



# City of Rockingham

## MINUTES

### Planning and Asset Services Committee

Held on Monday 8 December 2025 at 5:00pm  
City of Rockingham Council Chamber



City of Rockingham  
Planning and Asset Services Committee Minutes  
Monday 8 December 2025



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| <p><b>City of Rockingham</b></p> <p><b>Planning and Asset Services Committee Minutes</b></p> <p><b>Monday 8 December 2025 - Council Chamber</b></p> |   |  |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
|---|---|---|---------------|-------------|---------------|--------------------|--------------------|--|----------------|--|-------------------|--|-----------------|--|-------------------|-------------------------|----------------|--|---------------|-------------------------|----------------|--|-----------------|---|---------------|--------------------------------------|-----------------|--|--------------|----------------------------|----------------------|---------------------------------|----------------|---|
| <b>1.</b>   | <b>Declaration of Opening</b>   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
|   | <p>The Chairperson declared the Planning and Asset Services Committee meeting open at <b>5:00pm</b> and welcomed all present.</p> <p><b>Acknowledgement of Country</b></p> <p>The Chairperson noted that the City of Rockingham acknowledges the Traditional Owners and Custodians of this land, the Binjareb and Whadjuk Nyoongar peoples and their continuing connection to the land, waters and community. We pay our respects to all members of Aboriginal communities and their cultures; and to Elders past and present.</p> <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> |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| <b>2.</b>   | <b>Record of Attendance/Apologies/Approved Leave of Absence</b>   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
|   | <p><b>2.1 Council Members</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Cr Mark Jones</td> <td>Chairperson</td> </tr> <tr> <td>Cr Dawn Jecks</td> <td>Deputy Chairperson</td> </tr> <tr> <td>Mayor Lorna Buchan</td> <td></td> </tr> <tr> <td>Cr Dylan Mbano</td> <td></td> </tr> <tr> <td>Cr Ryan Robertson</td> <td></td> </tr> <tr> <td>Cr David Rudman</td> <td></td> </tr> </table> <p><b>2.2 Executive</b></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Mr Michael Parker</td> <td>Chief Executive Officer</td> </tr> <tr> <td>Mr Peter Ricci</td> <td>Director Planning and Development Services</td> </tr> <tr> <td>Mr Sam Assaad</td> <td>Director Asset Services</td> </tr> <tr> <td>Mr Brett Ashby</td> <td>Manager Strategic Planning and Environment</td> </tr> <tr> <td>Mr James Henson</td> <td>Manager Land and Development Infrastructure</td> </tr> <tr> <td>Ms Erica King</td> <td>Manager Health and Building Services</td> </tr> <tr> <td>Mr David Caporn</td> <td>Manager Compliance and Emergency Liaison</td> </tr> <tr> <td>Mr Mike Ross</td> <td>Manager Statutory Planning</td> </tr> <tr> <td>Mr Tristan Fernandes</td> <td>Manager Major Planning Projects</td> </tr> <tr> <td>Mr Ian Daniels</td> <td>Manager Infrastructure Project Delivery</td> </tr> </table>  |   | Cr Mark Jones | Chairperson | Cr Dawn Jecks | Deputy Chairperson | Mayor Lorna Buchan |  | Cr Dylan Mbano |  | Cr Ryan Robertson |  | Cr David Rudman |  | Mr Michael Parker | Chief Executive Officer | Mr Peter Ricci | Director Planning and Development Services | Mr Sam Assaad | Director Asset Services | 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 |
| Cr Mark Jones   | Chairperson   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Cr Dawn Jecks   | Deputy Chairperson  |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Mayor Lorna Buchan  |   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Cr Dylan Mbano  |   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Cr Ryan Robertson   |   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Cr David Rudman   |   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Mr Michael Parker   | Chief Executive Officer   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Mr Peter Ricci  | Director Planning and Development Services  |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| Mr Sam Assaad   | Director Asset Services   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |
| 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   |   |               |             |               |                    |                    |  |                |  |                   |  |                 |  |                   |                         |                |  |               |                         |                |  |                 |   |               |                                      |                 |  |              |                            |                      |                                 |                |   |

|            |   |   |
|------------|---|---|
|            | <p>Mr Tony Bailey<br/>Mr Adam Johnston<br/>Mr Anthony Procino<br/>Mr Jim Olynyk, JP<br/>Ms Melinda Wardle</p> <p>Ms Samantha Fenelon<br/>Ms Jen Weinman</p> <p><b>2.3 Members of the Gallery:</b></p> <p><b>2.4 Apologies:</b></p> <p>Mr Manoj Barua</p> <p><b>2.5 Approved Leave of Absence:</b></p>                     | <p>Manager Operations and Fleet Services<br/>Manager Parks Services<br/>Manager Strategic Asset Management<br/>Manager Governance and Councillor Support<br/>EA to Director Planning and Development Services<br/>A/EA to Director Asset Services<br/>Governance Officer FOI and Councillor Support</p> <p>1</p> <p>Manager Technical Services</p> <p>Nil</p> |
| <b>3.</b>  | <b>Responses to Previous Public Questions Taken on Notice</b>   |   |
|            | Nil   |   |
| <b>4.</b>  | <b>Public Question Time</b>   |   |
|            | <p><b>5:02pm</b> The Chairperson opened Public Question Time and invited members of the Public Gallery to ask questions. The Chairperson noted that questions should relate to the business of the Committee and this is the only opportunity in the meeting for the public to ask questions.</p> <p>There were none.</p> |   |
| <b>5.</b>  | <b>Confirmation of Minutes of the Previous Meeting</b>  |   |
|            | <p><b>Moved Cr Jecks, seconded Mayor Buchan:</b></p> <p>That Committee <b>CONFIRMS</b> the Minutes of the Planning and Asset Services Committee meeting held on 17 November 2025, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting (Carried) - 6/0</p>                                   |   |
| <b>6.</b>  | <b>Matters Arising from the Previous Minutes</b>  |   |
|            | Nil   |   |
| <b>7.</b>  | <b>Announcement by the Person Presiding without Discussion</b>  |   |
|            | <p><b>5:03pm</b> The Chairperson announced to all present that decisions made at Committees of Council are recommendations only and may be adopted in full, amended or deferred when presented for consideration at the next Council meeting.</p>   |   |
| <b>8.</b>  | <b>Declarations of Members and Officers Interests</b>   |   |
|            | <p><b>5:04pm</b> The Chairperson asked if there were any interests to declare.</p> <p>There were none.</p>  |   |
| <b>9.</b>  | <b>Petitions/Deputations/Presentations/Submissions</b>  |   |
|            | Nil   |   |
| <b>10.</b> | <b>Matters for which the Meeting may be Closed</b>  |   |
|            | Nil   |   |

