced the Warnbro Dunes Bushfire Mitigation Treatment Plans Review, with an expected completion date in September 2024.
- Working with the Bushfire Mitigation Supervisor, DFES and the internal environmental team to facilitate hazard reduction burns within the City.

#### 3.2 Strategic Asset Management

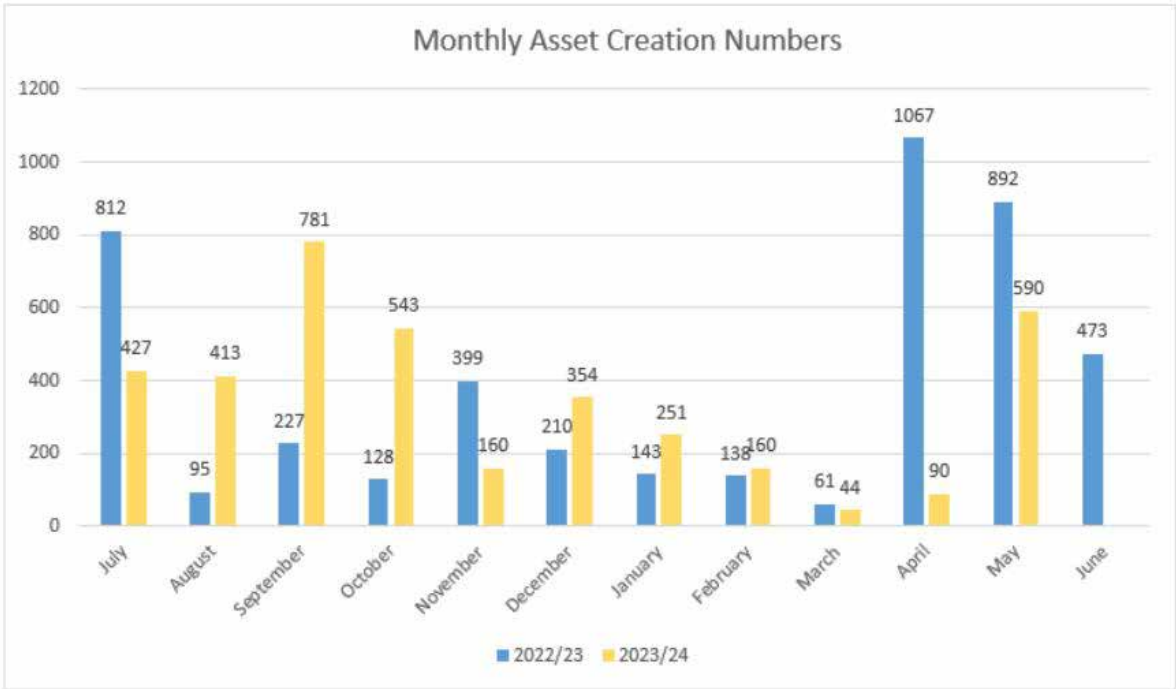
<b>Author:</b>	Miss Pollyanne Fisher, Coordinator Strategic Asset Management
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#### Asset Creation Statistics

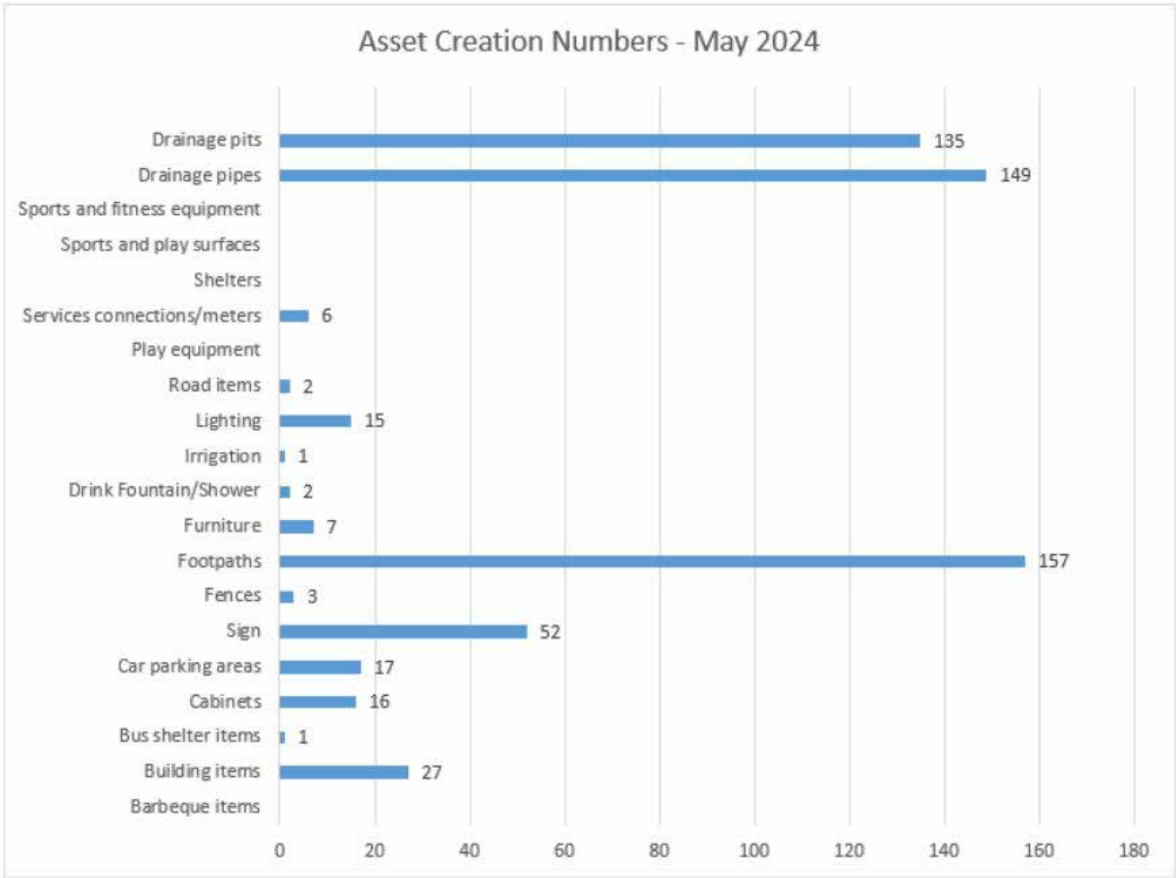
There are many new assets installed each month as part of either City funded projects or subdivision developments. These assets are continuously being added to the corporate asset



register following the completion of each project. A small number of older assets missing from the asset register are also added once they are located. During May 2024, 590 identified assets were created in the register.



Overall Asset Creation Statistics

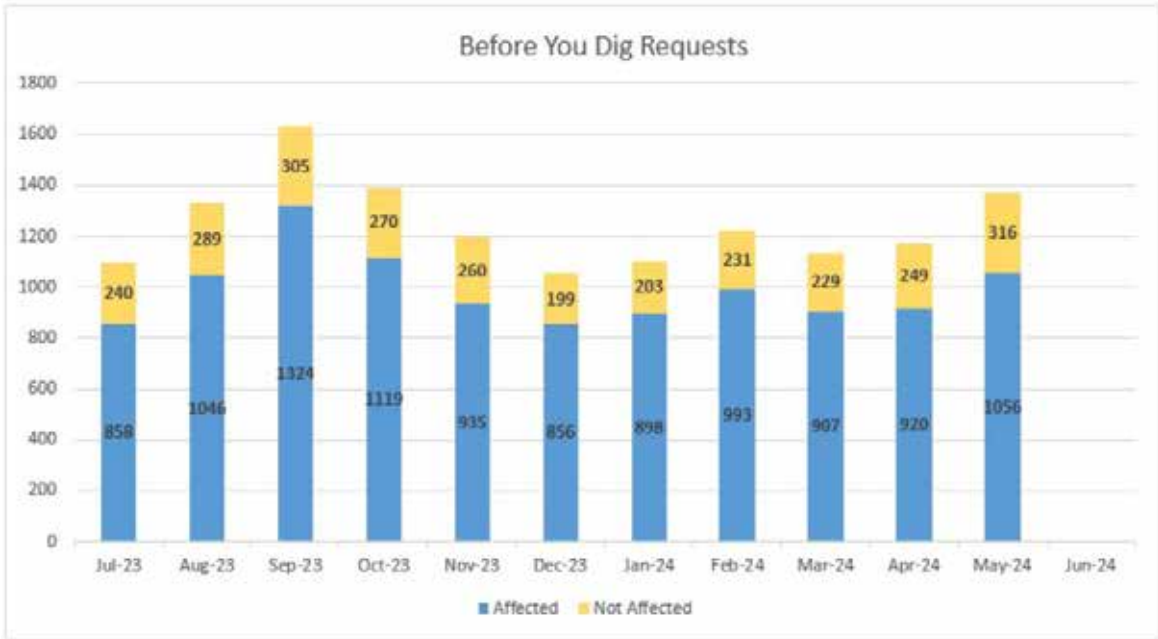


Asset Creation Statistics by Asset Class

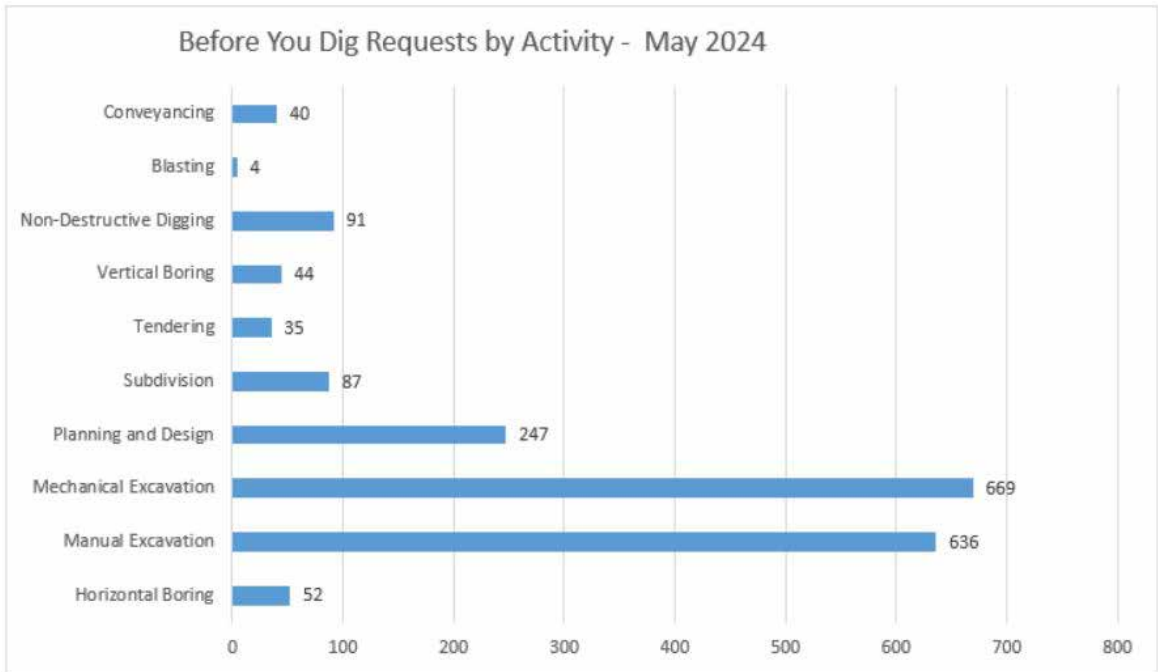
**Before You Dig Australia**

The City is a registered member of Before You Dig Australia (BYDA), meaning the City receives information on proposed works that will be undertaken around our registered assets. Any third party intending to work around infrastructure assets can make a free enquiry to BYDA to identify any City owned underground assets that exist within their work site. This service helps protect the City's underground assets such as the stormwater drainage network and fibre optic cables from damage. It also enables the City to identify the responsible party for any damage that may arise.

The BYDA requests are processed through an automated service provided to the City by a contractor. Requests that result in assets being identified within the proposed work site are known as 'Affected' and those where no assets exist are 'Not Affected'. The figure below illustrates that during May 2024, 1,372 requests were made for works within the City and 1,056 of those requests were sites where City assets existed within the vicinity of the proposed work site, helping protect these assets from damage. The activities associated with the requests made to the City are also illustrated.



Before You Dig Request Numbers



Before You Dig Request Numbers by Activity

### 3.3 Delegated Authority for the payment of crossover subsidies

**Authors:** Miss Pollyanne Fisher, Coordinator Strategic Asset Management

May 2024 Crossover Subsidy Applications					
Suburb	Applications Received	Applications Approved	Applications Rejected	Pending	Subsidy Rebates Paid
Baldivis	1	1	Nil	Nil	\$350.00
Golden Bay	1	1	Nil	Nil	\$651.88
Cooloongup	Nil	Nil	Nil	Nil	Nil
Singleton	Nil	Nil	Nil	Nil	Nil
Port Kennedy	Nil	Nil	Nil	Nil	Nil
Rockingham	3	1	2	Nil	\$577.50
Secret Harbour	Nil	Nil	Nil	Nil	Nil
Shoalwater	Nil	Nil	Nil	Nil	Nil
Safety Bay	1	1	Nil	Nil	\$507.50
Warnbro	Nil	Nil	Nil	Nil	Nil
Waikiki	Nil	Nil	Nil	Nil	Nil
Karnup	Nil	Nil	Nil	Nil	Nil
Hillman	Nil	Nil	Nil	Nil	Nil
<b>Total</b>	<b>6</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>\$2086.88</b>

### 3.4 Verge Treatment Applications

**Authors:** Ms Ellen Cartwright and Ms Jessica Bullen, Public Asset Inspectors

Treatment options in accordance with City of Rockingham Verge Development Policy – May 2024:

Received	Approved	Declined / more information required	Comment
334	289	45	Nil

The City changed its processes for reviewing verge applications in December 2023 and now reviews all crossover drawings submitted with building applications in addition to stand alone verge development applications. The most common reasons for applications being declined include the proposed dimensions for the crossover wing being too small, the application seeking removal of public footpath or where the application proposes to encroach onto neighbouring verges.

