



# City of Rockingham

## MINUTES

### Planning and Asset Services Committee

Held on Monday 17 November 2025 at 5:00pm  
City of Rockingham Council Chamber



**City of Rockingham**  
**Planning and Asset Services Committee Minutes**  
**Monday 17 November 2025**



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	<p>Mr Adam Johnston Mr Anthony Procino Mr Jim Olynyk, JP Ms Melinda Wardle</p> <p>Ms Samantha Fenelon Ms Jen Weinman</p> <p><b>2.3 Members of the Gallery:</b> 2</p> <p><b>2.4 Apologies:</b></p> <p>Cr Ryan Robertson</p> <p><b>2.5 Approved Leave of Absence:</b> Nil</p>	<p>Manager Parks Services Manager Strategic Assessment Management Manager Governance and Councillor Support EA to Director Planning and Development Services A/EA to Director Asset Services Governance Officer FOI and Councillor Support</p> <p>Rockingham/Safety Bay Ward</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 this was the only opportunity in the meeting for the public to ask questions.</p> <p><b>4.1 Mr Arthur Galletly, Rockingham - AS-021/25 - Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham</b></p> <p>The Chairperson invited Mr Galletly to present his questions to the Planning and Asset Services Committee.</p> <p>Mr Galletly made the following statements.</p> <p>I believe there is a contract for improving intersections along Read Street. I would like to request a variation to provide a solution to the Swinstone and Read Street intersection which will make it good to go for the next 30 years.</p> <p>Leghorn Street intersection also deserves a mention.</p> <p>For vehicles turning right from Read Street into Leghorn Street, this should be 'No U-Turn'. Only expense is a 'No U-Turn' sign, preferably a visual sign with no text.</p> <p>There has been an accident there because vehicles coming down Leghorn Street often want to go up Swinstone Street so they switch straight into the far lane and if somebody is doing a U-Turn it's a hazard and one accident has already happened there.</p> <p>Swinstone Street has a number of issues at the Read Street intersection. I submitted a photo which the Councillors would have seen. The issues are that the traffic turning right into Swinstone Street speed up on the green arrow to get through to avoid waiting a couple of minutes and there is a dog leg just metres into Swinstone Street. A car was written off whilst demolishing a brick letterbox at the point of the dog leg at No.5 Swinstone Street, it's an accident waiting to happen again.</p> <p>A bus stop has just been moved 80 metres closer to the intersection, to be directly opposite the bus stop at No.5, so having them opposite just doesn't make sense to me and both closer to the intersection.</p> <p>There is a bottle neck at times creating congestion. There needs to be much longer queuing lanes for turning left and turning right into Swinstone Street. At the moment because of the dog leg only half a dozen vehicles turning left or turning right blocks it for people wanting to go the other way.</p>	

	<p>So solution is clear, obvious and stunningly simple. Remove the dog leg and have longer lanes for turning left and right. Don't have bus stops bang opposite each other so close to the lights and a footpath on both sides of the road, at least as far as the bus stop at No.5 Swinestone Street. People don't want to use the bush side at night for the footpath because it's dark and you've got all those trees.</p> <p><i>The Chairperson advised that in regard to the bus stop I've noticed that's a bit of a common thing they're now putting bus stops opposite, but it's obviously not a safety issue, that's a PTA matter not the City's.</i></p> <p><i>The City will review your request for a 'No U-turn' sign at the intersection of Leghorn Street and Read Street and work with Main Roads WA. Please note that 'No U-Turn' signs are approved, installed and maintained by Main Roads WA and they will be the ultimate decision maker in regard to this.</i></p> <p><i>Although the City supports your request for a footpath on both sides of Swinestone Street there are a large number of competing priorities and the focus for the City is locations where there are no paths on either side of a road. So it would be warranted but not a priority for funding.</i></p> <p><i>Regarding the dog leg intersections of Swinestone Street, there is insufficient available road reserve at this location as has been advised previously. Again, we would need to resume land if we needed to widen that, however, that would be a cost and a process as well.</i></p> <p><i>The right turn slip lane from Rae Road to Read Street is constructed as a typical treatment and meets the appropriate standard. There is a streetlight prior to the beginning of the slip lane which should make the slip lane visible to approaching traffic at night.</i></p> <p><i>The City does not support additional signage at this intersection.</i></p> <p><b>5:07pm</b> There being no further questions the Chairperson closed Public Question Time.</p>
<b>5.</b>	<b>Confirmation of Minutes of the Previous Meeting</b>
	<p><b>Moved Cr Jecks, seconded Cr Hudson:</b></p> <p>That Committee <b>CONFIRMS</b> the Minutes of the Planning and Asset Services Committee meeting held on 6 October 2025, as a true and accurate record.</p> <p style="text-align: right;">Committee Voting (Carried) - 5/0</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>5:08pm</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>5:08pm</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 - November 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> <p><b>Strategic Planning and Environment</b></p> <ol style="list-style-type: none"><li>1. Strategic Planning and Environment Team Overview</li><li>2. Project Status Reports<ol style="list-style-type: none"><li>2.1 Local Planning Strategy and New Local Planning Scheme No.4</li><li>2.2 Urban Forrest Strategy</li><li>2.3 Lake Richmond Management Plan Implementation - Thrombolite Study and Feral Fish Partnership Program</li><li>2.4 Karnup District Structure Plan</li></ol></li></ol>
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	<ul style="list-style-type: none"><li>2.5 Wetland Management Plan</li><li>2.6 Bushland Management Plan, Tamworth Hill Swamp Management Plan and Lake Richmond Management Plan</li><li>2.7 Sustainable Transport Strategy</li></ul>
3.	Information Items <ul style="list-style-type: none"><li>3.1 Structure Plan Assessment Status</li><li>3.2 Tree Removals - Approvals Issued Under Delegated Authority</li><li>3.3 Environmental Education Progra</li><li>3.4 Community Education - FOGO</li><li>3.5 Proposed Structure Plan - Lots 23-26, 28 and 162-163 Sawley Close, Golden Bay - Advertising of the Structure Plan</li><li>3.6 Advocacy - Shoalwater Islands Marine Park Management Plan and Penguin Island Closure</li></ul>
	<b>Land and Development Infrastructure</b>
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	<b>Statutory Planning</b>
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	<b>Planning and Development Directorate</b>
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	<b>Advisory Committee, Group and Panel Minutes</b>