|            |  |
|------------|--|
| <b>11.</b> | <p><b>Bulletin Items</b></p> <p><b>Planning and Development Services Information Bulletin - December 2025</b></p> <p><b>Health Services</b></p> <ol style="list-style-type: none"><li>1. Health Services Team Overview</li><li>2. Project Status Reports<ol style="list-style-type: none"><li>2.1 FoodSafe</li><li>2.2 Industrial and Commercial Waste Monitoring</li><li>2.3 Mosquito Control Program</li><li>2.4 Environmental Waters Sampling</li><li>2.5 Food Sampling</li></ol></li><li>3. Information Items<ol style="list-style-type: none"><li>3.1 Food Recalls</li><li>3.2 Food Premises Inspections</li><li>3.3 Public Building Inspections</li><li>3.4 Outdoor Event Approvals</li><li>3.5 Permit Approvals</li><li>3.6 Complaint - Information</li><li>3.7 Noise Complaints - Detailed Information</li><li>3.8 Health Approvals</li><li>3.9 Septic Tank Applications</li><li>3.10 Demolitions</li><li>3.11 Swimming Pool and Drinking Water Samples</li><li>3.12 Rabbit Processing</li><li>3.13 Skin Penetration Premises</li><li>3.14 Caravan Park Inspections</li><li>3.15 Bookings for Halls and Reserves</li></ol></li></ol> <p><b>Building Services</b></p> <ol style="list-style-type: none"><li>1. Building Services Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol style="list-style-type: none"><li>3.1 Monthly Building Permit Approvals - (All Building Types)</li><li>3.2 Other Permits</li><li>3.3 Monthly Caravan Park Site Approvals</li></ol></li></ol> <p><b>Compliance and Emergency Liaison</b></p> <ol style="list-style-type: none"><li>1. Compliance and Emergency Liaison Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol style="list-style-type: none"><li>3.1 Ranger Services Action Reports</li><li>3.2 Compliance and Emergency Liaison - Prosecutions</li><li>3.3 Building and Development Compliance</li><li>3.4 Emergency Liaison and Fire Prevention</li><li>3.5 SmartWatch Key Result Areas</li><li>3.6 Compliance Community Engagement</li></ol></li></ol> |
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**Strategic Planning and Environment**

1. Strategic Planning and Environment Team Overview
2. Project Status Reports
  - 2.1 Local Planning Strategy and New Local Planning Scheme No.4
  - 2.2 Urban Forrest Strategy
  - 2.3 Lake Richmond Management Plan Implementation - Thrombolite Study and Feral Fish Partnership Program
  - 2.4 Karnup District Structure Plan
  - 2.5 Wetland Management Plan
  - 2.6 Bushland Management Plan, Tamworth Hill Swamp Management Plan and Lake Richmond Management Plan
  - 2.7 Sustainable Transport Strategy
3. Information Items
  - 3.1 Structure Plan Assessment Status
  - 3.2 Tree Removals - Approvals Issued Under Delegated Authority
  - 3.3 Environmental Education Program
  - 3.4 Community Education - FOGO
  - 3.5 Proposed Structure Plan - Lots 23-26, 28 and 162-163 Sawley Close, Golden Bay - Advertising of the Structure Plan
  - 3.6 Green Award 2025 - Winners
  - 3.7 Sustainability Highlights 2025

**Land and Development Infrastructure**

1. Land and Development Infrastructure Team Overview
2. Project Status Reports
3. Information Items
  - 3.1 Referrals
  - 3.2 Delegated Land and Development Infrastructure Assets Approvals
  - 3.3 Handover of Subdivisional Roads
  - 3.4 Delegated Subdivision Engineering and Public Open Space Practical Completions
  - 3.5 Delegated Authority to Approve the Release of Bonds for Private Subdivisional Works

**Statutory Planning**

1. Statutory Planning Team Overview
2. Project Status Reports
  - 2.1 East Rockingham Heritage Area (Local Planning Policy)
  - 2.2 Design Review Panel
  - 2.3 Development Assessment Panel
3. Information Items
  - 3.1 Subdivision/Development Approval and Refusals by the WAPC
  - 3.2 Notifications and Gazettals
  - 3.3 Subdivision Clearances
  - 3.4 Subdivision Survey Approvals
  - 3.5 Subdivision Lot Production
  - 3.6 Delegated Development Approvals
  - 3.7 Delegated Development Refusals

|  |
|--|
| <ul style="list-style-type: none"><li>3.8 Delegated Building Envelope Variations</li><li>3.9 Subdivision/Amalgamation Recommended for Approval</li><li>3.10 Strata Plans</li><li>3.11 Subdivision/Amalgamation Recommended for Refusal</li><li>3.12 Development Application and Lot Production Statistics</li></ul> <p><b>Planning and Development Directorate</b></p> <ul style="list-style-type: none"><li>1. Planning and Development Directorate Team Overview</li><li>2. Project Status Reports<ul style="list-style-type: none"><li>2.1 Rockingham Strategic Centre Local Planning Framework Review</li></ul></li><li>3. Information Items</li></ul> |
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### Committee Recommendation

**Moved Mayor Buchan, seconded Cr Mbanjo:**

That Council Members acknowledge having read the Planning Services Information Bulletin - December 2025 and the content be accepted.

Committee Voting (Carried) - 6/0

|   |
|---|
| <p><b>Asset Services Information Bulletin - December 2025</b></p> <p><b>Asset Services Directorate</b></p> <ul style="list-style-type: none"><li>1. Asset Services Directorate Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ul style="list-style-type: none"><li>3.1 Bushfire Risk</li><li>3.2 DWER Applications</li></ul></li></ul> <p><b>Strategic Asset Management</b></p> <ul style="list-style-type: none"><li>1. Strategic Asset Management Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ul style="list-style-type: none"><li>3.1 Strategic Asset Management</li><li>3.2 Delegated Authority for the Payment of Crossover Subsidies</li><li>3.3 Verge Treatment Applications</li><li>3.4 Verge Issues</li></ul></li></ul> <p><b>Operations and Fleet Services</b></p> <ul style="list-style-type: none"><li>1. Operations and Fleet Services Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ul style="list-style-type: none"><li>3.1 Building Maintenance - Operations</li><li>3.2 Building Maintenance - Buildings</li><li>3.3 Building Maintenance - Reserves</li><li>3.4 Building Maintenance - Upcoming Works</li><li>3.5 Graffiti Program 2025/2026</li></ul></li></ul> <p><b>Infrastructure Project Delivery</b></p> <ul style="list-style-type: none"><li>1. Infrastructure Project Delivery Team Overview</li><li>2. Project Status Reports</li></ul> |
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3. Information Items
  - 3.1 Anstey Road Footpath Project
  - 3.2 Aqua Jetty Stage 2
  - 3.3 Baldivis Road Upgrade - Highbury Boulevard to Furioso Green
  - 3.4 Bent Street Car Park and Boat Ramp Safety Bay
  - 3.5 Grand Ocean Boulevard - New Footpath (Maria Way to Bayeux Avenue)
  - 3.6 Playground and Fitness Equipment Replacement Program
  - 3.7 Read Street Intersection Upgrades - MRRG Road improvement project
  - 3.8 Rockingham Arts Centre - Front Courtyard Upgrade
  - 3.9 Rotary Reserve - Replace Cabinet and Lighting
  - 3.10 Safety Bay Road Intersections, Waikiki - Upgrade of Roadworks, Drainage and Footpaths
  - 3.11 Safety Bay Road/Mandurah Road Roundabout, Baldivis
  - 3.12 Safety Bay/Waikiki Foreshore Lighting Replacement Works
  - 3.13 Settlers Pavilion Refurbishment
  - 3.14 Shoalwater Reserve Change Rooms Upgrade
  - 3.15 Singleton Foreshore Shade Shelter Replacement
  - 3.16 Stormwater Drainage Upgrades at Various Locations
  - 3.17 Townsend Road and Swinestone Street Safety Upgrades at Various Intersections
  - 3.18 Warnbro Sound Avenue, Bancoura Parkway and Blue Stone Parkway installation of speed deflection