Approvals include carried over applications received in the previous month.

### 3.5 Verge Issues

**Author:** Ms Ellen Cartwright and Ms Jessica Bullen, Public Asset Inspectors

At the Council meeting of 27 February 2024 Council resolved for the Chief Executive Officer to investigate a verge subsidy program for water wise verge treatments and to present for discussion at a Councillor Engagement Session.

Councils across metropolitan Perth offer an array of different subsidy schemes to further support the public in developing their verges. Officers are investigating these to determine what the most effective subsidy program could look like in the City of Rockingham, and developing a community education campaign. This will be presented to Council by September 2024.

To improve community understanding of the benefits for water wise gardens, the City has already finalised plans for demonstration 'water wise' verge gardens in prominent locations across this City this coming winter to demonstrate how aesthetic and low maintenance these can be, and promote the great environmental benefits they offer. The gardens will include plant information and direct the public to additional resources to help people create their own water wise gardens at home.

### 3.6 DWER Applications

**Author:** Mr Sam Assaad, Director Asset Services

Type / Location	Purpose of Clearing	Decision	Area (ha)	No. Trees	Commencement Date	Expiry Date
Nil	Nil	Nil	Nil	Nil	Nil	Nil

### 3.7 Safety Bay/Shoalwater Pump Track

**Author:** Mr. Michael Wilson, Senior Projects Officer

Bike track construction commenced in May.

## Operations and Fleet Services Monthly Team Summary



### 1. Operations and Fleet Services Team Overview

The Operations and Fleet Services department delivers a range of services which include:

- **Building Maintenance**

Reactive, preventative and scheduled maintenance to over 350 million dollars' worth (replacement value) of buildings, lighting and park structures. Development of maintenance plans to meet the agreed levels of service and include factors such as life cycle, risk, safety, standards and regulations and the most cost effective use of resources.

Maintenance of technical building systems including security access, BMS, fire panel systems, lifts, height safety systems and energy generation (solar panels) and management systems.

Cleaning, sanitary and pest control services to all City facilities.

- **Graffiti Removal**

Removal of graffiti, monitoring and reporting graffiti statistics to the State Graffiti Taskforce.

- **Fleet and Depot Management**

Includes the purchase, repair, maintenance, replacement and disposal of City fleet, major plant and equipment including managing the City's workshop.

Depot operations including stores, security, licensing, reporting and general management.

### 2. Project Status Reports

Nil

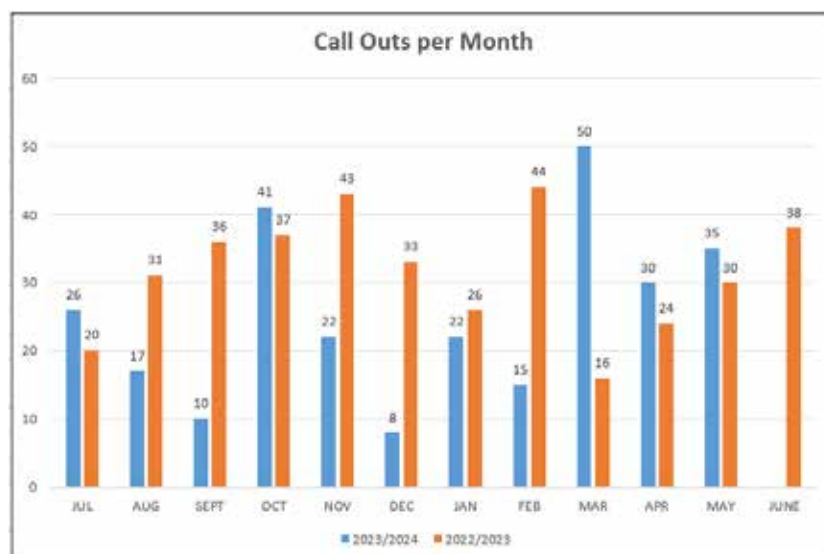
### 3. Information Items

#### 3.1 Building Maintenance - Operations

<b>Author:</b>	Mr Tony Bailey, Manager Operations and Fleet Services
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#### After Hours Call Outs

The Building Maintenance team provides an after-hours call out service to deal with urgent works on facilities and other key assets. For the month of May 2024, 35 callouts were completed. The majority of the callouts were related to plumbing, electrical, vandalism and fire panel faults.

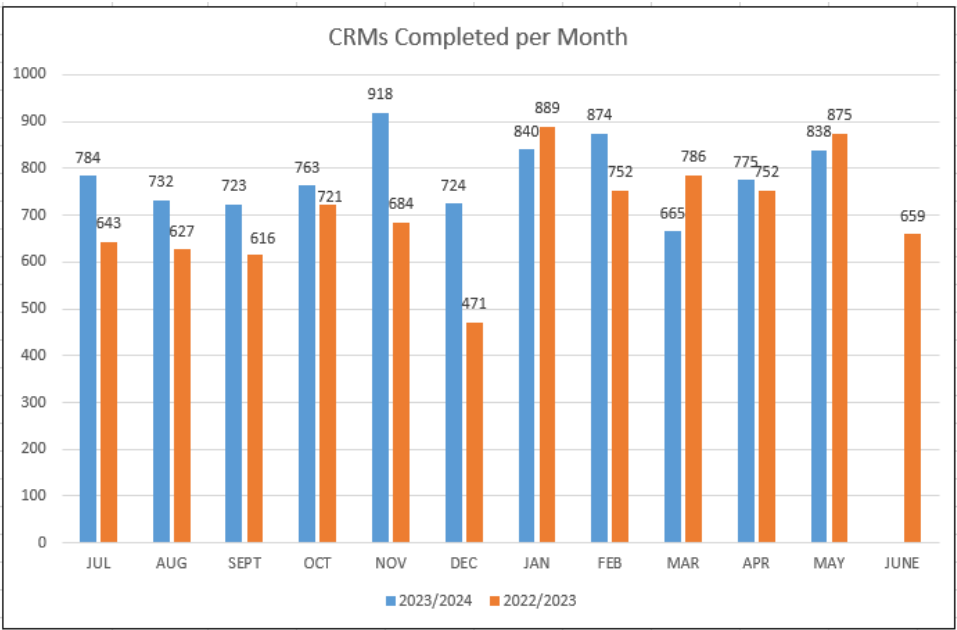


After Hours Call Outs for 2024



**Building Maintenance - Customer Request Management (CRM) Statistics**

The Building Maintenance team and contractors completed 838 CRM's for the month of May 2024. This is compared to 875 requests completed in May 2023 and an average of 706 per month for the 2023 period. Average CRM completion times remain within service level standards.



Completed CRM's for 2024

3.2 Building Maintenance - Buildings	
Author:	Mr Tony Bailey, Manager Operations and Fleet Services

**Animal Management Facility**

The installation of a new evaporative air-conditioning system has been completed at the site. The works involved electrical upgrades, the installation of a roof-mounted height safety system and the installation of five evaporative air-conditioning units. The new system will reduce the temperature within the main kennel building during periods of warmer weather. The works were scheduled around the activities within the site, minimising disruption to normal operations.



Animal Management Facility

### **Shoalwater Foreshore toilets**

This toilet block along with others in the City are scheduled for replacement in the future via the City's Business Plan. However, given project timeframes, it is important to maintain the condition of assets to meet user expectations particularly given public toilets are identified as a highly used, important asset within the City's Resident Perception Survey. At this toilet block it was necessary to carry-out a number of maintenance activities including carpentry, rendering repairs, metal repairs, plumbing modifications, painting and roofing repairs. The works were staged, allowing the toilets to remain open throughout, reducing disruption to normal levels of service.



Shoalwater Foreshore toilets

### **Baldivis Recreation Centre**

Following a condition inspection, painting maintenance was undertaken at the site. The kitchen and change rooms were repainted as well as various internal and external doors throughout. A dark border was painted on the lower portion of the wall by the change rooms to reduce visible dirt and grime and make it easier for cleaners to maintain.



Baldivis Recreation Centre

### **Solar Power Generation**

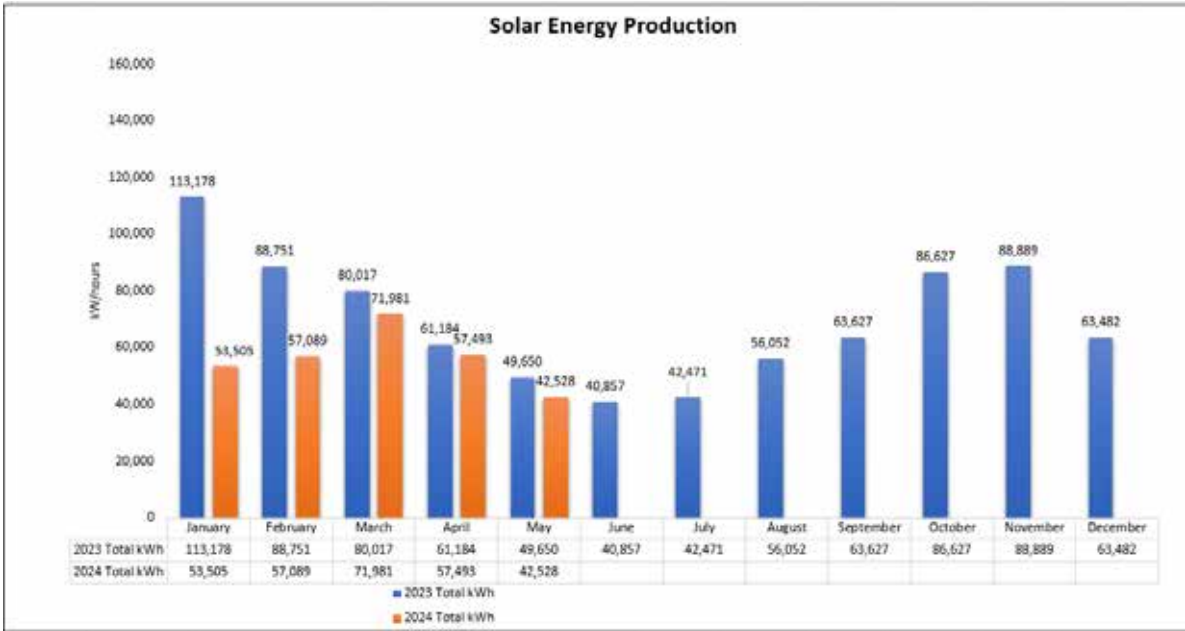
Reducing energy consumption remains a key focus for the City and to assist in this pursuit, solar photovoltaic (PV) systems are fitted to a range of facilities and reserves. The City currently has around 100 sites where solar PV systems have been installed which include over 3,500 individual solar panels. Below is a table and graph of the energy generated by nine buildings capable of being remotely monitored. A combined total of 42,528 KWh of electricity was generated in May 2024, which has reduced the City's greenhouse gases by over 29 metric tons.

Inverter communication issues at the Depot facilities have resulted in generation data not being available. It is hoped that the communication issue will be resolved allowing the production values to be provided however this is not confirmed at this stage.


Pictorial equivalent reductions are also listed below highlighting the environmental benefits of these systems.


	Administration Centre - 90kW	Operations Building - 30kW	Crocker St Depot - 30kW	Aqua Jetty - 220kW	Autumn Centre - 30kW	Mary Davies Library - 30kW	Safety Bay Library - 22kW	Mike Barnett Sports - 66kW	Compliance Facility - 19kW	Carbon Offset (kg)	Total kWh
January	10,730	0	7,021	6,220	5,842	5,269	1,968	12,690	3,765	37,614	53,505
February	8,580	6,783	2,851	19,030	5,342	0	1,582	10,050	2,871	40,134	57,089
March	10,300	5,887	0	33,050	5,162	3,552	1,326	10,130	2,574	50,603	71,981
April	8,990	4,858	0	25,310	4,672	2,484	1,355	7,790	2,034	40,418	57,493
May	7,240	3,450	0	17,550	3,872	2,085	986	5,840	1,505	29,897	42,528
June										0	0
July										0	0
August										0	0
September										0	0
October										0	0
November										0	0
December										0	0
Total	45,840	20,978	9,872	101,160	24,890	13,390	7,217	46,500	12,749	198,665	0


Total Solar Energy Production at Monitored Sites



Total Energy Production Kwh

**10.1** gasoline-powered passenger vehicles driven for one year ? 

**108,748** miles driven by an average gasoline-powered passenger vehicle ? 

**14.8** tons of waste recycled instead of landfilled ? 

### 3.3 Building Maintenance – Reserves

<b>Author:</b>	Mr Tony Bailey, Manager Operations and Fleet Services
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#### City Park

The entry statement wall at City Park was beginning to show signs of bore-staining and wear and tear from graffiti removal activities. Some minor crack filling was undertaken before it was prepared and repainted. The wall again presents in an attractive condition, welcoming visitors to the City's reserve.