## Committee Recommendation

### Moved Cr Jecks, seconded Mayor Buchan:

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

Committee Voting (Carried) - 5/0

<p><b>Asset Services Information Bulletin - November 2025</b></p> <p><b>Asset Services Directorate</b></p> <ol style="list-style-type: none"><li>1. Asset Services Directorate Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol style="list-style-type: none"><li>3.1 Bushfire Risk</li><li>3.2 DWER Applications</li></ol></li></ol> <p><b>Strategic Asset Management</b></p> <ol style="list-style-type: none"><li>1. Strategic Asset Management Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol 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></ol></li></ol> <p><b>Operations and Fleet Services</b></p> <ol style="list-style-type: none"><li>1. Operations and Fleet Services Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol 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></ol></li></ol> <p><b>Infrastructure Project Delivery</b></p> <ol style="list-style-type: none"><li>1. Infrastructure Project Delivery Team Overview</li><li>2. Project Status Reports</li><li>3. Information Items<ol style="list-style-type: none"><li>3.1 Anstey Road Footpath Project</li><li>3.2 Asphalt Works at Operation Centre and Animal Management Facility Carpark</li><li>3.3 Baldivis Road Upgrade - Highbury Boulevard to Furioso Green</li><li>3.4 Bent Street car park and Boat Ramp Safety Bay</li><li>3.5 Grand Ocean Boulevard - New Footpath (Maria Way to Bayeux Avenue)</li><li>3.6 Grand Ocean Boulevard and Warnbro Sound Ave - Road Narrowing</li><li>3.7 Playground and Fitness Equipment Replacement Program</li><li>3.8 Read Street Intersection Upgrades - MRRG Road improvement project</li><li>3.9 Rockingham Arts Centre - Front Courtyard Upgrade</li><li>3.10 Rotary Reserve - Replace Cabinet and Lighting</li><li>3.11 Safety Bay Road Intersections, Waikiki - Upgrade of Roadworks, Drainage and Footpaths</li><li>3.12 Safety Bay Road/ Mandurah Road Roundabout, Baldivis</li><li>3.13 Safety Bay/Waikiki Foreshore Lighting Replacement Works</li><li>3.14 Settlers Pavilion Refurbishment</li><li>3.15 Shoalwater Reserve Change Rooms Upgrade</li></ol></li></ol>
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<ul style="list-style-type: none"><li>3.16 Singleton Foreshore Shade shelter replacement</li><li>3.17 Stormwater Drainage Upgrades at Various Locations</li><li>3.18 Townsend Road and Swinestone Street Safety Upgrades at various intersections</li><li>3.19 Tranby Drive Footpath in Baldivis</li><li>3.20 Warnbro Sound Avenue, Bancoura Parkway and Blue Stone Parkway installation of speed deflection</li></ul> <p><b>Parks Services</b></p> <ul style="list-style-type: none"><li>1. Parks Services Team Overview</li><li>2. Project Status Reports<ul style="list-style-type: none"><li>2.1 Beach Access Path Plan - programmed works</li></ul></li><li>3. Information Items<ul style="list-style-type: none"><li>3.1 CRM Statistics</li><li>3.2 Delegated Public Open Space Handovers</li><li>3.3 Contract Management - Requests for Quote and Tender</li><li>3.4 Parks Maintenance</li><li>3.5 Streetscape Maintenance</li><li>3.6 Natural Area Maintenance</li><li>3.7 Bushfire Mitigation</li><li>3.8 Tree Maintenance</li></ul></li></ul> <p><b>Technical Services</b></p> <ul style="list-style-type: none"><li>1. Technical Services Team Overview</li><li>2. Project Status Reports<ul style="list-style-type: none"><li>2.1 Operating Projects - Coastal Management Study</li><li>2.2 Operating Projects - Read Street and Warnbro Sound Avenue Corridor Study</li></ul></li><li>3. Information Items<ul style="list-style-type: none"><li>3.1 Delegated Authority for Temporary Thoroughfare Closure</li><li>3.2 Delegated Authority for approval of Directional Signage</li><li>3.3 Approval of Heavy Haulage</li><li>3.4 Authorised Traffic Management Plans for Works on City Controlled Roads</li><li>3.5 Civil Works Program 2025/2026</li><li>3.6 Civil Maintenance Program 2025/2026</li><li>3.7 Civil Maintenance Program 2025/2026</li><li>3.8 Road Rehabilitation and Renewal Programs 2025/2026</li><li>3.9 Drainage Renewal Program Municipal Works 2025/2026</li><li>3.10 Footpath Renewal Program Municipal Works 2025/2026</li><li>3.11 Carpark Renewal Program Municipal Works 2025/2026</li><li>3.12 Coastal Capital Projects and Coastal Management</li><li>3.13 Coastal Infrastructure Management</li></ul></li></ul> <p><b>Advisory Group Minutes</b></p>
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## Committee Recommendation