**Parks Services**

1. Parks Services Team Overview
2. Project Status Reports
  - 2.1 Beach Access Path Plan - Programmed Works
3. Information Items
  - 3.1 CRM Statistics
  - 3.2 Delegated Public Open Space Handovers
  - 3.3 Contract Management - Requests for Quote and Tender
  - 3.4 Parks Maintenance
  - 3.5 Streetscape Maintenance
  - 3.6 Natural Area Maintenance
  - 3.7 Bushfire Mitigation

**Technical Services**

1. Technical Services Team Overview
2. Project Status Reports
  - 2.1 Operating Projects - Coastal Management Study
  - 2.2 Operating Projects - Read Street and Warnbro Sound Avenue Corridor Study
3. Information Items
  - 3.1 Upcoming Speed Limit Changes - Safety Bay Road between Nairn Drive and Eighty Road
  - 3.2 Delegated Authority for Temporary Thoroughfare Closure
  - 3.3 Delegated Authority for Approval of Directional Signage
  - 3.4 Approval of Heavy Haulage
  - 3.5 Authorised Traffic Management Plans for Works on City Controlled Roads

|  |   |
|--|---|
|  | 3.6 Civil Works Program 2025/2026                       |
|  | 3.7 Civil Maintenance Program 2025/2026                 |
|  | 3.8 Civil Maintenance Program 2025/2026                 |
|  | 3.9 Road Rehabilitation and Renewal Programs 2025/2026  |
|  | 3.10 Drainage Renewal Program Municipal Works 2025/2026 |
|  | 3.11 Footpath Renewal Program Municipal Works 2025/2026 |
|  | 3.12 Carpark Renewal Program Municipal Works 2025/2026  |
|  | 3.13 Coastal Capital Projects and Coastal Management    |
|  | 3.14 Coastal Infrastructure Management                  |

### Committee Recommendation

**Moved Mayor Buchan, seconded Cr Mbano:**

That Council Members acknowledge having read the Asset Services Information Bulletin - December 2025 and the content be accepted.

Committee Voting (Carried) - 6/0

## 12. Agenda Items

### Planning and Development Services

## Planning and Development Services Strategic Planning and Environment



|                               |  |  |
|-------------------------------|--|--|
| <b>Report number / title:</b> | <b>PD-028/25</b>   | <b>Proposed Metropolitan Region Scheme Amendments No.1446 'Rural' to 'Urban' - Lot 9004 McDonald Road, Baldivis</b>  |
| File number:                  | LUP/2270   |  |
| Applicant:                    | Niche Studio   |  |
| Owner:                        | Carcione Nominees Pty Ltd and Mainday Holdings Pty Ltd     |  |
| Author:                       | Mr Tom Foulds, Coordinator Strategic Planning              |  |
| Other Contributors:           | Mr Brett Ashby, Manager Strategic Planning and Environment |  |
| Date of Committee meeting:    | 8 December 2025  |  |
| Previously before Council:    |  |  |
| Disclosure of Interest:       |  |  |
| Nature of Council's role:     | Executive  |  |
| Attachments:                  |  |  |
| Maps / Diagrams:              |  | <ol style="list-style-type: none"><li>1. Aerial Photograph</li><li>2. Metropolitan Region Scheme Map Excerpt</li><li>3. Proposed MRS Amendment Map</li><li>4. Concept Subdivision Plan</li><li>5. Public Open Space Concept Plan</li></ol> |
| Site:                         | Part Lot 9004 McDonald Road, Baldivis                      |  |
| Lot Area:                     | 1.29 ha (Amendment Area)                                   |  |
| LA Zoning:                    | Rural  |  |
| MRS Zoning:                   | Rural  |  |

### Purpose of Report

To consider a proposed Amendment to the Metropolitan Region Scheme (**MRS**) for a portion of Lot 9004 McDonald Road, Baldivis (**subject area**), from 'Rural' to 'Urban', and to seek Council endorsement to lodge a submission to the Western Australian Planning Commission (**WAPC**).

### Background

#### Planning Context

The surrounding residential development to the north and east has been identified for Urban purposes since 1994. The Baldivis North District Structure Plan was approved by the WAPC in 2000 and provided a framework for the preparation of local structure plans.

The surrounding area to the north and east was rezoned from 'Rural' to 'Development' via Amendment No.300 to the City of Rockingham (**City**) Town Planning Scheme No.1 in 2001, facilitating the subsequent structure planning and subdivision stages to occur. A structure plan for the adjoining area, 'Lot 306 McDonald Road', was approved in 2016.

## Details

### Site Characteristics and Context

The Amendment area comprises a 1.29ha portion of Lot 9004 McDonald Road and portions of Paria Street and Stonehedge Drive in Baldivis. The site adjoins residential development to the north and east, with a zoning and density of 'Residential (R25)' and 'Residential (R40)'. The land to the west and south (part of the subject site) is zoned 'Rural' and has been used historically for rural purposes.

There are no geomorphic wetlands, Bush Forever sites, threatened/priority flora and ecological communities identified within the Amendment area. Tuart Woodland, which is a Threatened Ecological Community, and a portion of Opwin Swamp Conservation Category Wetland (including the 50m buffer zone) are located within the broader site, however, these assets are located within future Public Open Space (**POS**).

The Amendment area contains a small amount of remnant vegetation consisting of 10 *Corymbia calophylla* (marri) and *Banksia grandis* (giant banksia), with a non-endemic weed understorey consisting of perennial veldt, watsonia and kikuyu grass. The Amendment area is currently being utilised as a compound for the civil contractor completing the surrounding subdivision and is largely degraded.

Natural elevation within the broader site area ranges from 16m Australian Height Datum (**AHD**) in the west to 4m AHD in the east.

The Amendment area has convenient access to existing utility and service infrastructure due to the neighbouring subdivision.

The City provided preliminary comments in relation to the proposed Amendment in November 2024, primarily noting concerns over the extent of earthworks adjacent to the future POS to west and their impact on the interface with the POS as well as vegetation retention.

### Purpose

MRS Amendment 1446 proposes to rezone 1.29ha of Lot 9004 from the 'Rural' zone to the 'Urban' zone under the MRS, to enable its development for residential purposes. The balance of the site (approximately 3.5ha) remaining in the 'Rural' zone is proposed to be ceded as POS to tie in with the approved POS immediately to the north (refer to Figures 4 and 5).

The MRS Amendment is being advertised for public comment until 23 December 2025. An excerpt of the MRS Amendment Map is included at Figure 2.