City Park

#### Francis Street Reserve

The park shelters at Francis St Reserve recently underwent maintenance and repainting. One of the shelters required some minor repairs to the roof structure prior to painting. The works have provided an aesthetic lift and increased these assets' resistance to the elements.



Francis Street Reserve



### New park furniture installations

Three new park seats have been installed at Grail Avenue and The Avenue Reserves on new concrete pads. The seats were installed in locations taking advantage of natural shade and with good connection to existing footpaths.



Grail Avenue Reserve

#### 3.4 Graffiti Program 2023/2024

**Author:**

Mr Tony Bailey, Manager Operations and Fleet Services

As part of the Graffiti Management Plan, the City is currently replacing the hardware and software that manages the data for the Graffiti Program. Until this is finalised, graffiti statistics will not be reported. It is anticipated that the project should be completed by August 2024.

#### Building Maintenance works planned for June 2024 include:

- Replacement of the leach drains at Baldivis Children's Forest
- Ventilation improvements to the Animal Management Facility cat impound room
- Relocation of the water meter at Larkhill Rugby building
- Commercial oven replacement at the Main Administration Complex
- Masonry wall repairs (vehicle impact) at Carramup Circle



## Infrastructure Project Delivery Monthly Team Summary



### 1. Infrastructure Project Delivery Team Overview

This team delivers the City's infrastructure projects including Master Plan projects, new buildings, refurbishments and fit outs, park furniture and infrastructure and Civil infrastructure. Major projects include the Rockingham Beach Foreshore Redevelopment, Baldivis District Sporting Complex, Koorana Reserve Redevelopment, Stan Twight Reserve Redevelopment and Aqua Jetty Stage 2.

The team is involved in all elements of infrastructure projects from inception, planning, construction, commissioning and completion, ensuring project delivery standards are maintained and executed in accordance to the City's Project Management Framework.

### 2. Project Status Reports

Nil

### 3. Information Items

Note: All information (including timeframes) is correct as at 06 June 2024.

#### 3.1 Antilla Place Reserve - Lighting Renewal

<b>Author:</b>	Ms Susan Pinzon, Junior Project Officer
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Lighting will be renewed to Antilla Place Reserve. The scope of works includes the removal of existing and installation of light pole and luminaires as well as a new site main switchboard.

The design and quality assurance have been completed. Western Power is organising the installation of up to date power supply for the reserve.

#### 3.2 Autumn Centre - Carpark Upgrade

<b>Author:</b>	Mr Gurjinder Gill, Supervisor Civil Projects
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The project consists of an extension of the existing carpark and other associated upgrade works (including new electrical lighting and landscaping).

Pavement construction for new extension areas has been completed except the final asphalt works. All underground new services has been installed. Modification and upgrade works are underway in existing carpark areas with limited bays affected and a temporary exit has been installed for the facility users.

Anticipated completion date for this project is mid to end of July 2024.

#### 3.3 Churchill Park - Changing Place

<b>Author:</b>	Mr Robert Pollock, Major Infrastructure Project Officer
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This project is for the City's first Changing Place which provides suitable facilities for people who cannot use standard accessible toilets. Changing Place toilets provide:

- a height-adjustable adult-sized change table
- a constant-charging ceiling track hoist system
- shower and centrally-located peninsula toilet
- additional circulation space for those with complex disabilities and caretakers

The Changing Place is finalised and the official opening was held on 30 May 2024.



Aerial view of Changing Place

### **3.4 Churchill Park – Play space**

<b>Author:</b>	Mr Craig Beard, Project Officer Landscaping
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Tender submission have been received and assessed. A report has been prepared for the Ordinary Council meeting, June 2024

### **3.5 Depot Administration Building Extension**

<b>Author:</b>	Mr Dave Barry, Project Officer
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The project consists of the installation of a demountable building to accommodate a large (50 seater) meeting/training room, two small meeting rooms and 12 additional workstations, To accommodate these works there may need to be upgrades/replacements of the fire hydrant system, sewerage system and electrical site main switchboard.

The project is in the investigation, concept design and stakeholder consultation stages. It is anticipated that construction/installation of the building will commence in the latter part of the 2024/2025 financial year.

### **3.6 Dixon Rd - Drainage Swales**

<b>Author:</b>	Ms Susan Pinzon, Junior Project Officer
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The project consists of the construction of eight drainage swales, including rock-pitching. Works include reshaping the verge and construction of swales to provide additional storage to mitigate road flooding during heavy rainfall. The project has been completed.

### **3.7 Eighty Road Footpath Works – Pymmes Junction to Baldivis Sports Complex**

<b>Author:</b>	Mr Robert Pollock, Major Infrastructure Project Officer
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This project completes a footpath network to the newly constructed Baldivis Sports Complex, incorporating existing service roads to provide safe pedestrian access along Eighty Road. The footpath works are now complete

### **3.8 Hillman Hall – Refurbishment of Toilet Facilities**

<b>Author:</b>	Mr Dave Barry, Projects Officer
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This project will improve the accessibility of Hillman Hall by providing a new unisex Universal Access Toilet (UAT), ambulant toilets, and installing a new ramp and stairs to the widened entrance door.

The tender has been advertised, and the mandatory site meeting was held on 31 May 2024. Tender closing date is 19 June 2024, when valid tenders will be assessed.

### **3.9 Mike Barnett Sports Complex (MBSC) – Refurbishment**

<b>Author:</b>	Mr Robert Pollock, Major Infrastructure Project Officer
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The MBSC refurbishment project encompasses the below internal and external items:

- Sports Building 1 (Courts 4-7):
  - Ventilation upgrades;
  - Internal wall panelling; and
  - Re-roofing.
- Sports Building 2 (Courts 1-3):
  - Stormwater management.
- Netball Club Rooms:
  - Re-roofing;
  - Stormwater management; and
  - Internal ceiling replacement.
- All - External painting

The Project is complete with Practical Completion achieved on 13 May 2024.

### **3.10 Mike Barnett Sports Complex (MBSC) – Emergency Generator and Electrical Switchboard**

<b>Author:</b>	Mr Shane Godfrey, Project Officer
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MBSC has been identified as the City's designated primary Welfare and Evacuation Centre and requires a constant power source to secure continual operation. The electrical site main switchboard and installation of a diesel generator, will ensure the facility is capable of operating self-sufficiently, and will provide safe refuge for residents in the event of an emergency evacuation crisis.

Installation and operational checks have been completed and approved. Minor items such as internal switchboard labelling and a small section of fencing to be installed with scheduled handover planned for the end of June.



Site install of SMSB



Connecting the generator

### 3.11 Playground Replacements 2023/2024

**Author:** Mr Craig Beard, Project Officer Landscaping

No update since May 2024 bulletin.

Location	Suburb	Function	Status	Estimated Installation
Athens Entrance	Port Kennedy	Playground replacement	Contract review	September 2024
Bismark Reserve	Shoalwater	Playground replacement	Contract review	September 2024
Fountain Park Reserve	Port Kennedy	Playground replacement	Contract review	September 2024
Hayeswater Reserve	Waikiki	Playground & rubber replacement	Contract review	September 2024
June Road Reserve	Safety Bay	Playground replacement	Contract review	September 2024
Lagoon Reserve	Secret Harbour	Playground replacement	Contract review	September 2024
Madeira Reserve	Safety Bay	Playground replacement	Contract review	September 2024
Phoebe Hymus Reserve	Rockingham	Playground, rubber replacement and shade sails	Contract review	September 2024
Steel Tree Reserve (west)	Baldivis	Playground replacement	Contract review	September 2024

### 3.12 Point Peron Boat Ramp Piling Replacement Project

<b>Author:</b>	Mr Simon Currall, Senior Project Officer
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The project consists of the extraction and replacement of six steel jetty piles and install protective pile sleeves.

Onsite works commenced 13 May 2024 – works to northern jetty are completed. Works to southern jetty are in progress and due to complete on 7 June 2024.



Aerial image of Point Peron Boatramp

### 3.13 Rae Road Shared Path

<b>Author:</b>	Mr Gurjinder Gill, Supervisor Civil Projects
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The scope of work for this project is construction of asphalt shared path along Rae Road and Garden Island Hwy from Read Street to Hawker Street.

Currently, the tender has been advertised and it will close on 26 June 2024.

### 3.14 Read Street/Malibu Street – Roundabout modification

<b>Author:</b>	Mrs Himali Patel, Project Officer-Civil
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This Blackspot project includes the modification of the Read Street northbound and southbound approaches to the existing roundabout to slow down the traffic flow.

Currently, the tender assessment for this project has been completed and council report has been prepared for June 2024 council meeting. The anticipated construction timeframes for this project is July to October 2024.

### 3.15 Reserve Shelter replacements

<b>Author:</b>	Mr Craig Beard, Project Officer Landscaping
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In accordance with the decision at the Ordinary Council meeting, May 2024, City officers will enter into negotiations to allow this project to be delivered.

Location	Suburb	Function	Quantity
Bell Park	Rockingham	Replacement of shelters and furniture	7



Churchill Park	Rockingham	Replacement of shelters and furniture	8
Phoebe Hymus Reserve	Rockingham	Replacement of shelters and furniture	9
The Esplanade	Palm Beach	Replacement of shelters and furniture	3

### 3.16 Rivergums Reserve - Lighting Upgrade

**Author:** Mr Shane Godfrey, Project Officer

This project involves the conversion of the existing luminaires to LED and is currently in progress. All poles and cabling have been installed and the coming weeks will see the upgrade improvements to the lighting distribution board take place. Application to remove one of the dual connections has been lodged, once completed it will allow final works to be engaged with the contractor.

### 3.17 Rockingham Arts Centre – Outdoor Stage

**Author:** Ms Susan Pinzon, Junior Project Officer

The project consists of redeveloping the Rockingham Art Centre outdoor area. The main objective is to increase the usage of the front courtyard of the Arts Centre by including a suitable space to engage performers as part of the programming and for opening events held there. The consultant has been engaged to provide a fee proposal for the design and cost estimate for the project.

### 3.18 Rockingham Arts Centre – Replace Paving

**Author:** Ms Susan Pinzon, Junior Project Officer

As part of redeveloping the Rockingham Art Centre outdoor area, the existing paving will be replaced where the artwork is present. This project has been included within the outdoor stage, and a consultant has been engaged to provide a fee proposal for the design and cost estimate for the project.

### 3.19 Safety Bay Tennis Club – Fence Replacement

**Author:** Mrs Claire O'Neill, Project Officer

The project remains on hold until a shared boundary fence agreement with owners of the adjacent residential property is finalised.

### 3.20 Settlers Pavilion Refurbishment

**Author:** Mr Shane Godfrey, Project Officer

This project involves internal and external refurbishments and upgrades of existing facilities. The works will allow the City and community a modern, compliant, and functioning facility. Procurement for the design works package have been assessed and the preferred designer selected. The design package will commence in the coming weeks.

### 3.21 Shoalwater Foreshore Beach Access – Replace Staircase

**Author:** Mr Dave Barry, Project Officer

This project involves the replacement of the existing staircase at the corner of Arcadia Drive and Boundary Road.

The project is in the design and procurement stage and estimated completion end of September 2024.

### **3.22 Shoalwater Reserve Change room Upgrade**

<b>Author:</b>	Mr Shane Godfrey, Project Officer
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This project involves internal and external refurbishments and upgrades of existing facilities. The works will allow the City and community a modern, compliant, and functioning facility. Procurement for the design works package have been assessed and the preferred designer selected. The design package will commence in the coming weeks.

### **3.23 Stakehill Road and Mandurah Road - Road Upgrades**

<b>Author:</b>	Mr Gurjinder Gill, Supervisor Civil Projects
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This Project consists of two road upgrades being Stakehill Road (from Jarvis Road to 200m east of Fletcher Road) and Mandurah Road (Safety Bay Road to Fifty Road).

Stakehill Road – The scope of roadworks includes realignment of the road curve, construction of sealed shoulders, lighting upgrade, installation of edge lines and a crash barrier. Electrical inground cabling work, installation of transformer and demolition of overhead cables has been completed. Pavement construction work for new realigned road and road widening shoulders has been completed except final asphalt works. Anticipated completion date for this project is end of June 2024.

Mandurah Road – The scope of roadworks includes the construction of sealed shoulders on eastern and western verges of road, installation of 2.0m wide raised median along the centre of the road and upgrade street lighting. The western side of shoulder pavement work has been completed except of asphalt work and eastern side of shoulder pavement work is progressing. Electrical work is scheduled by Western Power in July 2024. Anticipated completion date for this road upgrade is end of July 2024.

### **3.24 Stan Twight Reserve Clubrooms**

<b>Author:</b>	Mr Simon Currall, Senior Project Officer
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Tender now closed and the assessment completed. A report has been prepared for June 2024 Council meeting.

### **3.25 Waikiki Beach Access Ramp Refurbishment Works**

<b>Author:</b>	Mr Simon Currall, Senior Project Officer
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The project involves the complete refurbishment of the steelwork to the access ramp.

Tenders closed on 29 May 2024. On the proviso that a tender is accepted the works are scheduled to commence in early August 2024 and complete by end September 2024.