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

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

Committee Voting (Carried) - 5/0

5:23pm - Cr Mbanjo joined the Planning and Asset Services Committee meeting.

## 12. Agenda Items

### Planning and Development Services

## Planning and Development Services Statutory Planning Services



<b>Report number / title:</b>	<b>PD-026/25</b>	<b>Scheme Amendment No.197 - Short Term Rental Accommodation (Final Adoption)</b>
File number:	LUP/2272	
Applicant:		
Owner:		
Author:	Miss Nyah Cheater, Planning Officer	
Other Contributors:	Mr Mike Ross, Manager Statutory Planning	
Date of Committee meeting:	17 November 2025	
Previously before Council:	25 March 2025 (PD-006/25)	
Disclosure of Interest:		
Nature of Council's role:	Legislative	
Attachments:	1. Scheme Amendment No.197 Report 2. Schedule of Submissions	
Maps / Diagrams:		
Site:		
Lot Area:		
LA Zoning:		
MRS Zoning:		

### Purpose of Report

To consider for Final Adoption, Scheme Amendment No.197 to the City of Rockingham (**City**) Town Planning Scheme No.2 (**TPS2**), to implement the State Government's planning reforms for Short-Term Rental Accommodation (**STRA**).

Note: This Report should be considered in conjunction with Agenda Item 'PD-027/25 - Proposed Local Planning Policy - 'Unhosted' Short-Term Rental Accommodation (Final Adoption)'.

### Background

#### What is Short-Term Rental Accommodation?

STRA refers to the practice of renting property, or part of a property, to paying guests for cumulative stays of up to three (3) months (90 nights) in duration. This type of accommodation, which is usually booked through online platforms, is popular among travellers and visitors seeking temporary lodging for holidays, business trips or other short stays. STRA is either 'hosted' - where the host lives on the property during the short-term stay, or 'unhosted' - where guests have exclusive use of an entire dwelling, which could include a house, villa or apartment.

### Changes to the Planning Framework

With the rising emergence of online booking platforms, there has been a lack of clarity on how STRA should be approached, including whether it should be a stand-alone 'land use class' for the purpose of statutory controls under Local (Town) Planning Schemes. This has led to inconsistency between local government areas, as well as challenges in those areas where tourism accommodation and local housing issues require more strategic consideration.

In November 2023, the Western Australian Planning Commission (**WAPC**) released its '*Position Statement: Planning for Tourism and Short-Term Rental Accommodation*' (**Position Statement**), and associated Guidelines, which provides recommendations to better regulate STRA as a land use in the state planning system. Subsequently the WAPC released Planning Bulletin 115/2024 - Short Term Rental Accommodation (STRA) - Guidance for local government (**Planning Bulletin**).

The release of the Position Statement and Planning Bulletin complemented other whole-of-government reforms relating to STRA, responding to recommendations made in the 2019 parliamentary enquiry '*Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia.*' This included development of a state-wide registration scheme for STRA.