The proposed MRS Amendment request has been submitted with the following technical documents:

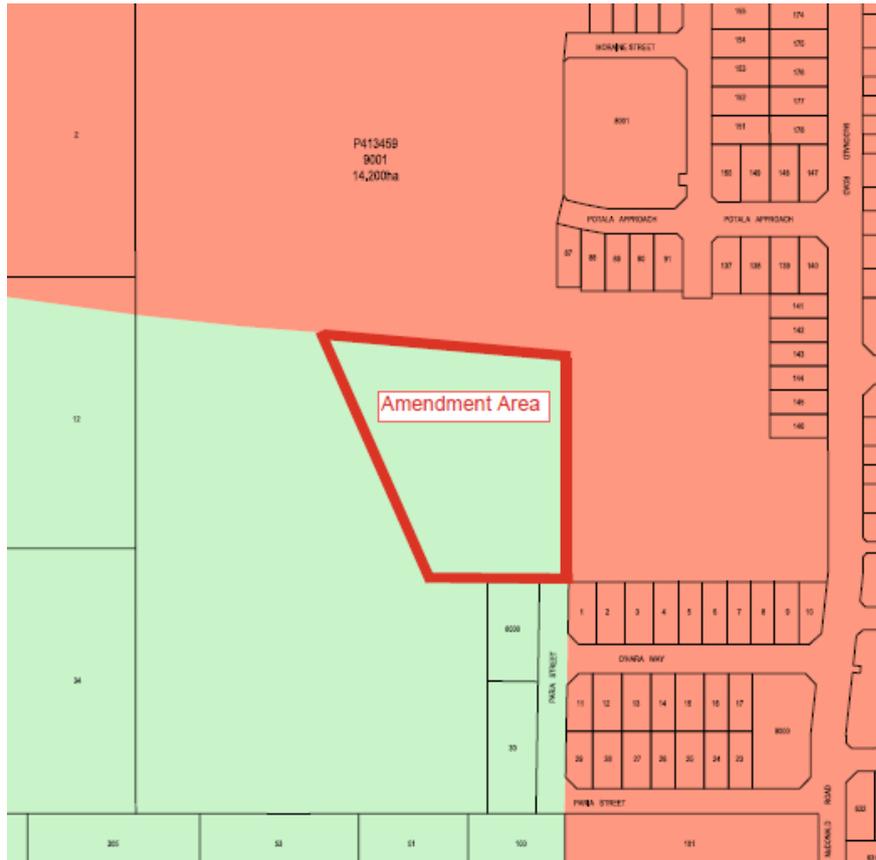
- Environmental Assessment Report
- Bushfire Management Plan
- Urban Water Management Plan
- Transport Impact Assessment
- Engineering and Servicing Report

Pursuant to the *Planning and Development Act 2005 (the Act)*, where the land is being transferred to the 'Urban' zone under a region scheme, the WAPC may resolve to concurrently amend the City's TPS2. In accordance with standard practice, a decision on whether to pursue a concurrent Amendment will be made by the Department of Planning, Lands and Heritage (**DPLH**) after the close of the public submission period.

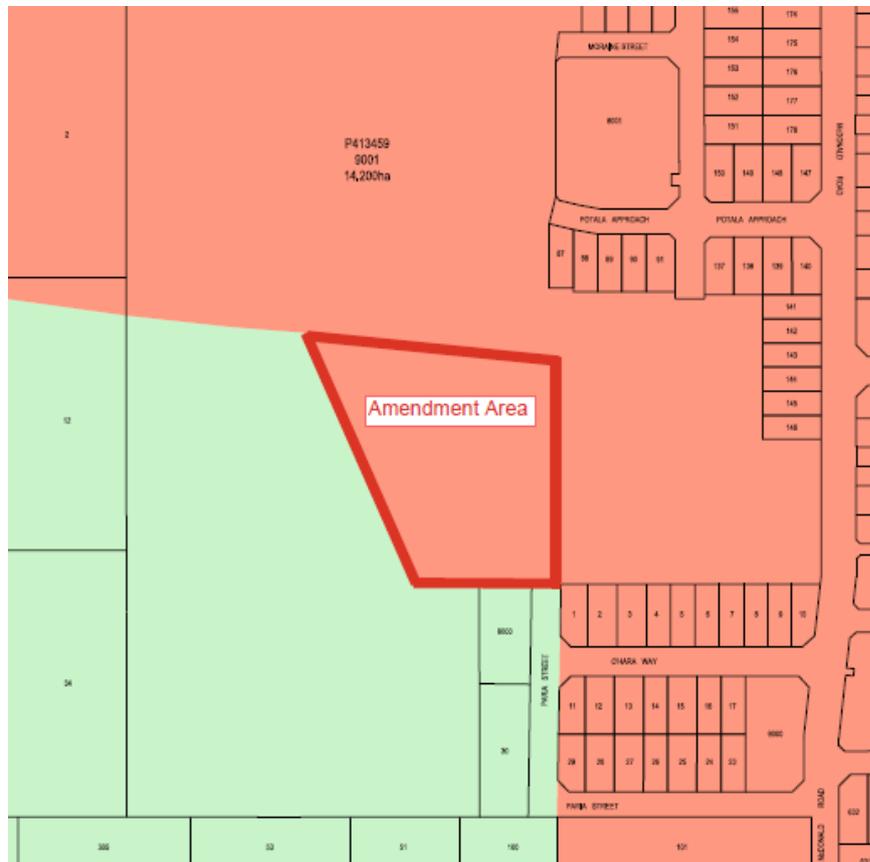
Subsequent to a successful rezoning to 'Urban' under the MRS and 'Development' under TPS2, a proposal to amend the Lot 306 McDonald Road Structure Plan will be required to incorporate and guide the subdivision of the subject area.



1. Aerial Photograph



2. Metropolitan Region Scheme Map Excerpt



3. Proposed MRS Amendment Map



## Implications to Consider

**a. Consultation with the Community**

The proposed MRS Amendment is being advertised by the DPLH until 23 December 2025, to enable all stakeholders, including the City and the community, opportunity to review and provide comment on the proposal.

**b. Consultation with Government Agencies**

Referral to Government Agencies for comment is undertaken by the DPLH.

**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 Sustainable natural green spaces - Preserve and enhance biodiversity*

**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 Plan for sustainable growth - Balance growth while maintaining the identified natural environment*

**d. Policy**

Nil

**e. Financial**

Nil

**f. Legal and Statutory**

Planning and Development Act 2005

The governing legislation for amendments to an existing Region Planning Scheme (i.e. MRS) is set out in the *Planning and Development Act 2005 (the Act)*. Part 4, Divisions 1-4 of the Act set the relevant procedures to follow after resolving to prepare an Amendment to a Region Planning Scheme, including advertising requirements and referral to the Environmental Protection Authority.

**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 / Program/Project management / Natural Environment : High and Extreme Risks  
Financial / Health and Safety : Medium, High and Extreme Risks*

Nil

## Comments

Perth and Peel @ 3.5million / Sub-Regional Planning Framework (the Framework)

*Perth and Peel @ 3.5million* sets the long-term spatial strategy for Perth and Peel to accommodate population growth to 3.5 million by 2050. The Framework provides sub-regional plans and guidance to State agencies, Local Government and industry to guide where new homes and jobs should be located.

A key principle of the Framework is to create a consolidated urban form that limits new greenfield subdivision to where they provide logical extension to the urban footprint. The Framework's definition of 'urban consolidation' includes 'the logical extension' or 'rounding off' of existing urban areas to effectively use existing social, service and transport infrastructure.