## Parks Services Monthly Team Summary



### 1. Parks Services Team Overview

The Parks Services Team delivers a range of services which include:

- Turf Management – Care and maintenance of turf on sports fields, minor reserves, street verges and foreshore areas. Works include mowing, fertilising, turf renovations and weed control.
- Horticultural Management – Maintenance and refurbishment of landscaped garden areas.
- Irrigation Maintenance – Servicing and upkeep of irrigation systems. Management of groundwater abstraction licences issued by the Department of Water.
- Tree Management - Clearance pruning from Western Power assets, planting of street trees and pruning and care of all trees within the City's public open space areas.
- Foreshore Management – beach sweeping, dune stabilisation, beach fencing, flora and fauna preservation and control.
- Environmental Management - maintain conservation category parklands, wetlands and foreshore areas. Undertake weed control, replanting of degraded areas, feral animal control and fire prevention strategies.
- Sporting Infrastructure Maintenance – ensure sports goals and sport equipment such as cricket nets are well maintained and safe for public use.
- Groundwater Management and irrigation asset control – ensure irrigation assets are operating efficiently and effectively and that groundwater usage meets regulated allocations.
- Contract Management – manage contractors where estate maintenance has been outsourced to landscape contractors; manage numerous contractors who provide specialist services in the maintenance of the City's public open space facilities.
- Litterbusters - Clean Team includes litter busters, litter removal, illegal dumping, road and path sweeping and high pressure surface cleaning.
- Bushfire Mitigation – the slashing of rural verges and upkeep of strategic access tracks and firebreaks throughout the City and conservation reserves.

### 2. Project Status Reports

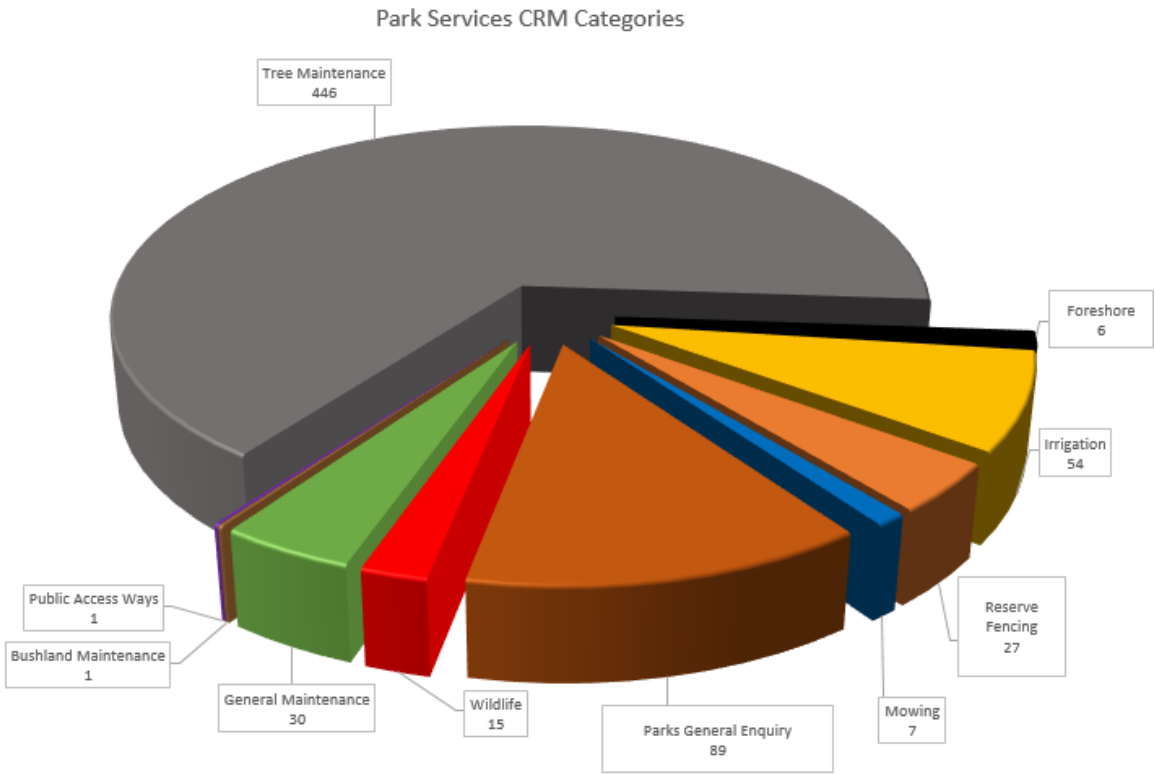
Nil

### 3. Information Items

#### 3.1 CRM Statistics

<b>Author:</b>	Mr Adam Johnston, Manager Parks Services
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Parks Services received 676 customer requests in May 2024, which have been collated into like groups.



Customer requests received – May 2024

3.2 Delegated Public Open Space Handovers

Author:

Mr Aaron Osinski, Contract Management Supervisor – Parks Services

Public open space (POS) and streetscape that is constructed by a developer is typically maintained by the developer for a period not less than two summers from practical completion. Approximately three months prior to the maintenance period concluding the developer will notify the City of its intent to handover the site. City officers then assess the site to ensure that it meets the development standards and notifies the developer of any remediation works required. Once notified defects are remedied, the City accepts care and control. The below table sets out POS and Streetscapes that have reached practical completion and the approximate timeframe as to when they will become managed by the City.

Financial Year 2023/2024			
Public open space and streetscape development	Sites	Total site area Ha	Playgrounds
Sites that have reached practical completion 2022/2023	9	11.49	3
Sites that have passed two year maintenance period but have not been handed over	22	21.61	4
Site handover expected within the 2023/2024 Financial Year	4	2.25	0
Site handover expected within the next 3 months	2	1.12	2
Site handovers for April 2024	0	0	0

### 3.3 Contract Management – Requests for Quote and Tender

**Author:** Mr Adam Johnston, Manager Parks Services

T23/24-71 – Period mowing services of various streetscapes has closed and is being assessed by the panel.

### 3.4 Weed Management

**Author:** Mr Ryan Shaw, Coordinator Streetscape Maintenance

The City's weed treatment program to footpaths, kerb lines, hardstand, fence lines and reserves, targets weeds to approximately 520,000 m<sup>2</sup> of footpaths, 320,000 lineal metres of kerb lines, 88,000 m<sup>2</sup> of hardstand areas and 320 hectares of turf across the City. The timing of works are both weather and seasonal dependent with timing critical to achieving good outcomes and efficient use of product and resources. The table below sets the current scheduled program.

The streetscape herbicide program was delayed from the initially scheduled April application into May due to the dry conditions not promoting growth in target weed species. With a few wet days in May, target species started to grow and the treatment of these species has commenced. Wet weather at the end of May has delayed the application in some suburbs and this will be completed in June.

Legend		Baldivis	Hillman / Cooloongup	Rockingham	Safety Bay	Shoalwater / Waikiki	Golden Bay / Singleton	Karnup	Port Kennedy / Secret Harbour
	Scheduled June - 24								
	Completed May - 24								
Footpaths									
Kerb lines									
Hardstand/Medians									
Drainage compensating basins									
Road side Guardrails									
Verges and median island dry turf areas									

### 3.5 Reserve and POS Maintenance

**Author:** Mr Cyril Sharrock, Coordinator Parks Maintenance

Nil

### 3.6 Natural Area Maintenance

**Author:** Mr Darren Robins, Environmental Supervisor

The City manages and undertakes maintenance activities to almost 600 hectares of natural areas that include foreshore, bushland and wetland reserves. Maintenance activities include weed management, revegetation, fencing, erosion control, feral animal control, vegetation management and site specific management plan actions.



### Beach access paths

An ongoing program is in place to inspect all beach access paths; additional inspections occur during periods of high wind or high tides. The movement of sand on the foreshore can be very dynamic with works varying from minor maintenance to fencing and vegetation to major reconstruction works where the paths have been inundated by sand.

Total beach access paths	Total inspected for the month	General maintenance repairs	Major rebuilds
158	158	21	0

### Beach cleaning

Beach cleaning is carried out by the use of a tractor towed mechanical beach rake on the Rockingham Foreshore to remove litter and non-organic materials. Beach cleaning was undertaken in May with the below volumes being collected.

Beach Cleaning	Debris removed to date	Debris removed May 2024	Comment
Rockingham Beach	81.1 m <sup>3</sup>	0 m <sup>3</sup>	N/A
Palm Beach	45.8 m <sup>3</sup>	1.8 m <sup>3</sup>	N/A

### Feral animal control

The City conducts biannual fox and feral cat trapping throughout various natural area reserves within the City, with the next round to commence in June 2024. The results from the program will be presented in the July Bulletin. Invasive species, such as the fox and feral cats, impact native fauna through direct predation, depleting available food sources and reducing habitat range. Managing the population of these pests is critical to the preservation of Australia's unique biodiversity.

Reserves where foxes and cats have been identified and where the trapping will occur, include:

Dixon Road Conservation Precinct	Sawley Close Reserve
Golden Bay Foreshore	Secret Harbour Foreshore
Karnup Nature Reserve	Singleton Foreshore
Lake Richmond	Tamworth Hill Swamp
Lark Hill Environmental Reserve	Trenant Park Wetland
Lewington Reserve	Warnbro Foreshore
Port Kennedy Foreshore	Woodleigh Grove Wetland

### Management plan – progress against actions

A number of management plans exist which set out how best to manage the City's natural areas. Parks Services deliver many of the actions pertaining to improving the biodiversity of the sites within the plans. Actions include managing threatening issues such as degradation of vegetation, weed invasion, unauthorised activities, bushfire mitigation, dieback and feral animal control. The table below illustrates the progress against the management plan actions allocated to be completed this financial year.

Management Plan	Total Actions 2023/24	Actions completed to date	Progress towards completion
Baldivis Tramway Master Plan	55	23	41.8%
Foreshore Management Plan	39	20	51.2%
Wetland Management Plan	48	25	58%
Bushland Management Plan	25	13	52%
Tamworth Hill Swamp Management Plan	12	9	75%
Lake Richmond Management Plan	25	8	32%
Lewington Reserve Management Plan	12	5	41.6%

### 3.7 Bushfire Mitigation

**Author:** Dr Craig Bowers, Bushfire Mitigation Supervisor

Bushfire mitigation treatments on City owned and managed lands are conducted to address priority risk areas as set out in the "City's Bushfire Risk Management Plan 2018-2022". Works include fuel load reduction by mechanical or chemical methods as well as planned hazard reduction burns, upgrading mineral earth firebreaks by rotary hoeing, forestry mulching and other maintenance or treatments deemed necessary to reduce bushfire risk to residential, economic, environmental and cultural assets.

The below table outlines the scheduled maintenance to be undertaken throughout each financial year. The "Completion Target" column details the timeframe that has been set to routinely inspect and carry out all necessary maintenance for each management area.

Firebreaks works are undertaken before December 1 each year\*\*. Firebreaks are reinspected and necessary maintenance works performed prior to 31 March to maintain a 4m wide by 4m high driveable area for emergency services vehicles.

\*\* The City will move to a "trial" November 1 fire control notice (FCN) commencement in 2024.

Low Fuel Zones are implemented within areas such as vacant lots and undeveloped road reserves to reduce bushfire risk. A reduction in fuel loading may be achieved through slashing or herbicide application.

Road verge maintenance includes tractor slashing, brush cutting and herbicide treatment as required to maintain vegetation at a low or manageable volume.

The table below displays progress at May 24 2024. The low fuel zones and road verge progress values are lower due to seasonal conditions and less growth.

\* As the City's prohibited and restricted burning times (PBT & RBT) were extended due to weather conditions, specifically no rain; the 31 March 2024 date has been retained for consistency with 'normal' seasonal reporting targets.

Activity	Completion Target	Total to be completed	Number completed to date	Progress towards completion
Firebreaks reinspected and maintenance completed	31 March*	65.5 km	58.4km	89%
Low Fuel Zones reinspected and maintenance completed	31 March*	62.6 Ha	38.8Ha	61%
Road verges including 'V' drains reinspected and maintenance completed	31 March*	22.0Ha	15.7Ha	71%

### 3.8 Irrigation Maintenance

**Author:** Mr David Latham, Irrigation Supervisor

Irrigation systems have been moved to winter maintenance programming. The Department of Water and Environment Regulation endorse the restricted operating of commercial irrigation systems for maintenance purposes during winter. When left non-operational for extended periods systems are susceptible to the build-up of scale, insect infestation and bacteria growth in the pumps, pipes, valves and sprinklers. With nearly 300 bore pumps, hundreds of kilometres of piping and over 150,000 individual sprinklers it's imperative that systems function as efficiently as possible in order to effectively distribute valuable ground water resource. Systems are programmed to automatically activate either once a week or once a fortnight during winter and to operate for just enough time to open the solenoid valve and flush a small volume of water through each sprinkler.

### 3.9 Tree Maintenance

**Author:** Mr Jeremy Duncan, Tree Management Supervisor

#### Tree Pruning

An annual tree maintenance program is in place to prune City managed trees from power line assets to maintain the safe clearances specified by Western Power. All areas are now complete for this financial year. Works will recommence in July with all areas being revisited over a six month period.

#### Tree Removals

A total of 10 trees were removed in the month of May.