In September 2024, amendments to the '*Planning and Development (Local Planning Scheme) Regulations 2015*' (**LPS Regulations**) were introduced to support the implementation of the Position Statement. The amendments are listed as follows:

- New and revised 'general' and 'land use' definitions to ensure STRA is a dedicated land use class in Local Planning Schemes;
- A state-wide Development Approval Exemption for 'Hosted STRA';
- A 90-night (cumulative) Development Approval exemption for 'Unhosted STRA' within the Perth Metropolitan Region; and
- Revised tourism land uses that can be adopted into Local Planning Schemes.

### STRA Register

In July 2024, the state-wide STRA Register (**the Register**) came into effect to gather information on the STRA sector in Western Australia (**WA**), in accordance with the '*Short-Term Rental Accommodation Act 2024.*' As of 1 January 2025, it was a mandatory requirement that all STRA operating within WA must be recorded on the Register. Any residential premises used for STRA that is not registered with the State Government may be subject to significant penalties, including fines of up to \$20,000.

As part of the registration process, the STRA provider must indicate if Development Approval has been obtained. STRA owners must comply with all existing local planning laws, which may include the requirement for Development Approval. Failure to obtain Development Approval, where it is required, may result in cancellation or suspension of a property's STRA registration.

At the time of writing this report, a total of 274 properties within the City are registered on the Register, representing an overall reduction in the number of registered STRA premises since March 2025. The City notes that a number of registrations have been cancelled by operators/owners during this period.

Of these 274 properties, the City notes the following:

- 73 properties are registered as Hosted STRA and are therefore exempt from the requirement to obtain Development Approval;
- 201 properties are registered as Unhosted STRA, of which:
  - 67 are operating in accordance with the 90-night exemption applicable to the Perth Metropolitan Region;
  - 100 have obtained Development Approval from the City to operate for more than 90 nights;
  - 11 have lodged Development Applications with the City to operate for more than 90 nights, which are currently under assessment; and

- 23 have not obtained Development Approval and have operated for more than 90 nights. These properties will be investigated by the City to ensure that the relevant approvals are obtained.

#### Scheme Amendment Initiation

In March 2025, Council resolved to initiate Scheme Amendment No.197 to TPS2 to amend Table No.1 - Zoning Table and introduce new STRA terms and new land use permissibility in various zones and other associated changes.

In June 2025, the Western Australian Planning Commission (**WAPC**) granted approval to the City to publicly advertise Scheme Amendment No.197 as a 'Standard' Amendment, in accordance with Regulation 47 of the LPS Regulations.

This Report has been prepared following the conclusion of the public consultation period for Amendment No.197, while noting the reason for the delay in this Report being considered by Council was due to the newly imposed Local Government caretaker period.

#### **Details**

Scheme Amendment No.197 seeks to amend TPS2 to complement and align with new 'deemed' STRA land uses and 'model' STRA land use classes, consistent with the amended LPS Regulations. Further detail of the proposed Scheme Amendment can be found within PD-006/25 of the minutes for Council meeting in March 2025.

#### **Implications to Consider**

##### **a. Consultation with the Community**

The Scheme Amendment was considered as a 'Standard' Amendment and was advertised in accordance with the LPS Regulations for a duration of 44 days, commencing on Monday 21 July 2025 and concluding on Wednesday 3 September 2025.

Public advertising was carried out in the following manner:

- A notice was published in the Sound Telegraph on 23 July 2025;
- Copies of the Scheme Amendment and supporting documentation were made available for inspection at the City's Administration Offices and on the City's website; and
- All owners of registered STRA premises were notified of the Scheme Amendment in writing.

At the close of the public advertising period, one (1) submission had been received in objection, as shown below:

<b>Submission</b>
<i>"Objection. The guest number restriction is not fair either to the hosts and guests. For big families, they have rights to choose a house as their accommodation for holiday."</i>
<p><u>City's Comment:</u></p> <p>Occupancy numbers are determined through two planning mechanisms, as follows:</p> <ul style="list-style-type: none"><li>(a) Amendment 197 to the City's TPS2, which seeks to introduce the definition of 'Unhosted STRA', which includes a maximum threshold of 12 people per night consistent with the LPS Regulations; and</li><li>(b) Proposed LPP - 'Unhosted' STRA which includes criterion on guest numbers based on the number and size of bedrooms to avoid overcrowding, and the availability of on-site car parking.</li></ul> <p>In this regard, Planning Bulletin 115/2024 (18 September 2024) issued by the WAPC states that the City has the flexibility to condition occupancy numbers for 'Unhosted STRA' through Development Approvals, should the maximum of 12 persons be considered inappropriate in relation to the size of the dwelling. It refers to LPPs providing guidance on when and how occupancy numbers may be assessed and conditioned.</p>

The City considers that the proposed measures on occupancy numbers through the new 'Unhosted STRA' land use definition and the draft LPP - 'Unhosted' STRA are both necessary and reasonable to ensure the scale and intensity of STRA is appropriate to the local context, and complies with the relevant health and planning legislation.