The proposed rezoning to 'Urban' is inconsistent with the Framework's designation of 'Rural', however, the Framework allows for redesignation where certain requirements are met, including:

- The protection of significant remnant vegetation and fauna habitat
- Acceptable bushfire risk
- Connection to reticulated wastewater services

The proposed rezoning is considered to satisfy the above requirements due to the following:

- Environmental attributes of the broader site are almost exclusively limited to areas west and south of the Amendment area. The assets contained throughout the broader site are able to be protected through the subsequent Structure Plan process, and ceding the land to the Crown for the purpose of POS through the subdivision process.
- The Amendment area has been degraded by the past land use practices and is almost entirely clear of vegetation; none of the remnant vegetation within the proposed 'Urban' area represents priority or threatened species.
- The Bushfire Management Plan (**BMP**) demonstrates that potential bushfire hazards can be mitigated through standard responses.
- The Civil Servicing Report notes that the Amendment area abuts fully serviced residential development and therefore optimises the use of existing service infrastructure. These conclusions will be assessed by the relevant servicing agencies through this referral process.

The proposal is considered to satisfy the principles of 'urban consolidation' in that it is a logical 'rounding off' of the surrounding urban area, ensuring efficient use of the land and protection of the site's environmental assets through POS.

#### Concept Plan

A Concept Subdivision Plan has been submitted with the proposed Amendment. The Concept Plan demonstrates:

- 3.5ha of Lot 9004 for POS, located outside of the MRS Amendment area.
- 1.29ha (being the Amendment Area) utilised for residential development to accommodate approximately 14 dwellings.
- Access can be obtained from the existing road networks located east and north of the subject site.

The rezoning to 'Urban' will establish a basis for progressing toward residential subdivision.

#### Interface with Public Open Space

Further consideration is required for the interface between the proposed 'Urban' zoned land and the future POS. The topography of the site needs to be considered through a revised earthworks strategy, given the indicative concept design suggests loss of vegetation within the POS. The concept design suggests the requirement for a retaining wall, due to excavation along the interface in the order of 3-5m.

In preliminary comments to the DPLH, the City raised this issue and suggested an alternative approach, being an extension to the proposed road reservation to 15m, to allow for the required retaining wall to be constructed within the road reserve. This approach will reduce the impact on vegetation within the future POS, allowing for better retention of significant trees and landform.

This issue is best resolved through the Structure Plan and subdivision stages.

#### Environmental Considerations

The future POS within the balance of the site is subject to existing environmental assets consisting of Tuart Woodland Threatened Ecological Communities and the Opwin Swamp, conservation category wetland (**CCW**) including the 50m buffer zone.

The environmental significance and ecological value of the two (2) assets should be considered as part of the proposed landscape concept plans supporting a future Structure Plan and subdivision design.

It is recommended that a redesign of the proposed POS Concept Plan (refer to Figure 5) be undertaken at subdivision stage to include conservation intent of the 50m CCW buffer, and potential planting and retention of vegetation (outside of the wetland/buffer and area of bushland) within the future POS. Furthermore, a Tree Protection Management Plan is recommended to be provided at the subdivision stage, as a condition of approval to ensure all trees marked for retention are adequately protected.

Through the Structure Plan process, it would be expected that the remnant vegetation and environmental assets of the site be designated as POS, which is a critical factor in the support of the Amendment.

#### Bushfire Management

The future POS and remnant bushland areas exhibit high conservation value. The BMP and Environmental Assessment Report Addendum both stipulate vegetation modification will likely be required to achieve compliance with *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* and the associated guidelines, in terms of implementing a 21m Asset Protection Zone (**APZ**). The submitted BMP identifies an APZ entirely within future POS adjacent to Lots 11 and 12, however it would be expected that through the detailed planning stages the extent of APZ impacting POS is reduced.

It is important to note that outside of developed landscaped POS, the City does not support the management of bushland POS to a low threat state in order to achieve bushfire planning requirements, particularly where it involves vegetation modification to environmental assets and ongoing maintenance responsibilities for the City. It is recommended that the management and treatment of the POS be considered in greater detail at the Structure Plan and subdivision design stages. The City notes that the following should be considered:

- Extension of the proposed road reservation to 15m.
- Removal of the Pedestrian Access Way to relocate Lots 13 and 14 to the east.
- Implementation of a Local Development Plan which specifies the minimum dwelling setback from the primary street boundary.

These technical considerations at the detailed planning stages assist to reduce the impact on vegetation within the future POS by increasing the separation between classified vegetation and the future dwellings. This approach would ultimately reduce the extent of APZ within the bushland POS.

#### Traffic and Transport Considerations

As considered above, it is recommended that the road reservation along the west boundary abutting the future POS be increased from 13m to 15m and an earthworks strategy be explored through the Structure Plan and subdivision stage.

The proposed east/west connection of Stonehenge Drive at the northern point of the subject site is required to be perpendicular and consistent with the alignment of the east/west proposed road, ensuring the current road priority remains. A minor Amendment to the indicative concept design is recommended to ensure safety and sight lines of future traffic and pedestrian movement east/west along Stonehenge Drive to the existing constructed portions of the road.

#### Conclusion

The proposal is consistent with the principles of 'urban consolidation' as defined by the Framework, given the Amendment represents a 'rounding off' of the adjacent urban area. The Amendment ensures efficient use of the land, and provides a pathway (via Structure Plan and subdivision design) for the protection of the environmental assets of the broader site through future POS.

### **Voting Requirements**

Simple Majority

### **Officer Recommendation**

That Council **ENDORSES** the lodgement of a submission on proposed Metropolitan Region Scheme Amendment No.1146 for Part Lot 9004 McDonald Road, Baldvis, which supports the land being rezoned from 'Rural' to 'Urban' and contains the matters raised in the Officer Report.

### Committee Recommendation

**Moved Mayor Buchan, seconded Cr Jecks:**

That Council **ENDORSES** the lodgement of a submission on proposed Metropolitan Region Scheme Amendment No.1146 for Part Lot 9004 McDonald Road, Baldivis, which supports the land being rezoned from 'Rural' to 'Urban' and contains the matters raised in the Officer Report.

Committee Voting (Carried) – 6/0

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

Not Applicable

## Planning and Development Services Strategic Planning and Environment



|                               |  |
|-------------------------------|--|
| <b>Report number / title:</b> | <b>PD-029/25</b> <b>Urban Forest Strategy 2025-2035</b>  |
| File number:                  | PKR/90-4   |
| Applicant:                    |  |
| Owner:                        |  |
| Author:                       | Miss Karina Graham, Administration and Projects Support Officer  |
| Other Contributors:           | Mr Brett Ashby, Manager Strategic Planning and Environment   |
| Date of Committee meeting:    | 8 December 2025  |
| Previously before Council:    | 26 August 2025 (PD-022/25)   |
| Disclosure of Interest:       |  |
| Nature of Council's role:     | Executive  |
| Attachments:                  | <ol style="list-style-type: none"><li>1. Draft Community Plan Strategy Urban Forest 2025-2035</li><li>2. Street Tree Planting Plan</li></ol> |
| Maps / Diagrams:              | <ol style="list-style-type: none"><li>1. Land Use Zones as per the UFS</li></ol>   |
| Site:                         |  |
| Lot Area:                     |  |
| LA Zoning:                    |  |
| MRS Zoning:                   |  |

### Purpose of Report

To consider the draft Community Plan Strategy - Urban Forest Strategy 2025-2035 (**UFS**) for adoption following conclusion of the public consultation period.

### Background

The UFS builds on the outcomes of the City's existing Greening Plan 2017. The change from a 'Greening Plan' to a UFS aligns with urban forest initiatives from the Western Australian Local Government Association (**WALGA**) providing consistency with work being undertaken with other members of WALGA's Urban Forest Working Group.