Tree removal criteria	May 2024	Year to Date
Dead, dying or diseased	6	234
Construction i.e. crossovers	1	16
Vandalism i.e. poisoning etc.	0	2
Weather events i.e. storm damage	0	9
Other i.e. Property damage, undesirable species, major snap outs etc.	3	77
<b>Total</b>	<b>10</b>	<b>338</b>

#### Tree Planting

Trees funded by the WALGA Urban Greening Grant Program have now all been planted. A total of 440 trees comprising of various Eucalyptus species were installed across five reserves. The tree planting teams are now progressing with resident verge tree requests and replacements for those trees that have been removed for various reasons.



Tree planting within Charnley Reserve, Cooloongup

**Replanting of verge trees - Bancoura Parkway, Secret Harbour**

The Norfolk Island Pines (*Araucaria heterophylla*) on the Bancoura Boulevard verge in Secret Harbour between Three Bears Loop and Warnbro Sound Avenue were removed in March 2024 as they had declined in health due to heat stress and disease (canker). 30 Tuckeroo trees (*Cupaniopsis anacardioides*) will be planted in June to replace the removed Norfolks. This Australian native tree has low water requirements, is suited to sandy conditions and has a non-invasive root system. The verge will also be mulched to reduce the presence of weeds.

**Storm Damage**

With the recent storm activity the City’s Tree Management Team and contractor have been working through storm damage requests and clearing road ways of fallen trees and branches.



Various fallen trees and storm damage following the storm on 29 May 2024

3.10 Community Environment Program

Author:	Mr Darren Robins, Environmental Supervisor
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The following community planting events are being held this year. Events are facilitated by third party organisations Perth Natural Resource Management (Perth NRM) and Conservation Volunteers Australia (CVA). These organisations have partnered with the City of Rockingham to deliver the events.

Activities will include planting of tube stock seedlings in to assist with environmental rehabilitation. All planting materials and equipment will be provided on the day. Community members are encouraged to attend.

Date	Event	Facilitator	Time	Location
Sunday 16 June	Singleton Coastcare Planting Day	Perth NRM	9am – 12pm	Singleton – beach car park near Bight Reefs Road

Date	Event	Facilitator	Time	Location
Saturday 22 June	Golden Bay Progress Association Planting Day	Perth NRM	9am – 12pm	Golden Bay – end of Karunjie Road, follow the pathway up to the dunes and look for banners
Saturday 22 June	Urban Shade Forest Planting / Education Day	CVA	10am – 2pm	Seahaven Reserve, Waikiki
Saturday 29 June	Kennedy Bay Coastcare Planting Day	Perth NRM	9.30am – 1pm	Kennedy Bay – left of the Port Kennedy Boat Ramp

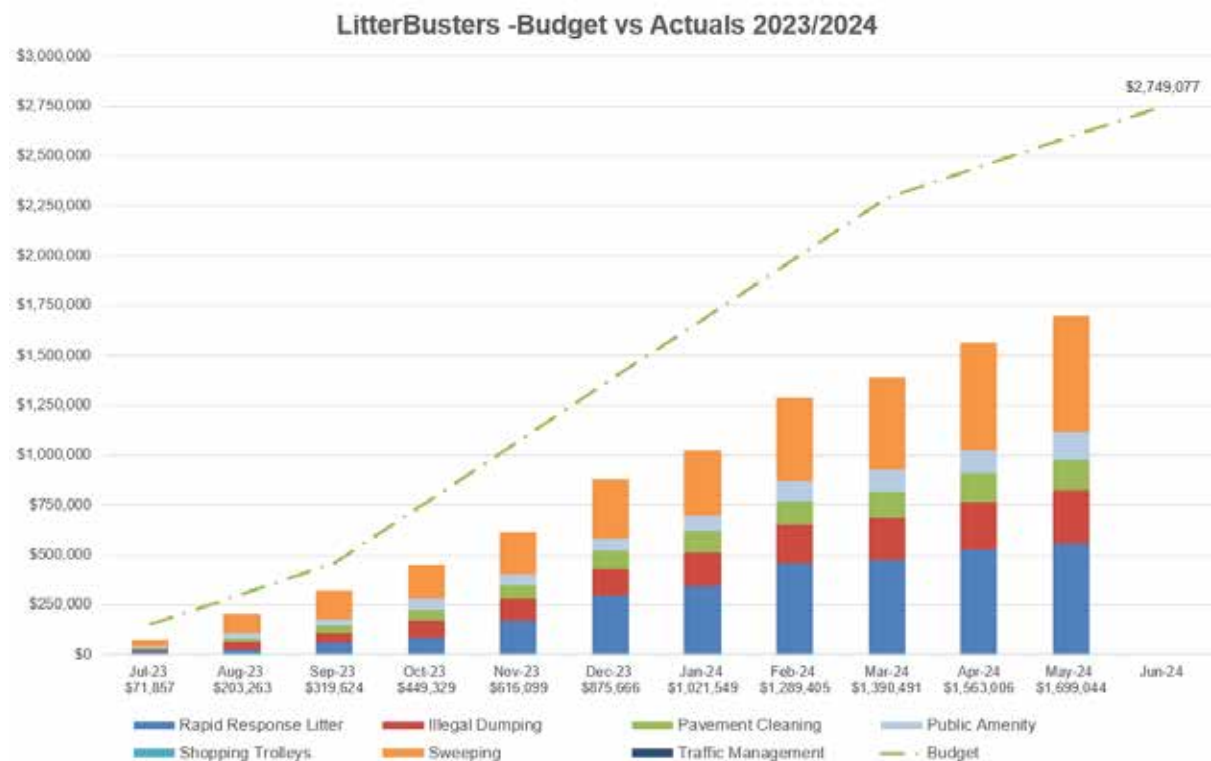
### 3.11 Parks Services Projects

**Author:** Mrs Michelle Chambers, Parks Technical Officer

Nil

### 3.12 Litter Program 2023/2024

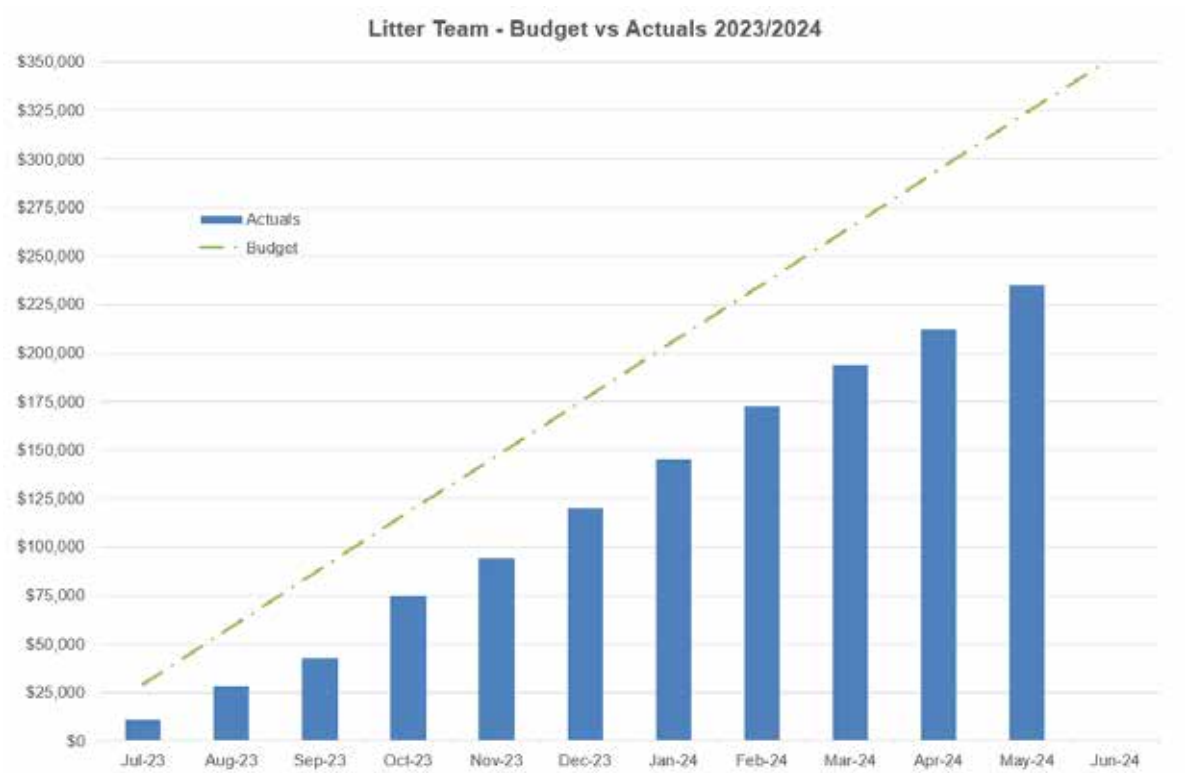
**Author:** Mr Ryan Shaw, Coordinator Streetscape Maintenance



LitterBusters spend is tracking below forecasted spend due to a below anticipated occurrence of illegal dumping on City managed land. The LitterBusters team are seeing more dumping taking place on land not controlled by the City and as such these CRMs are directed to the relevant authority for actioning.



Litter Team Budget



The graph below indicates the number of customer requests received each month for the current financial year which also includes the method received.



The graph below provides a comparison between the previous and current financial calendar year and the total number of customer requests received each month. The current financial year has shown a number of months that have been the busiest in the reporting period with considerable increase on previous years.



## Technical Services Monthly Team Summary



### 1. Technical Services Team Overview

The Technical Services team delivers a range of services to ensure the City's road network is safe and efficient and to provide sustainable coastal facilities that meets the requirements of the community.

The services are:

- Planning and Design

Investigate, prioritise, plan and design transport and stormwater drainage network to ensure efficiency and safety.

Transport and drainage network services includes local area traffic management schemes, mobility and access, integrated public transport infrastructure, school traffic issues, heavy haulage applications, traffic management approvals, traffic data management and approval of directional signs and stormwater drainage.

Design/Survey works including engineering survey, all civil design/drafting community/stakeholder liaison, approvals (environmental, clearing permits, Main Roads WA etc) and service authority liaison.

- Infrastructure and Coastal Management

Civil Infrastructure Maintenance includes all maintenance of roads, stormwater drainage, footpaths, kerbing and paving.

Includes driveway crossovers, footpath and kerb inspections, Dial Before You Dig responses and liaison with third parties during their works (eg Water Corporation, Telstra, NBN, Western Power, Alinta/Atco Gas etc)

Investigate, prioritise, plan, design, construct and maintain coastal infrastructure such as boat ramps, jetties, seawalls and groynes etc. Coastal Management includes managing erosion and accretion at the coastal areas by data collection, analysis and actions such as beach renourishment.

### 2. Project Status Reports

Project	2.1 Rockingham Future Traffic Modelling (Traffic Counts)		
Budget:	\$50,000	Expenditure to date:	\$23,188
Commencement date:	July 2023	Estimated finish date:	June 2024
Project Officer:	Mrs Tamara Albaz, Coordinator Traffic Services		
Author:	Mrs Tamara Albaz, Coordinator Traffic Services		
Progress Report:			

Traffic counting of all Local Distributor Roads within the City is being scheduled throughout the 2023/2024 financial year. All local distributor roads have their data collected every three years.

The City has made a submission applying for \$70,000 Federal Government grant funding in 2024/25 to co fund cycle counts throughout the road network to better inform future strategic projects such as the Integrated Transport Plan and the Walking and Cycle Plan. If the funding application is successful, the project will see the installation of four permanent counters and 40 temporary counters along the network. Total cost of the project is \$100,000.

### 3. Information Items

#### 3.1 Delegated Authority for Temporary Thoroughfare Closure

**Author:** Mrs Tamara Albaz, Coordinator Traffic Services

Nil

#### 3.2 Delegated Authority for approval of Directional Signage

**Author:** Mr Manoj Barua, Manager Technical Services

Nil

#### 3.3 Approval of Heavy Haulage

**Author:** Mrs Tamara Albaz, Coordinator Traffic Services

Nil

#### 3.4 Authorised Traffic Management Plans for Works on City Controlled Roads

**Author:** Mrs Tamara Albaz, Coordinator Traffic Services

Description of Work	Location	Time Period	Proponent	Traffic Company	Approval Date
LATERAL SHIFT Power pole works	Safety Bay Rd nr Read St Waikiki	19/06/2024 9AM-2PM	Western Power	Contraflow	15/03/2024
STOP/SLOW Traffic Management training	Lewington St Rockingham	20/06/24 – 27/06/24 12:30PM- 3:30PM	Down to earth training	Down to earth training	04/06/24
ROAD CLOSURE Air conditioning replacement	37 McNicholl St Rockingham	22/06/24 (contingency date 29/06/24) 7AM-1PM	Slewig Constructions	Pilot Traffic Services	04/06/24

#### 3.5 Civil Works Program 2023/2024

**Author:** Mrs Tamara Albaz, Coordinator Traffic Services

#### Footpath projects to commence

Road and Suburb	Project	Update
Rae Road	Stage 2 & 3 - WA Bicycle Network path construction	Construction being scheduled

### Road projects to commence

Road and Suburb	Project	Update
Willmott Drive	Construct Traffic Treatments	<p>The City will construct 4 out of 6 of the original roundabouts and monitor the traffic situation for 3 years before deciding on the 2 remaining roundabouts.</p> <p>The <a href="#">website</a> will be updated regularly. Construction is being scheduled.</p>
Arcadia Drive (Stage 1 adjacent to Shoalwater Activity node)	Construct Traffic Treatments	<p>Community consultation ended on Friday 16 June 2023 and 97 submissions were received. A number of respondents opposed the speed humps.</p> <p>The City has explored other alternate options such as a roundabout, blister island, chicane, raised crossing and linemarking and other than the vertical displacement devices and linemarking no options are technically feasible. The information about all options were presented in a Councillor Engagement Session on 6 February 2024.</p> <p>Due to the non-support of the community for the proposed treatment and due to a reduction in crash numbers Council has recommended to proceed with linemarking option only.</p> <p>The approved median line marking plans have been issued for installation.</p>
Mandurah Road/ Anstey Road	Detail design for left turn slip lane from Anstey Road to Mandurah Road.	<p>Concept design and survey completed. Detail design is being worked on in liaison with MRWA. The project is 2/3 funded by MRWA.</p> <p>MRWA requirements have resulted in scope creep &amp; substantial cost blowout. The City met MRWA to discuss the scope and funding on 10 May 2024 and is currently waiting for further information from MRWA. More detail will be provided in the future Bulletin upon receiving MRWA information.</p>
Safety Bay Road – Julia Street to David Street	Upgrade drainage (Federal Blackspot)	Plans issued for construction
Read Street - Patterson Road to Chalgrove Avenue	Intersection upgrades - MRRG Road improvement project	Issued for construction. Waiting approval for line marking and street lighting. Likely construction timeframe in 2024/25.
Baldivis Road - Furioso Green to Highbury Boulevard	Upgrade road to boulevard treatment and shared path on western side - MRRG Road improvement project	Construction postponed to FY24/25 due to delay in approval of street lighting design by Western Power.