**b. Consultation with Government Agencies**

The City considered that consultation with the Environmental Protection Authority (EPA) is not required as an exemption exists in accordance with Clause 33C(2)(c) of the *Environmental Protection Amendment Regulations 2024*, which states:

*"an amendment to make the planning scheme consistent with the model provisions set out in the Planning and Development (Local Planning Schemes) Regulations 2015 Schedule 1."*

The WAPC has confirmed in writing that Amendment No.197 is exempt from requiring referral to the EPA for comment.

**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**

Draft Local Planning Policy (LPP) - Unhosted Short-Term Rental Accommodation

In conjunction with this Scheme Amendment, the City has prepared a draft LPP to guide the location, design and operation of 'Unhosted STRA' within the City of Rockingham. The draft LPP seeks to ensure that such developments are appropriately planned and managed to achieve compatibility within the surrounding context, while safeguarding the amenity, character and functionality of the surrounding area.

The aim of the LPP is to provide guidance on the preferred locations and to outline the Policy measures to be applied to Applications seeking Development Approval for 'Unhosted STRA'. The draft LPP was advertised simultaneously with Scheme Amendment No.197. Further information on the draft LPP can be reviewed within Agenda Item PD-027/25.

**e. Financial**

Nil

**f. Legal and Statutory**

Planning and Development (Local Planning Schemes) Regulations 2015

The procedures for dealing with proposals to amend TPS2, as per the *Planning and Development Act 2005*, are set out in the LPS Regulations.

Regulation 50 provides that:

"(2) *The local government –*

(a) *must consider all submissions in relation to a proposed standard amendment to a local planning scheme lodged with the local government within the submission period; and*

(b) *may at the discretion of the local government, consider submissions in relation to the proposed amendment lodged after the end of the submission period but before the end of the consideration period.*

(3) *Before the end of the consideration period for a proposed standard amendment to a local planning scheme, or a later date approved by the Commission, the local government must pass a resolution –*

- (a) *to support the proposed amendment without modification; or*
  - (b) *to support the proposed amendment with proposed modifications to address issues raised in the submissions; or*
  - (c) *not to support the proposed amendment.*
- (4) *If no submissions have been received within the submission period, the resolution referred to in subregulation (3) must be passed as soon as is reasonably practicable after the end of the submission period.”*

As one submission was received during the public advertising period, Amendment No.197 has been put to Council for a resolution under Regulation 50(3) at the earliest possible convenience, following the conclusion of the Local Government election caretaker period.

**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 proposed Scheme Amendment involves the introduction of new land use classes, associated with STRA, the deletion of various land uses and modification to the general definitions for existing land uses within TPS2. Scheme Amendment No.197 will bring TPS2 into consistency with the amended LPS Regulations and the WAPC's Position Statement. One (1) submission was received during the public consultation period and no changes to the Scheme Amendment are proposed in response.

It is recommended that Council adopt Scheme Amendment No.197 for Final Approval. Should Council proceed to adopt Scheme Amendment No.197, the final approval from the Minister for Planning is required following which the Scheme Amendment will be gazetted.

### Voting Requirements

Simple Majority

### Officer Recommendation

That Council **SUPPORTS**, for Final Approval, Scheme Amendment No.197 to Town Planning Scheme No.2, without modification, as follows:

1. Amend Table No.1: Zoning Table as follows:
  - (a) Delete reference to the following land uses:
    - 'Bed and Breakfast'
    - 'Holiday Accommodation'
    - 'Holiday House'
    - 'Motel'
    - 'Serviced Apartment'
    - 'Tourist Development'
  - (b) Insert in alphabetical order the following land uses:
    - 'Hosted Short-Term Rental Accommodation' with the following land use permissibility:
      - Residential - P
      - District Town Centre - P