The UFS provides a holistic and comprehensive approach designed at improving the health of the entire 'urban forest' across the City of Rockingham (**City**), whereas the Greening Plan focussed on the technical requirements of increasing canopy itemised by suburbs primarily on land managed by the City.

The draft UFS was considered by Council at its meeting in August 2025 when it resolved to approve it for the purpose of inviting public comment. The minutes from PD-022/25 provide background to the review process, however, key information relevant to the UFS is provided below.

Data Capture

In January 2024, the City contracted Arbor Carbon to undertake an aerial data capture of the City which included:

- tree canopy coverage (all vegetation greater than 3m in height),
- vegetation coverage generally (up to 3m in height),
- turf,
- thermal heat mapping,
- tree height, and
- vegetation condition mapping.

The data capture calculated the City-wide Canopy cover as 13.7%, all vegetation as 37.3% (canopy and non-canopy vegetation) and non-vegetation as 62.7%.

Methodology

For the purpose of the UFS, all living vegetation three (3) metres or above in height is classified as 'canopy'. All living vegetation less than three (3) metres in height is classified as 'non-canopy' vegetation, this includes turf, grass, shrubs and small trees. Non-vegetation includes asphalt, concrete and other building materials, as well as bare earth, sand and dead grass.

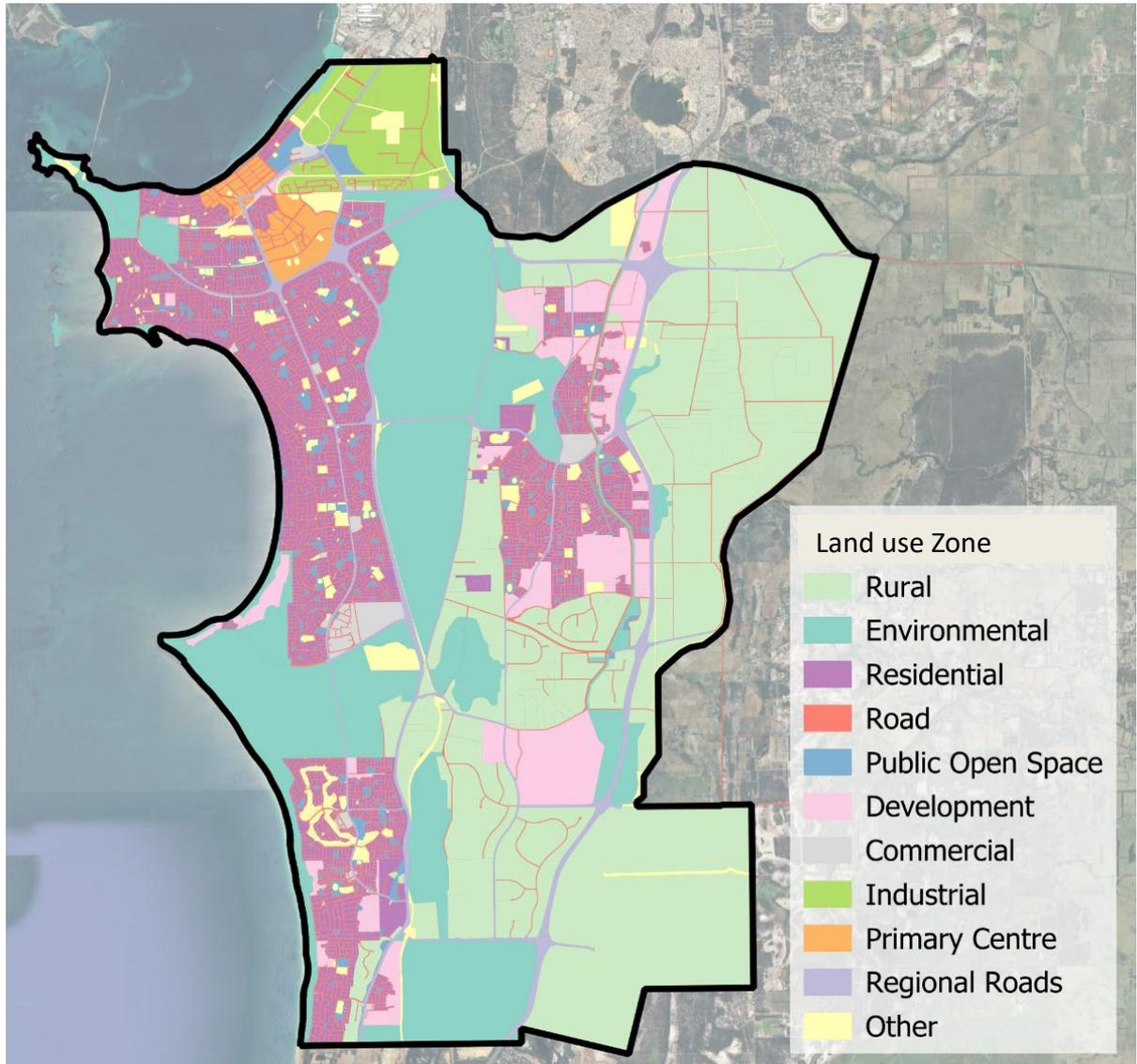
Vegetation cover was calculated for each:

- suburb
- land use classification
- public open space area
- road area; and
- City as a whole.

Land use zones were determined using the City's Town Planning Scheme No.2 (Table 1 and Figure 1).

| Land Use Zone     | Area (ha) | Canopy Area (ha) | Canopy % |
|-------------------|-----------|------------------|----------|
| Rural             | 8618      | 1308.9           | 15.2     |
| Environmental     | 5703      | 1164.8           | 20.4     |
| Residential       | 3213.5    | 188.6            | 5.9      |
| Road              | 1654.2    | 130              | 7.9      |
| Public Open Space | 563       | 125.5            | 22.3     |
| Development       | 1474      | 87.9             | 6.0      |
| Commercial        | 244.9     | 3.4              | 1.4      |
| Industrial        | 725.2     | 88.6             | 12.2     |
| Primary Centre    | 277.6     | 21.6             | 7.8      |
| Regional Roads    | 998       | 106.9            | 10.7     |
| Other             | 1047.2    | 129.4            | 12.9     |

Table 1: Canopy Cover by Land Use Zone



1. Land Use Zones as per the UFS

#### Draft UFS

The UFS identifies four (4) Strategic Priorities, as follows:

- Keep the trees we have;
- Plant where we can;
- Advocate; and
- Educate.

These priorities inform the four (4) Key elements and Goals as outlined below:

#### **Key Element 1 - Protect and Value**

Protecting and valuing the 'urban forest' is fundamental to ensuring its longevity and viability. This Key Element emphasises the importance of preserving existing trees and recognising their ecological, economic and social benefits. Trees take many decades to provide notable canopy cover, and as such, targets cannot be achieved without increased focus on existing tree preservation.

This Key Element contains three (3) Goals as outlined below, with four (4) new and one (1) ongoing action. Some of the actions incorporated into this Key Element include:

- (i) Value Public Trees
  - Investigate mechanisms for the application of penalties that can be applied as a deterrent to unauthorised tree damage to trees on public land.
- (ii) Protect Public Trees
  - Formalise existing documentation on how the City protects and maintains its tree assets.
- (iii) Protect Private Trees
  - Advocate that the State Government introduce stronger tree protection regulations and policies.