Road and Suburb	Project	Update
Stakehill Road and Ukich Place	Feasibility of crash barrier Installation	Awaiting final report with recommendation from consultant. Outcome will be provided in a future Bulletin.
Baldivis Road and Rivergums Boulevard	Construct Roundabout	Detailed design and consultation with utility providers are in progress.
Folly Road and St Albans Road bend Miller Road – 275m road section	Install crash barrier to reduce the severity of future run-off type crashes	In design phase.

### Installation of Bus Shelters 2023/2024 Capital Works Program

Three bus stops shelters have been approved for installation in the 2023/2024 bus shelter program by the PTA. The consultation period has concluded, with no negative feedback received. Residents were also contacted by phone to ensure there was no opposition to the installation of the shelters.

Stop Number	Stop Name	Boarding No.
17275	Warnbro Sound Ave before Endeavour Dr, Port Kennedy	19
21407	Grand Ocean Boulevard before Tauraine Vista, Port Kennedy	15
26917	Cervantes Ave after Segovia St Baldivis	17

### 3.6 Traffic Investigations

**Author:** Mrs Tamara Albaz, Coordinator Traffic Services

### Parking Issues – La Spezia Drive and Palamos Vista, Secret Harbour

The second consultation with affected residents regarding the installation of no parking yellow line markings at La Spezia Drive and Palamos Vista has been completed with no negative feedback received. After reviewing safety concerns and resident feedback from the first round of consultation, the City has planned to introduce yellow edge line markings on Palamos Vista and La Spezia Drive, allowing parking only on verges. The yellow line installation is currently under progress by the City's compliance team. This ensures that community needs and suggestions have been addressed before implementation.



Proposed yellow edge line

#### **Mandurah Road and Safety Bay Road Roundabout Sight Distance issues**

Vegetation clearing within the roundabout has been completed on 16 and 17 April 2024. The City is considering softscape or/and hardscape with minimal ongoing maintenance. The landscaping will be delivered in 2024/25.

#### **Children's Crossings**

No new crossing application has been considered during this period.

#### **Stormwater Drainage Projects**

Road and Suburb	Project	Update
Read Street between Swinstone St and Farris St., Rockingham	Implement drainage solutions to address flooding at low point.	Detailed design complete. Public Consultation Complete. Issued for Construction
Paganoni Rd, Karnup	Implement drainage solutions to reduce stormwater flow through the Paganoni Swamp car park driveway and its scouring.	Consultation and detailed design is being finalised.
Kent St Carpark, Rockingham	Installation of strip drain at the entrance to Delphia apartments carpark	Design has completed in November 2023. ATCO Gas has granted acceptance for the proposed drainage near and over the gas feed. The property owner of Lot 21 has given his consent to enter into a maintenance agreement to discharge of stormwater in the drainage network that traversing through his property. The City is preparing the agreement.

Road and Suburb	Project	Update
Safety Bay Rd, Safety Bay (from Bent St to Berry St)	Implement drainage solutions to address localised flooding due to Ocean outfall not functioning effectively.	The City had explored different options. Drainage survey & modelling of the best option are required to finalise design.
Churcher Rd, Baldivis	Implement drainage solutions to reduce the stormwater flow into the property though the driveway.	Investigation & design in progress
Boundary Rd, Shoalwater	Implement drainage solutions to reduce road flooding & the stormwater flow into the property though the driveway.	Investigation & design in progress
Koorana Reserve, Warnbro	Implement drainage solutions to mitigate the groundwater stagnation & replace the existing Swales	Investigation & drainage modelling in progress

### 2023/2224 New Drainage Investigation Projects

The City has completed As-Built survey for the following drainage network that have experienced drainage issues including:

- Koorana Reserve-Drainage Network
- Port Kennedy Industrial Area drainage– Helmshore Way, Paxton Way, Dalloway Road & Toynbee Way
- Cavender Street & Bight Reefs Road drainage
- Larkhill Sporting Complex -Hocky pitch and carpark drainage network
- Hawker Street & Second Avenue -drainage network - As-Built survey has been scheduled.

### 3.7 Civil Maintenance Program 2023/2024

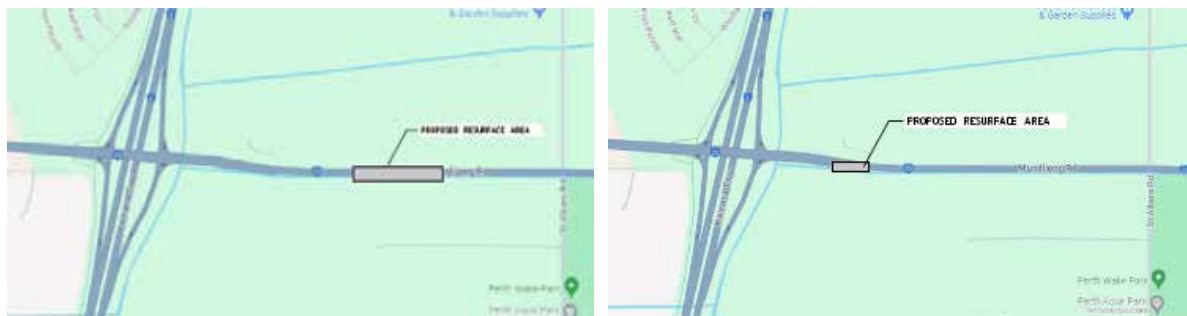
**Author:** Mr Aulad Hossain, Maintenance Engineer

#### Drainage Maintenance

The City is undertaking proactive educting (vacuum) and jetting (cleaning) of the stormwater drainage system in various catchments and hotspots. Currently drainage educting works are being undertaken in Safety Bay. As a part of the proactive drainage maintenance for the upcoming winter, the City has been undertaken cleaning of 152 Gross Pollutant Trap (GPT).

#### Asphalt Patching Works

Major patching on three hazardous sections of the Mundijong Road between Kwinana Freeway and St Albans Road has been delivered on 8 June 2024. This is a short term remedy to address current road condition. A major rehabilitation is being planned for 2025/26.





Asphalt Patching Works – Mundijong Road

### Road Rehabilitation Grant Submissions for 2025/2026

City has submitted MRRG Road Rehabilitation grant submissions to Main Roads for the following projects to be undertaken in 2025/2026 subject to approval. Maximum funding for MRRG Road Rehabilitation per annum is \$900,000:

Road	From	To	MRWA Cont.	Project Value
Mundijong Road	St Albans Road	Kwinana Freeway	\$684,155	<b>\$1,026,232</b>
Warnbro Sound Ave (NB)	Sunlight Drive	Jacquard Way	\$214,651	<b>\$321,977</b>
Warnbro Sound Ave (SB)	Anstey Road	Bluestone Parkway	\$371,667	<b>\$557,501</b>
Total			<b>\$1,270,473</b>	<b>\$1,905,710</b>

### 3.8 Civil Maintenance Program 2023/2024

**Author:** Geoff Astles, Civil Maintenance Supervisor

#### Uneven Plaques on Rockingham Foreshore

All uneven/sunken plaques (90-100) along the Rockingham Foreshore were rectified in May 24. Some of these plaques were significant trip hazards.



Repair to plaques at Rockingham Foreshore

3.9 Road Rehabilitation & Renewal Programs 2023/2024	
Author:	Mr Aulad Hossain, Maintenance Engineer

The Road Rehabilitation and Renewal Programs includes resurfacing/sealing of the roads and associated upgrade of stormwater drainage lids and replacement of broken kerbing before resurfacing.

Project	Description	Project Status
Chelmsford Avenue Service Road, Port Kennedy	House number 48 to House number 60	Project Carried Forward to 2024/25
Chelmsford Avenue Service Road, Port Kennedy	House number 53 to House number 57	Project Carried Forward to 2024/25
Chelmsford Avenue Service Road, Port Kennedy	House number 64 to House number 82	Project Carried Forward to 2024/25
Chelmsford Avenue Service Road, Port Kennedy	House number 59 to House number 79	Project Carried Forward to 2024/25
Safety Bay Road Roundabout	Safety Bay Road and Baldivis Roundabout	Scheduled on 20 May 2024

The following projects have been completed:

Safety Bay Road (MRRG Road rehabilitation funded project)

Read Street –North bound (MRRG Road rehabilitation funded project)

Sixty Eight Road (MRRG Road rehabilitation funded project)



Malibu Road, Safety Bay (MRRG Road rehabilitation funded project)	Gabyon Court, Hillman	Montelimar Elbow, Port Kennedy
Hilltop Rise, Karnup (LRCI funded project)	Gilba Close, Hillman	Morgan Street, Rockingham
Swallow Hill Court, Karnup (LRCI funded project)	Grand Ocean Boulevard Service Road, Port Kennedy	Napa Close, Warnbro
Garden Road, Karnup (LRCI funded project)	Haiti Place, Safety Bay	Narbonne Garden, Port Kennedy
Cassia Drive, Karnup (LRCI funded project)	Halliburton Avenue, Warnbro	Okehampton Road, Warnbro
Anec Street, Waikiki	Harrison Street, Rockingham	Onyx Lane, Warnbro
Atoll Entrance, Waikiki	Harrison Street, Rockingham	Pallas Mews, Warnbro
Bay View Street, Rockingham	Hawkins Street, Rockingham	Pamplona Boulevard, Port Kennedy
Bayonne Garden, Port Kennedy	Highlander Parade, Rockingham	Reveley Street, Waikiki
Bianco Place, Secret Harbour	Hilo Place, Warnbro	Ross Court, Safety Bay
Boon Court, Rockingham	Jaywick Close, Safety Bay	Royal Palm Drive Services Road, Warnbro
Bopeechee Way, Port Kennedy	Joliba Way, Warnbro	Saint Cloud Way, Port Kennedy
Bream Court, Warnbro	Jubilee Drive, Waikiki	Sheathbill Court, Safety Bay
Cardinal Garden, Warnbro	Kurrawa Street, Hillman	Strasbourg Ramble, Port Kennedy
Cato Court, Rockingham	La Manche Avenue, Port Kennedy, Port Kennedy	Thames Way, Warnbro
Crawford Court, Safety Bay	La Manche Avenue Service Road, Port Kennedy	Val Street, Rockingham
Crocker Street, Rockingham	La Manche Avenue Service Road, Port Kennedy	Warnbro Sound Avenue Service Road, Warnbro
Cubbine Close, Hillman	La Manche Avenue Service Road, Port Kennedy	Warnbro Sound Avenue Service Road, Warnbro
D'argent Circle, Port Kennedy	Lois Lane, Warnbro	Wrasse Glade, Warnbro
Darwin Place, Warnbro	Lyttleton Street, Rockingham	
Enlie Lane, Warnbro	Mauritius Court, Waikiki	
Foreshore Drive, Singleton	Mccann Mews, Rockingham	
Freeling Road, Port Kennedy	Montego Close, Safety Bay	

The City has a project for resurfacing the service roads on Chelmsford Avenue, Port Kennedy in 2023/24. As part of the resurfacing project we were exploring options to deal with ongoing maintenance issues at the street.