- Commercial - P
  - Special Commercial - X
  - Service Commercial - X
  - Port Kennedy Business Enterprise - X
  - Light Industry - X
  - General Industry - X
  - Special Industry - X
  - Rural - P
  - Community Purposes - X
  - 'Tourist and Visitor Accommodation' with the following land use permissibility:
    - Residential - X
    - District Town Centre - A
    - Commercial - A
    - Special Commercial - X
    - Service Commercial - X
    - Port Kennedy Business Enterprise - X
    - Light Industry - X
    - General Industry - X
    - Special Industry - X
    - Rural - A
    - Community Purposes - X
  - 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Residential - D
    - District Town Centre - D
    - Commercial - D
    - Special Commercial - X
    - Service Commercial - X
    - Port Kennedy Business Enterprise - X
    - Light Industry - X
    - General Industry - X
    - Special Industry - X
    - Rural - D
    - Community Purposes - X
2. Amend Table 1(a): Rockingham Strategic Centre Zoning Table as follows:
- (a) Delete reference to the following land uses:
    - 'Bed and Breakfast'
    - 'Holiday Accommodation'
    - 'Holiday House'
    - 'Motel'
    - 'Serviced Apartment'
  - (b) Insert in alphabetical order the following land uses:

- 'Hosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Mixed Use - P
    - Commercial - P
    - Residential - P
    - Private Club, Institutions and Place of Worship - X
    - Service Commercial - X
  - 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Mixed Use - D
    - Commercial - D
    - Residential - D
    - Private Club, Institutions and Place of Worship - X
    - Service Commercial - X
  - 'Tourist and Visitor Accommodation' with the following land use permissibility:
    - Mixed Use - D
    - Commercial - A
    - Residential - A
    - Private Club, Institutions and Place of Worship - X
    - Service Commercial - X
3. Amend 'Table No.4 Car Parking Table\*' as follows:
- (a) Delete reference to the following land uses:
- 'Holiday Accommodation'
- (b) Insert in alphabetical order the following land use and minimum car parking requirement:
- 'Tourist and Visitor Accommodation' - 1 bay per 4 persons the Accommodation is designed to accommodate, plus 1 bay per employee.
4. Amend 'Table No.5 Minimum Requirements and Maximum Allowances - District Town Centre Zone' as follows:
- (a) Delete reference to the following land uses:
- 'Motel'
  - 'Holiday Accommodation'
- (b) Insert in alphabetical order the following land use and minimum car parking requirement:
- 'Tourist and Visitor Accommodation' - 1 bay per 4 persons the Accommodation is designed to accommodate, plus 1 bay per employee.
5. Amend Schedule A, Clause 61(9)(g) to replace all reference to 'Short Stay Accommodation' to 'Short-Term Rental Accommodation';
6. Amend Schedule No.1 - Clause 1 General Interpretations, as follows:
- (a) Amend the definition for 'Cabin' to:
- "means a building that -*
- (a) *is an individual unit other than a chalet; and*
- (b) *forms part of -*
- (i) *tourist and visitor accommodation; or*
- (ii) *a caravan park; and*

- (c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period."*
- (b) Amend the definition for 'Chalet' to:  
*"means a building that —*
- (a) *is a self-contained unit that includes cooking facilities, bathroom facilities and separate living and sleeping areas; and*
- (b) *forms part of -*
- (i) *tourist and visitor accommodation; or*
- (ii) *a caravan park;*
- (c) *and if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period."*
- (c) Amend the term and definition for 'Short-Term Accommodation' to:  
'Short-Term Rental  
Accommodation':
- "(a) means a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but*
- (b) does not include a dwelling that is, or is part of, any of the following —*
- (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
- (ii) *a caravan park;*
- (iii) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
- (iv) *a park home park;*
- (v) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
- (vi) *workforce accommodation."*
7. Amend Schedule No.1 - Clause 2 Land Use Interpretations, as follows:
- (a) Delete the following land uses:
- 'Bed and Breakfast'
  - 'Holiday Accommodation'
  - 'Holiday House'
  - 'Motel'
  - 'Serviced Apartment'
  - 'Tourist Development'
- (b) Insert in alphabetical order the following new land uses:  
'Hosted Short-Term Rental  
Accommodation':
- "means any of the following —*
- (a) *short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;*

'Tourist and Visitor  
Accommodation':

- (b) *short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;*
  - (c) *short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."*
- (a) *means a building, or a group of buildings forming a complex, that —*
- (i) *is wholly managed by a single person or body; and*
  - (ii) *is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and*
  - (iii) *may include on-site services and facilities for use by guests; and*
  - (iv) *in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and*
- (b) *includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but*
- (c) *does not include any of the following —*
- (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
  - (ii) *a caravan park;*
  - (iii) *hosted short-term rental accommodation;*
  - (iv) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
  - (v) *a park home park;*
  - (vi) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
  - (vii) *a road house;*
  - (viii) *workforce accommodation."*

'Unhosted Short-Term  
Rental Accommodation': *"means short-term rental accommodation that —*  
*(a) is not hosted short-term rental accommodation;*  
*and*  
*(b) accommodates a maximum of 12 people per*  
*night."*