### **Key Element 2 - Expand, Increase and Integrate**

Expanding the urban canopy with an integrated approach is essential for enhancing the environmental and social benefits to the community. This Key Element focuses on increasing tree planting to ensure equitable access to green spaces. Integrating urban forestry into broader urban planning, capital works and development processes is vital for creating sustainable, liveable cities.

This Key Element contains four (4) goals as outlined below, with five (5) new and three (3) ongoing actions. Some of the actions incorporated into this Key Element include:

- (i) Increase Canopy on Public Land
  - Implement 10-year tree planting program.
- (ii) Integrate delivery of this Plan and Urban Forest Programs
  - Establishing a cross-departmental working group to monitor implementation of this plan.
- (iii) Improve Conditions for Tree Planting
  - Ensure tree planting programs consider soil composition and health to support strong, resilient and healthy trees.
- (iv) Improve Canopy Outcomes on Development Sites
  - Advocate to the Western Australian Planning Commission to include a standard condition for the provision of street trees in residential subdivisions.

### **Key Element 3 - Monitor, Manage and Maintain**

Effective management and maintenance of the urban forest is crucial for sustaining its health and maximising its benefits. Managing trees as assets and employing best practice urban forestry techniques will ensure the longevity of the asset. Investing in a tree inventory and developing a comprehensive tree maintenance program that includes regular inspections, maintenance schedules and risk assessments is essential for proactive management.

This Key Element contains three (3) goals as outlined below, with one (1) new and four (4) ongoing actions. Some of the key actions incorporated into this Key Element include:

- (i) Develop a Robust Tree Inventory and Proactive Maintenance Program
  - Investigate the development of a tree asset inventory for trees on City management land with priority for new trees planted under the Urban Forest Strategy.
- (ii) Enhance Operational Efficiency
  - Undertake a review of operational tree planting methodologies to determine the most effective and cost efficient delivery of the Strategy.
- (iii) Implement an Urban Forest Monitoring and Reporting Framework
  - Develop a monitoring and reporting framework for tree canopy and planting efforts, incorporating two-yearly aerial canopy and vegetation cover acquisition.

### **Key Element 4 - Collaborate, Educate, Incentivise and Advocate**

Raising awareness of the benefits of trees across the community can drive change. Bringing the community 'along for the journey' and establishing a strong relationship with the community will improve how efficiently and successfully the City can deliver on its goals.

This Key element contains four (4) Goals as outlined below, with four (4) new actions and three (3) ongoing actions. Some of the actions incorporated into this Key Element include:

- (i) Raise Public Awareness of the Benefits of Urban Trees
  - Develop a range of educational materials, to improve awareness of tree benefits.
- (ii) Strengthen Community Engagement and Stewardship
  - Undertake community tree planting programs, involving residents in their neighbourhoods and parks to foster a sense of ownership and pride in the urban forest.
- (iii) Implement Incentive Programs to Encourage Tree Planting and Care
  - Implement landowner environmental management grants program as per the Environmental Protection Strategy.
- (iv) Advocate for Increased State Government Engagement
  - Advocate to State Government for a review and update of the Rockingham Lakes Regional Park Management Plan.
  - Advocate to State Government for increase management (weed control, rehabilitation planting) for the Rockingham Lakes Regional Park.

### **Measuring Success of the UFS**

Setting canopy cover targets is crucial as they establish criteria for assessing the UFS's success over time. These targets highlight essential metrics that can be reliably measured to gauge progress.

#### Canopy Cover Targets

The City faces a number of challenges when it comes to increasing canopy particularly on privately managed land; these include:

- Being an outer Metropolitan growth local authority, substantial new residential lots are created within the City each year and this is proposed to continue for the foreseeable future. Much of the growth occurs in greenfield settings where it is common for vegetation cover to be reduced through the land development process.
- Lack of State Government tree protection laws (in response to this the City is currently investigating the introduction of a Tree Protection Policy to protect trees on private property);
- Reduced space for trees on private land due to urban densification (i.e. reduced lot sizes); and
- Impacts on the health of existing trees from development.

As such, the UFS includes:

- Canopy cover target **24.5%** (currently 17.9%) for City managed land (POS and streetscapes). This scenario is based on planting 100% of available planting space on streetscapes, and increasing canopy cover on POS by 20% (excluding playing fields).
- Aspirational City-wide canopy cover target **16.5%** (currently 13.7%) over the next 20 years.

The UFS will be accompanied by a Street Tree Planting Plan. Each street within the LGA was assigned a priority score based on:

- Current canopy over the street corridor (2024 aerial ArborCam data);
- Proportion of available planting space (APS) (2024 aerial ArborCam data);
- Mean land surface temperature (LST) of the street section (2024 aerial ArborCam data);
- Socio-economic disadvantage using the Index of Relative Socio-Economic Disadvantage (IRSD; ABS) for each street; and
- Location of urban heat islands (as identified in Section 4 of the Urban Greening Plan, Urban Heat Island Analysis)

The Street Tree Planting Plan includes a map of each suburb with the top 10 streets per suburb for prioritised planting.

## Implications to Consider

### a. Consultation with the Community

The draft UFS was published on the City's 'Share Your Thoughts' webpage from 29 August 2025 to 26 September 2025, and information was posted within the Sustainability and Environment page on the City's website. The draft UFS was also posted weekly on the City's Facebook page and on Rockport.

At the close of advertising, nine (9) submissions were received. All submissions were supportive of the UFS and raised a number of comments/suggestions for consideration.

The following Table is a summary of the main comments raised from the submissions received and the City's response.

| <b>Community Plan Strategy - Urban Forest 2025-2035</b>  |
|--|
| <p><b><u>Submission: Native and Understorey Planting.</u></b><br/>Advocated for native plant species and understorey planting.</p>   |
| <p><u>City's Comment:</u><br/>The Street Tree Planting Plan includes a Species Matrix will be utilised to identify a diverse range of suitable plant species, with a focus on ensuring species selected are suited to the location they are being planted in. This takes into account a range of criteria, with the selection of native species where appropriate being one criteria, rather than the sole consideration.<br/>Key Element 2 - Expand, Increase and Integrate, includes actions relating to understorey planting, notably through investigations into planting of micro/pocket forests.</p>   |
| <p><b><u>Submission: Education, and Incentives</u></b><br/>Advocated for education campaigns against wilful damage to trees and incentives for planting trees on private property.</p>   |
| <p><u>City's Comment:</u><br/>Under current planning requirements, there is no mechanism in place to increase canopy cover on privately managed land. The City's influence is generally restricted to development controls, local environmental plans, community education and engagement, and indirect methods like tree giveaway programs.<br/>Goal 1.3 of Key Elements 1 states, <i>"Implementing a tree protection policy is crucial for safeguarding mature trees on private land and preserving Rockingham's overall canopy cover. This goal focuses on developing and ensuring private trees are protected and valued. Additionally, advocating for stronger tree protection regulations at the state level will reinforce local efforts, providing broader support and legal frameworks to protect trees and foster a community culture of tree stewardship across both public and private spaces."</i><br/>Actions to advocate that the State Government introduce stronger tree protection regulations and policies on private land and greenfield developments; and investigate the adoption of a Tree Protection Policy to assist in the protection of trees on private land form part of the draft UFS.<br/>Goal 4.2 of Key Element 4 states, <i>"Building a sense of community ownership over the urban forest is key to its sustainability. This goal focuses on engaging residents in hands-on urban forest activities and encouraging responsibility for local green spaces."</i><br/>The UFS includes an action to undertake education to raise public awareness of the benefits of trees in urban environments, in order to encourage the protection, maintenance and planting of trees on private property. This is supported by continuation of the annual 'Native Plants Giveaway' program, providing free native plants for residents to plant on private land.<br/>In terms of the incentives, the UFS includes an action to implement landowner environmental management plans program.</p> |

Considering the above, the submissions are noted and no changes to the draft UFS are recommended.