It has been observed that islands separating distributor roads and service roads in the City are suffering kerb and road damage caused by tree roots from the trees contained within the islands. The damage to the road and kerbing is:

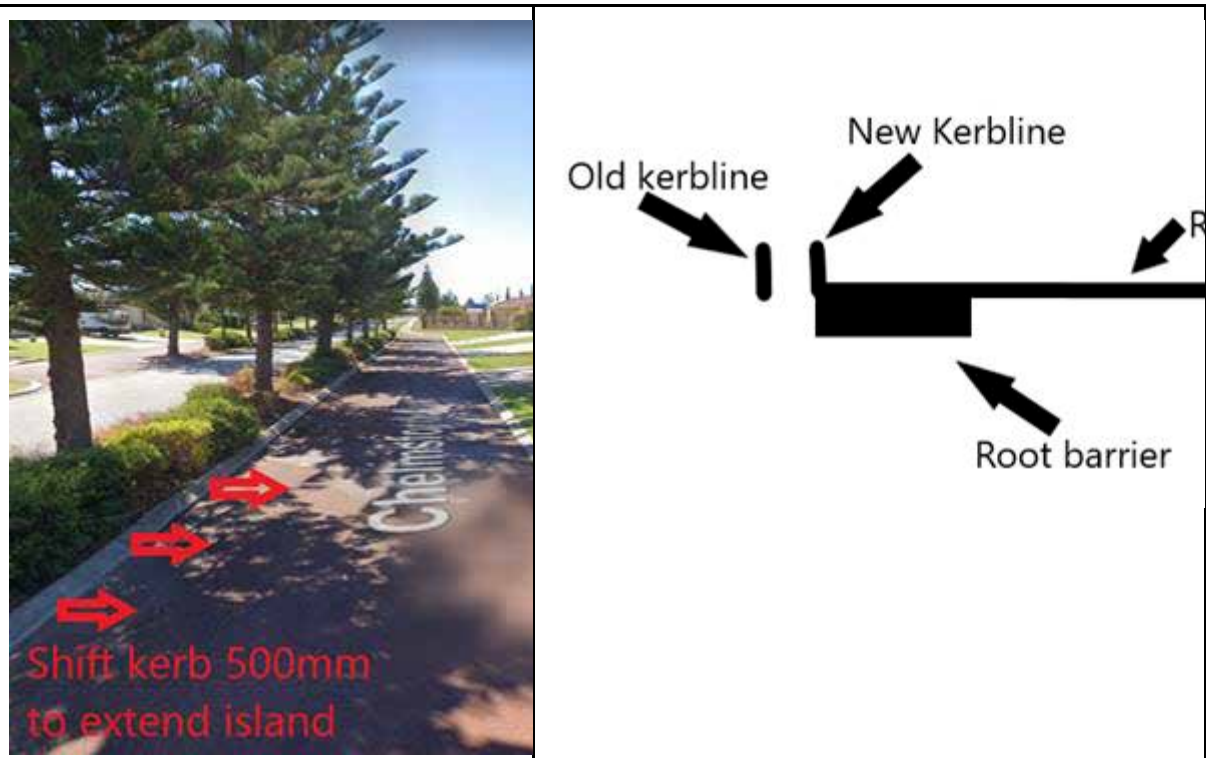
- creating safety concerns for residents,
- creating a rough road surface for drivers on both the through and service roads, and
- proving to be a significant ongoing maintenance cost



Figure 1: Damaged kerb has been removed outside 55 Chelmsford Ave Port Kennedy.

Figure 1 above shows a typical traffic island separating a distributor road (Chelmsford Ave) and a service road. The island is narrow and contains a number of trees within it which provide numerous benefits to the community. This issue is not limited to Chelmsford Avenue only.

To address the ongoing maintenance issues it is planned to widen the separator islands between Chelmsford Ave and the service roads by extending the islands 500mm into the service road as per below as part of the resurfacing projects. Additionally, tree root barrier will be installed to reduce future maintenance.



The current width of the service roads is approximately 5 meters- this can safely be reduced to 4.5 meters given the low traffic volumes that primarily travel in one direction. Vehicle tracking has been undertaken to confirm that the reduced width service road can service the residents. Though the service roads are 'One way' road in accordance with the Road Traffic Code 2000 clause 118(1), the community awareness about it is 'low'. Hence, the City has been working with Main Roads WA to install 'No Entry' signs on one entry of each service roads as part of the resurfacing project.

Considering that it is a new approach that the community is not familiar with, the City has undertaken consultation with all the directly affected residents. If the project is successful the treatment will be considered for implementing in other areas with similar ongoing issues.

Regular update on the progress of the project will be provided in the Technical Services Bulletin. At this stage, it is likely that the resurfacing and root barrier installation will be scheduled in September 2024.

### 3.10 Drainage Renewal Program Municipal Works 2023/2024

<b>Author:</b>	Mr Aulad Hossain, Maintenance Engineer
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Nil

### 3.11 Footpath Renewal Program Municipal Works 2023/2024

<b>Author:</b>	Mr Aulad Hossain, Maintenance Engineer
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Nil

### 3.12 Carpark Renewal Program Municipal Works 2023/2024

<b>Author:</b>	Mr Aulad Hossain, Maintenance Engineer
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Nil

### 3.13 Coastal Capital Projects and Coastal Management

<b>Author:</b>	Mr Matthew Donaldson, Mr Tim Clee, Coastal Engineering Officers
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#### **Bent St Navigational Channel excavation licence extension and offshore dredging trial**

The Conservation and Parks Commission (CPC) decision on 22 March 2024 was conveyed to the City by Department of Biodiversity Conservation and Attraction (DBCA) on 15 May 2024. The CPC resolution is as follows. Refer to the below figures for the locations about the decisions:

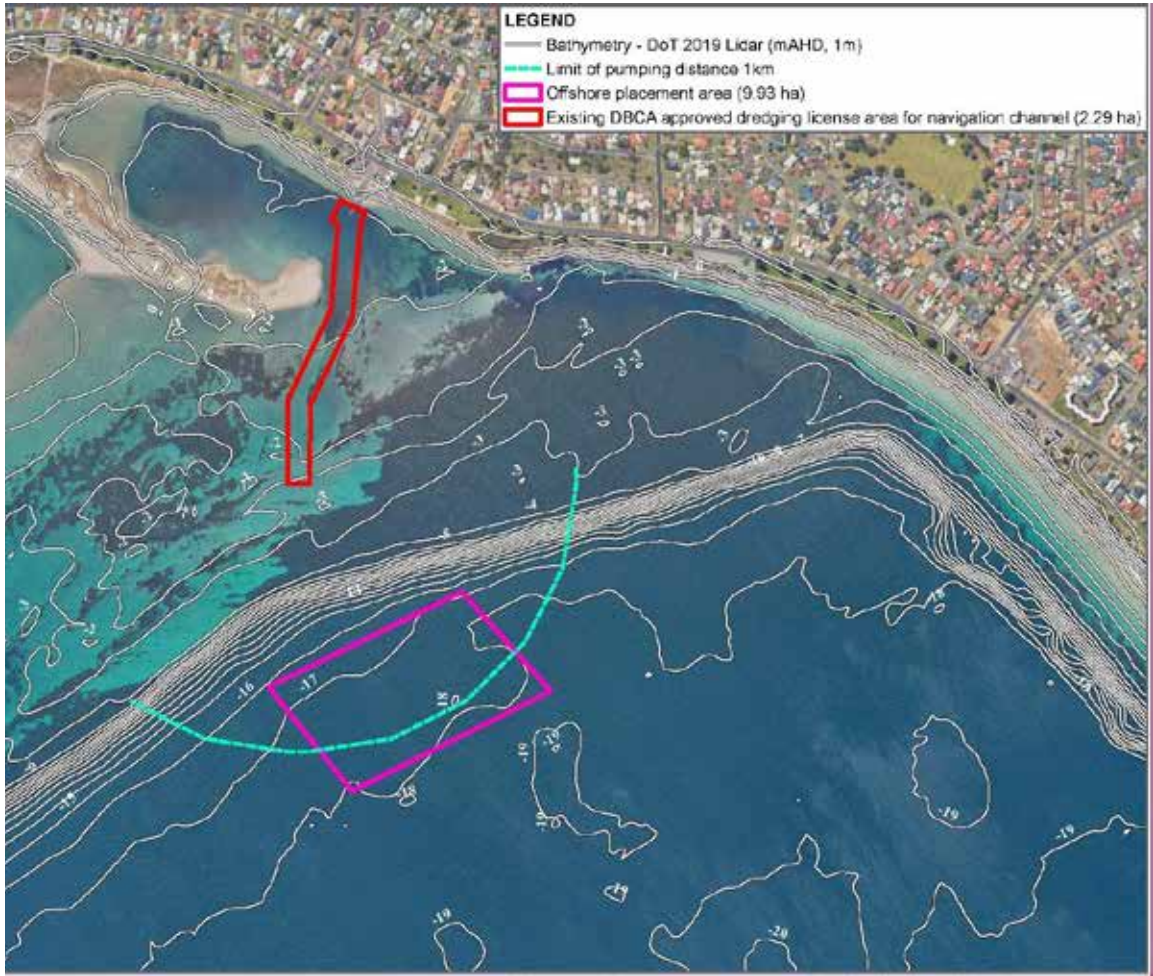
The Commission:

- 1. Noted the briefing provided by the City of Rockingham.*
- 2. Endorsed the issuing of additional 5-year option period for licence 2403/01 including an amended area extension of 13,200m<sup>2</sup> and the removal of up to 40,000m<sup>3</sup> every two years from Tern Island Nature Reserve.*
- 3. Did not support the request for a southern extension of the navigation channel.*
- 4. Did not support the request for a trial of offshore disposal of dredged materials into Warnbro Sound within Shoalwater Islands Marine Park.*



Bent Street boat ramp navigation channel and proposed southern extension





Proposed Location of offshore placement of dredged material

Based on the CPC decision and Council resolution in March 2024 the City will maintain the status quo for Bent Street boat ramp. An excavation campaign will be arranged for post winter to provide a safe navigation channel.

A marine consultant has been appointed by the City in April 2024 to undertake the numerical modelling of Mersey Point/Tern bank and for Metocean Data Collection. The modelling outcome would provide information that would aid in the decisions for long term management of Bent Street Boat Ramp. Outcome of the project and future management options for the boat ramp will be discussed in a future Councillor Engagement Session in early 2025.

**Capital Projects**

Project	Description	Status
Mersey Point/Tern Bank Metocean Data Collection and Numerical Modelling Project	Capture of wave and current data at Mersey Point, numerical modelling of conditions to optimise a coastal protection structural solution	A marine consultant was appointed in April 2024 to undertake the numerical modelling project. Outcome of the project will be discussed in a future Councillor Engagement Session in 2025.

Project	Description	Status
Mersey Point – South Western Beach erosion	Beach renourishment campaign to counteract erosion at Mersey Point	A civil contractor successfully completed the back-passing of 1,850 m <sup>3</sup> of beach sand. This sand was excavated from the area near Mersey Point Jetty, and placed at the southern beach adjacent to the granite sea wall. This placed sand assisted in storm damage mitigation, preventing further damage to the established dune vegetation during the past weekend's inclement weather.
Val Street Jetty Refurbishment	Above water and below water jetty maintenance	The marine maintenance works will be undertaken in spring of 2024.
Port Kennedy Boat Ramp – Detailed Design of Additional Boat Ramps and car park extension	Detailed Design of additional boat launching ramps, breakwater design and car park extension	The Consultants Brief/Scope preparation is currently in its development phase. The Project will be delivered in 2024/25.
Hymus Street/Esplanade Seawall – Detailed Design	Detailed Design of seawall for coastal protection	Ongoing liaison with State agency departments due to the tenure complexities with the adjacent Cape Peron regional park land. The area is considered to be stable. Minor beach renourishment will be considered after winter.

### 3.14 Coastal Infrastructure Management

**Author:** Mr Matt Donaldson and Mr Tim Clee, Coastal Engineering Officers



Sand excavation at Mersey Point's northern beach



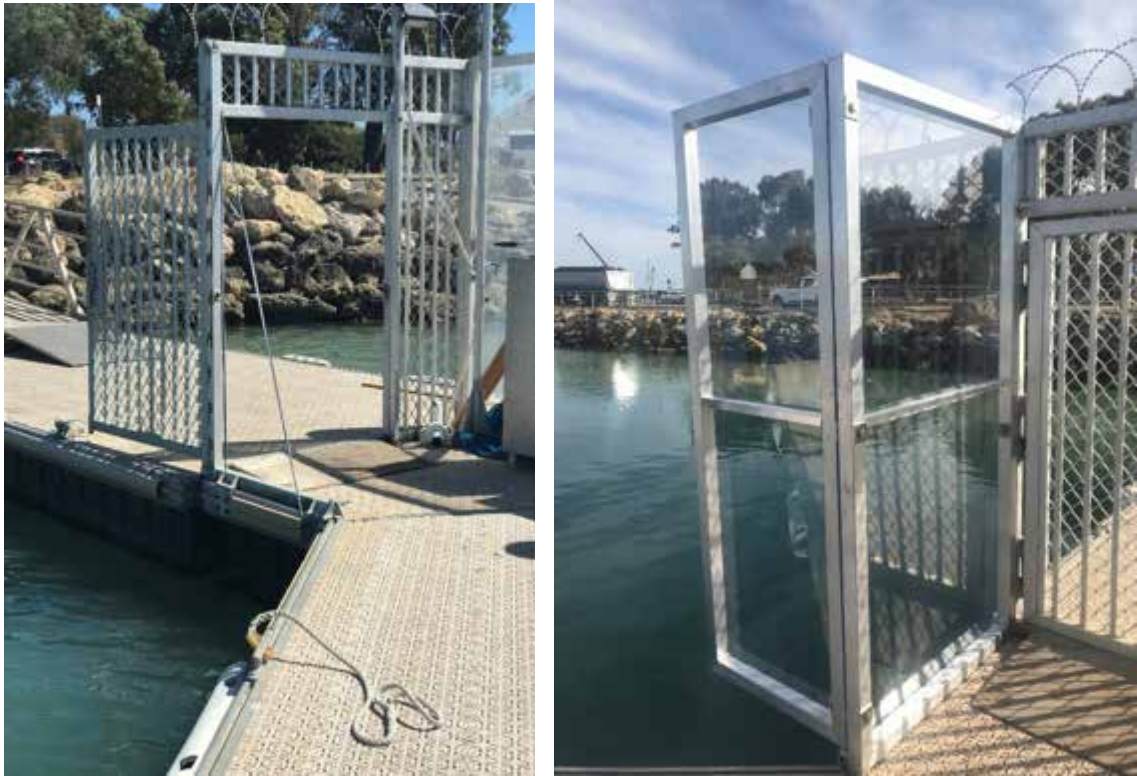


Sand placement at Mersey Point's southern beach



Point Peron Stakeholder Pontoon Pile Guide Bracket Replacement – May 2024

In May 2024, the City replaced the damaged Pile Guide Bracket and Security Screen due to an on-water incident. Works were completed under insurance.