8. Amend Schedule No.4 - Special Rural Zones, as follows:
- (a) Delete all references to the following land uses:
- 'Bed and Breakfast'
  - 'Holiday House'
- (b) Insert in alphabetical order the following land uses and permissibility, under Clause 3 of Planning Units 2, 3, 4, 5, 6 and 7:
- 'Hosted Short-Term Rental Accommodation' - P
  - 'Unhosted Short-Term Rental Accommodation' - D
9. Amend Schedule No.5 - Special Residential Zones, as follows:
- (a) Delete reference to the following land uses:
- 'Bed and Breakfast'
  - 'Holiday House'
- (b) Insert in alphabetical order the following land uses and permissibility, under Clause 3 of Planning Units 3 and 4:
- 'Hosted Short-Term Rental Accommodation' - P
  - 'Unhosted Short-Term Rental Accommodation' - D
- (c) Insert in alphabetical order the following land uses and permissibility, under Clause 2 of the 'Warnbro Dunes':
- 'Hosted Short-Term Rental Accommodation' - P
  - 'Unhosted Short-Term Rental Accommodation' - D

### Committee Recommendation

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

That Council **SUPPORTS**, for Final Approval, Scheme Amendment No.197 to Town Planning Scheme No.2, without modification, as follows:

1. Amend Table No.1: Zoning Table as follows:
- (a) Delete reference to the following land uses:
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  - 'Holiday House'
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  - 'Serviced Apartment'
  - 'Tourist Development'
- (b) Insert in alphabetical order the following land uses:
- 'Hosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Residential - P
    - District Town Centre - P

- Commercial - P
  - Special Commercial - X
  - Service Commercial - X
  - Port Kennedy Business Enterprise - X
  - Light Industry - X
  - General Industry - X
  - Special Industry - X
  - Rural - P
  - Community Purposes - X
  - 'Tourist and Visitor Accommodation' with the following land use permissibility:
    - Residential - X
    - District Town Centre - A
    - Commercial - A
    - Special Commercial - X
    - Service Commercial - X
    - Port Kennedy Business Enterprise - X
    - Light Industry - X
    - General Industry - X
    - Special Industry - X
    - Rural - A
    - Community Purposes - X
  - 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility:
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    - District Town Centre - D
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  - (b) Insert in alphabetical order the following land uses:

- 'Hosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Mixed Use - P
    - Commercial - P
    - Residential - P
    - Private Club, Institutions and Place of Worship - X
    - Service Commercial - X
  - 'Unhosted Short-Term Rental Accommodation' with the following land use permissibility:
    - Mixed Use - D
    - Commercial - D
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- (c) *if the unit forms part of a caravan park - is used to provide accommodation for persons, on a commercial basis, with no individual person accommodated for a period or periods exceeding a total of 3 months in any 12-month period."*
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- 'Tourist and Visitor Accommodation':
- (b) *short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;*
  - (c) *short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement."*
- (a) *means a building, or a group of buildings forming a complex, that —*
- (i) *is wholly managed by a single person or body; and*
  - (ii) *is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and*
  - (iii) *may include on-site services and facilities for use by guests; and*
  - (iv) *in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and*
- (b) *includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but*
- (c) *does not include any of the following —*
- (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
  - (ii) *a caravan park;*
  - (iii) *hosted short-term rental accommodation;*
  - (iv) *a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
  - (v) *a park home park;*
  - (vi) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
  - (vii) *a road house;*
  - (viii) *workforce accommodation."*

'Unhosted Short-Term Rental Accommodation':

*"means short-term rental accommodation that —*

(a) *is not hosted short-term rental accommodation;  
and*

(b) *accommodates a maximum of 12 people per  
night."*

8. Amend Schedule No.4 - Special Rural Zones, as follows:

(a) Delete all references to the following land uses:

- 'Bed and Breakfast'
- 'Holiday House'

(b) Insert in alphabetical order the following land uses and permissibility, under Clause 3 of Planning Units 2, 3, 4, 5, 6 and 7:

- 'Hosted Short-Term Rental Accommodation' - P
- 'Unhosted Short-Term Rental Accommodation' - D

9. Amend Schedule No.5 - Special Residential Zones, as follows:

(a) Delete reference to the following land uses:

- 'Bed and Breakfast'
- 'Holiday House'

(b) Insert in alphabetical order the following land uses and permissibility, under Clause 3 of Planning Units 3 and 4:

- 'Hosted Short-Term Rental Accommodation' - P
- 'Unhosted Short-Term Rental Accommodation' - D

(c) Insert in alphabetical order the following land uses and permissibility, under Clause 2 of the 'Warnbro Dunes':

- 'Hosted Short-Term Rental Accommodation' - P
- 'Unhosted Short-Term Rental Accommodation' - D