**Submission: Additional Elements**

The submission requested the inclusion of two additional Key Elements:

- Key Element 5: enhancing biodiversity by also including ground covers, shrubs and locally significant wildflowers.
- Key Element 6: trials of redesigned street infrastructure (footpaths, storm water drains and nature strips) that capture and filter stormwater into new native vegetation beds to mimic the natural wetland processes.

City's Comment:

The UFS vision is for a resilient, sustainable urban forest that enhances ecological, social, and economic well-being, by expanding the tree canopy and engaging the community.

The suggestion for a proposed Key Element 5 falls within Key Element 2 - Expand, Increase and Integrate as it proposes additional planting of non-canopy vegetation.

Goal 2.1.3 of Key Element 2 states, "*Investigate opportunities for pocket/micro ("Miyawaki") forests within Public Open Space*".

For this reason, it is not recommended that this proposal be incorporated in the UFS.

With respect to proposed Key Element 6, as the primary purpose of bioretention swales is in relation to stormwater management, which are considered on a case-by-case basis, it is not recommended that this proposal be incorporated in the UFS.

**Submission: Removal of Pine Trees**

Advocated for the removal of pine trees on Safety Bay foreshore, to be replaced with natives.

City's Comment:

The intent of the UFS is to retain existing tree canopy, rather than remove and replace existing trees, unless there is a practical need for removal.

While the Norfolk Island Pines are not native to Australia, they are part of the overall character of the area and are notable for their historical and aesthetic significance. As such, there are no plans for their removal.

**Submission: Retention and Planting of Trees by Developers**

Advocated for developers to retain and better accommodate trees.

City's Comment:

The City shares the desire for improved outcomes for retention and provisions of trees through the land development process, with actions included within the UFS to advocate for improved protection of trees, increased requirements for tree planting and enhanced guidance for developers.

Goal 2.4 of Key Element 2 states, "*Embedding urban forestry principles into development guidelines ensures that new developments include sufficient green space and tree planting, promoting a greener urban landscape. Collaborations with developers and communities can support tree planting and maintenance efforts on both public and private lands.*"

An action to develop a Guideline for developers to provide minimum standards for tree planting and establishment (subdivision and in-fill) forms part of the draft UFS.

Goal 4.3 of Key Element 4 states, "*Providing incentives encourages active participation in urban forestry, motivating residents, businesses, and developers to plant and maintain trees. This goal focuses on offering rewards and recognition for urban forestry contributions.*"

An action to investigate the implementation of a landowner environmental management grants program, as per the City's adopted *Environmental Protection Strategy*, forms part of the UFS.

No changes to the draft Urban Forest Strategy are recommended.

**Submission: Tree Maintenance and Monitoring**

Advocated for tree maintenance schedules and monitoring for increased success rates, and increased planting of Grass Trees (*Xanthorrhoea*).

**City's Comment:**

Key Element 3 aims to proactively manage the City's tree assets, monitor changes in canopy cover and apply best practice maintenance principles.

Identified actions include:

- Implement an industry recognised, quantified tree risk assessment safety management system to be utilised in the City's approach to public tree maintenance.
- Investigate the development of a tree asset inventory for trees on City management land with priority for new trees planted under the Urban Forest Strategy.
- Appoint an Urban Forestry Officer to manage the implementation of the UFS including the management of the tree asset inventory database.
- Undertake a review of operational tree planting methodologies to determine the most effective and cost-efficient delivery of the UFS; and
- Develop a monitoring and reporting framework for tree canopy and planting efforts, incorporating two-yearly aerial canopy and vegetation cover acquisition.

Considering the above, the submission is noted and no changes to the draft UFS are recommended.

**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 - Increase tree canopy*  
*Sustainable natural green spaces - Improve amenity*  
*Sustainable natural green spaces - Preserve and enhance biodiversity*  
*Sustainable natural green spaces - Improve community open spaces*

**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*  
*Plan for sustainable growth - Create safe community places to live, recreate and work*

**d. Policy**

The draft Strategy has been developed in accordance with the Strategic Development Framework Policy.

**e. Financial**

The total annual cost of implementing the Strategy is \$837,434. Of this, \$450,000 is for existing/ongoing actions, as reflected in previous and current budget allocations and \$387,434 is for new actions to be recommended in future Team Plans.

**f. Legal and Statutory**

Not applicable

**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 / Program/Project management / Natural Environment: High and Extreme Risks  
Financial / Health and Safety: Medium, High and Extreme Risks*

Nil

### Comments

The UFS builds on the work undertaken through the Greening Plan 2017 and will set strategic direction and vision for how the City manages its 'urban forest'.

It identifies how the City is currently managing its vegetation, in line with the goals and actions of the Greening Plan 2017, and outline pathways to facilitate improved outcomes, so that the benefits can be maximised for current and future generations.

The UFS recognises that the City plays a role in tree protection and increasing canopy but there are other stakeholders that also contribute (i.e. State Government). As a result, the UFS seeks to achieve outcomes under the City's control and also advocate that the other stakeholders introduce measures that deliver enhanced outcomes.

The submissions received were highly supportive of the UFS and the matters raised in those submissions are appropriately covered by existing actions in the draft UFS.

It is therefore recommended that the UFS be adopted.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ADOPTS** the Community Plan Strategy - Urban Forest Strategy 2025-2035<sup>1</sup> as advertised (Attachment 1).

### Committee Recommendation

**Moved Cr Jecks, seconded Mayor Buchan:**

That Council **ADOPTS** the Community Plan Strategy - Urban Forest Strategy 2025-2035 as advertised (Attachment 1).

Committee Voting (Carried) - 6/0

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

Not Applicable

<sup>1</sup> Correction of numerical error

|            |   |
|------------|---|
| <b>13.</b> | <b>Reports of Council Members</b>   |
|            | Nil   |
| <b>14.</b> | <b>Addendum Agenda</b>  |
|            | Nil   |
| <b>15.</b> | <b>Motions of which Previous Notice has been given</b>  |
|            | Nil   |
| <b>16.</b> | <b>Notices of Motion for Consideration at the Following Meeting</b>   |
|            | Nil   |
| <b>17.</b> | <b>Urgent Business Approved by the Person Presiding or by Decision of the Committee</b>   |
|            | Nil   |
| <b>18.</b> | <b>Matters Behind Closed Doors</b>  |
|            | Nil   |
| <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 16 February 2026</b> in the Council Chamber, Council Administration Building, Civic Boulevard, Rockingham. The meeting will commence at 5:00pm.                            |
| <b>20.</b> | <b>Closure</b>  |
|            | There being no further business, the Chairperson thanked those persons present for attending the Planning and Asset Services Committee meeting, wished them a very Merry Christmas and a Happy New Year, and declared the meeting closed at <b>5:42pm</b> . |