Point Peron Stakeholder Pontoon Security Screen Replaced – May 2024

**Advisory Committee Minutes**

Advisory Committee	Advisory Committee Meeting held:
Coastal Facilities Advisory Committee	27 May 2024
Road Wise Advisory Committee	No Meeting this period

**Appendices**

- 1. Minutes – Coastal Facilities Advisory Committee Meeting




# City of Rockingham

## MINUTES

### **Coastal Facilities Advisory Committee Meeting**

Held on Monday 27 May 2024 at 4pm  
City of Rockingham Committee Room

<div> <div>City of Rockingham</div> <div>Coastal Facilities Advisory Committee Agenda</div> <div>4.00pm Monday 27 May 2024</div> </div> 		
<b>1.</b>	<b>Declaration of Opening</b>	
	The Chairperson declared the Coastal Advisory Committee meeting open at <b>4:01pm</b> , welcomed all present, and delivered the Acknowledgement of Country.	
<b>2.</b>	<b>Record of Attendance/Apologies/Approved Leave of Absence</b>	
	<b>2.1 Members</b>  Cr Lorna Buchan, Deputy Mayor Cr Dawn Jecks Mr Ole Otness  Mr Jamie King Mr Les Dodd Mr Daniel Wadsworth Mr Vaughn Chapple	Chairperson, Comet Bay Ward Rockingham/Safety Bay Ward The Cruising Yacht Club / Community Member  Marine Rescue Rockingham Community Member Community Member Department of Biodiversity, Conservation and Attractions
	<b>2.2 Executive</b>  Mr Manoj Barua Mr Om Gupta  Mr Matthew Donaldson Mrs Samantha Floyd	Manager Technical Services Coordinator Infrastructure and Coastal Engineering Coastal Engineering Officer Business Support Officer
	<b>2.3 Guest/Observer</b>	Nil
	<b>2.4 Apologies</b>  Mr Richard Bratt	Mangles Bay Fishing Club / Community Member
	<b>2.5 Absent</b>	Nil
	<b>2.6 Approved Leave of Absence</b>	Nil
<b>3.</b>	<b>Terms of Reference</b>	
	To provide input and advice into the development, implementation and performance of the City of Rockingham Coastal Facilities Strategy.	
<b>4.</b>	<b>Confirmation of Minutes of the Previous Meeting</b>	
	<b>Moved: Cr Jecks, Seconded: Mr Dodd</b>  That the Minutes of the Coastal Facilities Advisory Committee meeting held on 26 February 2024, be confirmed as a true and accurate record.	
	<i>Carried</i>	



<b>5.</b>	<b>Matters Arising from the Previous Meeting</b>
	Nil
<b>6.</b>	<b>Declarations of Members and Officers Interests</b>
	Nil
<b>7.</b>	<b>Petitions/Deputations/Presentations/Submissions</b>
	Nil
<b>8.</b>	<b>Agenda Items</b>
	<p><b>8.1 Coastal Infrastructure Information Updates</b></p> <p>Executive Support to provide an update on the City of Rockingham's ongoing initiatives;</p> <p><i>8.1.1 Point Peron Boat Launching Facility Stakeholder Pontoon Damage</i></p> <p>In March 2024, the Point Peron Stakeholder Pontoon Pile guide and security gate screen was damaged due to a minor marine incident. The City engaged insurers to inspect and assess the damage prior to commencing procurement activities for remediation.</p> <p>The City has appointed a contractor to undertake repairs in late May 2024.</p> <div data-bbox="411 981 845 1576" data-label="Image"> </div> <div data-bbox="873 981 1283 1576" data-label="Image"> </div> <p style="text-align: center;">Point Peron Stakeholder Pontoon Damage</p> <p>Executive Support advised that these works have been completed. With minor remediation to complete in due course with a pile guide bracket requiring a refit. This repair does not replace the periodic inspections that the City conducts.</p> <p><i>8.1.2 Mersey Point Beach Erosion and Renourishment</i></p> <p>The City has identified the south western section of Mersey Point as an area of significant beach erosion and will be conducting a beach renourishment campaign throughout May-June 2024 to provide a sacrificial sand buffer on the depleted beach to mitigate further loss of the coastline.</p>

The City has received regulatory approval from Department of Biodiversity, Conservation and Attractions (DBCA) to conduct works in this area, and will engage a civil contractor to commence the beach renourishment back-passing campaign in May 2024, utilising the sand that has accumulated on the beach adjacent to the south side of the Mersey Point Jetty.



Mersey Point Beach erosion May 2024



Mersey Point Beach erosion May 2024

Executive Support advised these works have now been completed.



	<p><b>8.1.3 Update on the City's request for Bent Street excavation licence extension</b></p> <p>The Conservation and Parks Commission decision on 22 March 2024 which was conveyed to the City by DBCA on 15 May 2024:</p> <ul style="list-style-type: none"> <li>• endorsed the issuing of additional 5-year option period for licence 2403/01 including an amended area extension of 13,200m<sup>2</sup> and the removal of up to 40,000m<sup>3</sup> every two years from Tern Island Nature Reserve.</li> <li>• did not support the request for a southern extension of the navigation channel.</li> <li>• did not support the request for a trial of offshore disposal of dredged materials into Warnbro Sound within Shoalwater Islands Marine Park.</li> </ul> <p>Executive Support clarified points from the Conservation and Parks Commission. Executive Support explained that the modelling outcome would provide information that would aid in the decisions for the development of the downgrading plan for Bent Street Navigation Channel and the Bent Street Boat Ramp.</p> <p><b>8.2 Marine Safety</b></p> <p><b>8.2.1 Temporary Notice to Mariners – Point Peron Boat Launching Facility Piling Works – May-June 2024</b></p> <p>The project has been issued for construction. The Piling Contractor shall commence piling activities in May 2024. Subject to weather, tides and sea state, the piling project is scheduled for completion in June 2024.</p> <p>The City has requested a 'Temporary Notice to Mariners' to be issued via the Department of Transport webpage to advise all mariners of the Point Peron piling works and temporary navigational information considered important to safe navigation within the Point Peron Boat Launching Facility during these programmed works.</p> <p><b>8.3 Coastal Infrastructure Capital Project 2023/2024</b></p> <p><b>8.3.1 Port Kennedy Boat Launching Facility Upgrade Detailed Design</b></p> <p>In April 2024, the City was successful in obtaining an extension of time to deliver the Port Kennedy Boat Launching Facility Detailed Design Project under the Recreational Boating Facilities Scheme (RFBS) Round 27 funding agreement to 2 June 2025. The Consultants Brief/Scope preparation is currently in its development phase. The project will be delivered in 2024/25.</p> <p>An environmental impact assessment study is being completed to assist with informing the detailed design of the facility.</p> <p><b>8.3.2 Hymus Street/Esplanade Seawall – Detailed Design review</b></p> <p>The design scoping is currently underway. The Coastal Engineering Team is liaising with state agency departments due to the tenure complexities with the adjacent Cape Peron regional park land.</p> <p>The design would have to satisfy all stakeholders, with confirmation of which stakeholder would be responsible for ongoing maintenance.</p> <p><b>8.3.3 Waikiki Beach Access Ramp – Condition Assessment, Reporting, Technical Specification and Design</b></p> <p>The procurement process is underway. A mandatory site meeting was held with prospective contractors in late April 2024. The tender closes on 29 May 2024.</p>
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	<p><i>8.3.4 Modelling of Northern Warnbro Sound and Coastal Process Study – Metocean Data Capture/Numerical Modelling</i></p> <p>A marine consultant was appointed in April 2024 to undertake the numerical modelling project. A project initiation meeting and site visit was held in early May to progress the project objectives and key deliverables.</p> <p>The scope of works include;</p> <ul style="list-style-type: none"> <li>Numerical modelling to inform the City's understanding of the dynamic coastal processes of northern Warnbro Sound</li> <li>Concept designs of coastal protection structures to stabilise Mersey Point.</li> <li>Concept designs to investigate an alternative alignment for Bent Street Boat Ramp Facility's dredged navigation channel Metocean data collection of wind waves and currents to validate the numerical model.</li> </ul> <p><i>8.3.5 Val Street Jetty Refurbishment</i></p> <p>The Val Street Jetty refurbishment works will be considered for completion early in the 2024/25 financial year.</p>
<b>8.4</b>	<p><b>Department of Biodiversity, Conservation and Attractions Update</b></p> <p>Provided an update on the progress of the Port Kennedy project (proposal for moorings and jetty installation as part of the Port Kennedy development) by DBCA.</p> <p>Executive support advised that preliminary internal discussion happened about the proposed Kennedy Bay Jetty. Discussion took place about long term management issue. It was discussed that the City may eventually become the custodian of the infrastructure. Further update will be provided in future.</p>
<b>8.5</b>	<p><b>Marine Rescue Rockingham</b></p> <p>Marine Rescue representative provided information on a recent incident involving MRR vessel at Cape Peron, resulting in vessel and infrastructure damage and a person in the water.</p> <p>MRR requested buffering/fenders around the pylon. Executive Support explained once the insurance claim requirements were fulfilled, it would be possible to consider mitigation strategies for the area.</p> <p>Mr King provided information for a request to install a traffic-counter at the entrance point at Point Peron boat ramp carpark and signage indicating one-way traffic.</p> <p><i>Action:</i></p> <p>Executive Support to organise a traffic count at the facility in November 2024.</p> <p>It was discussed that signage was comprehensively designed as part of the car park design. The current traffic management may contribute to poor behaviour. It was acknowledged that there were behavioural issues with not following signage.</p>
<b>8.6</b>	<p><b>Mangles Bay Fishing Club Update</b></p> <p>Mangles Bay Fishing Club representative absent, no update provided.</p>
<b>8.7</b>	<p><b>The Cruising Yacht Club Update</b></p> <p>Update and information provided by The Cruising Yacht Club representative in relation to our hardstand area of Mangles Bay on Pt Peron Rd.</p> <ul style="list-style-type: none"> <li>Further meetings have been held with McGees who are overseeing the lease agreement on behalf of the Department of Transport.</li> </ul>

	<ul style="list-style-type: none"> <li>• Department of Transport have restructured internally which has caused some delays.</li> <li>• Negotiations are now moving forward with an indication the lease will be finalised within 12 months.</li> <li>• The Cruising Yacht Club have started to implement changes to the hardstand policies, to bring them into line with the Department of Transport requirements under the new lease.</li> </ul> <p>We will keep the committee informed of the progress in relation to this as we move ahead.</p> <p><b>8.8 Community Representatives Update</b></p> <p>No update provided</p>
<b>9.</b>	<b>Other Business</b>
	<p><b>9.1 Excavation, removal and transportation of Point Peron Boat Harbour dredged material to Kennedy Bay development.</b></p> <p>Following a two week public advertising period, the City of Rockingham has selected a contractor to load and cart the dark coloured dredged material from Point Peron to the Kennedy Bay residential development site.</p> <p><b>9.2 Amenities at Point Peron</b></p> <p>Mr Dodd shared that there had been a positive impact with the red bins at Point Peron resulting in less rubbish left in the area, even with the coffee and ice cream van in the area.</p> <p>Cr Jecks shared she had recently advocated to have more bins in the area and enquired as to whether the area would be getting a facilities block.</p> <p><i>Action:</i></p> <p>DBCA to confirm plan in regard to ablution facilities block.</p> <p><b>9.3 Safety Bay Yacht Club Representative</b></p> <p>Cr Buchan advised she had been approached by the club to advise they were interested in sending a representative to join the committee.</p> <p>Committee voted and motion carried unanimously.</p> <p><i>Action:</i></p> <p>Executive Support to send a letter to the club to gauge their interest for potential appointment to the CFAC in late 2024.</p> <p><b>9.4 Kite Boarding Group Presentation</b></p> <p><i>Action:</i></p> <p>Cr Buchan to provide Executive Support with contact details of club representative, to invite the club to present at the next Committee meeting.</p>
<b>10.</b>	<b>Date and Time of Next Meeting</b>
	<p>The next Coastal Facilities Advisory Committee meeting will be held on <b>Monday 26 August 2024</b> in the Committee Room, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 4.00pm.</p>
<b>11.</b>	<b>Closure</b>
	<p>There being no further business, the Chairperson thanked those persons present for attending the Coastal Facilities Advisory Committee, and declared the meeting closed at <b>5:03pm</b></p>