Committee Voting (Carried) - 5/1

**Council Members voting for the motion:**

Mayor Buchan

Cr Jecks

Cr Hudson

Cr Mbanjo

Cr Jones

**Council Members voting against the motion:**

Cr Rudman

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

Not Applicable

## Planning and Development Services Statutory Planning Services



<b>Report number / title:</b>	<b>PD-027/25</b>	<b>Proposed Local Planning Policy - 'Unhosted' Short-Term Accommodation (Final Adoption)</b>	<b>Policy - Rental</b>
File number:	LUP/2275		
Applicant:	City of Rockingham		
Owner:			
Author:	Miss Nyah Cheater, Planning Officer		
Other Contributors:	Mr Mike Ross, Manager Statutory Planning		
Date of Committee meeting:	17 November 2025		
Previously before Council:	25 March 2025 (PD-007/25)		
Disclosure of Interest:			
Nature of Council's role:	Executive		
Attachments:	<ol style="list-style-type: none"><li>Schedule of Submissions</li><li>Proposed Local Planning Policy - 'Unhosted' Short-Term Rental Accommodation</li></ol>		
Maps / Diagrams:	<ol style="list-style-type: none"><li>Approval and Registration Steps (Hosted and Unhosted STRA)</li><li>Current Unhosted STRA Registrations Across the City of Rockingham</li></ol>		
Site:			
Lot Area:			
LA Zoning:			
MRS Zoning:			

### Purpose of Report

To consider adopting a new Local Planning Policy for 'Unhosted' Short-Term Rental Accommodation, following community consultation.

Note: This Report should be considered in conjunction with Agenda Item 'PD-026/25 - Proposed Scheme Amendment No.197 - Short-Term Rental Accommodation (Final Adoption)'.

### Background

#### STRA Register

Short-Term Rental Accommodation (**STRA**) refers to the practice of renting out a property (or part of a property) for a relatively short period of time, usually on a nightly or weekly basis.

The outcomes of a Parliamentary inquiry into 'Short-Stay Accommodation' across WA, was tabled in the Legislative Assembly on 26 September 2019.

The Committee report was titled: "*Levelling the Playing Field Managing the impact of the rapid increase of Short-Term Rentals in Western Australia*", which included two (2) significant recommendations to the WA Government, as follows:

- Finding No.28 - The Committee report referred to widespread agreement that Unhosted and Hosted STRA should be 'registered'. The Committee recommended a 'light touch' registration scheme that was intended to have minimal cost and information provision obligations. Its aim was to collect information, rather than address the many local issues raised in the inquiry.
- Finding No.21 - The Committee report recommended the inclusion of land use definitions in the model provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015 (LPS Regulations)* to encourage the consistent treatment of Short-Term Rentals throughout Western Australia, while retaining the ability of local governments to adjust their policy responses to local contexts.

The 'STRA Register' initiative was supported by the WA Government and applies through the *Short-Term Rental Accommodation Act 2024*. The purpose of the STRA Register is to ensure operators comply with regulatory requirements and to provide accurate data to support the monitoring and management of the STRA sector. The Register also assists in informing planning decisions and assessing potential impacts on local amenity, thereby enabling a clearer understanding of the sector to guide future policy and decision making.

The STRA Register is administered separately from the planning requirements listed below, by the Department of Energy, Mines, Industry Regulation and Safety (**DEMIRS**). From 1 January 2025, it was a mandatory requirement that all STRA operating within WA must be registered with the State Government.

#### STRA Regulations

With the rising emergence of online booking platforms, there has been a lack of clarity on how STRA should be approached, including whether it should be a stand-alone 'land use class' for the purpose of statutory controls under Local (Town) Planning Schemes. This has led to inconsistency between local government areas as well as challenges in those areas where tourism accommodation and local housing issues require more strategic consideration.

In November 2023, the Western Australian Planning Commission (**WAPC**) released its '*Position Statement: Planning for Tourism and Short-Term Rental Accommodation*' (**Position Statement**), and associated Guidelines, which provides recommendations to better regulate STRA as a land use in the state planning system. Subsequently, the WAPC released Planning Bulletin 115/2024 - Short-Term Rental Accommodation (STRA) - Guidance for local government (**Planning Bulletin**).

In September 2024, the LPS Regulations were amended to introduce new and revised land uses and definitions for STRA, as well as associated exemptions from the requirement to obtain Development Approval.

The LPS Regulations include:

- A state-wide exemption for 'Hosted STRA' requiring Development Approval, where the host resides in the primary or ancillary dwelling (e.g. 'Bed and Breakfast Accommodation');
- New Development Approval exemptions for 'Unhosted STRA', where the owner does not intend to rent their property out for more than 90 nights within a 12-month period;
- New and revised 'general' and 'land use' definitions to ensure STRA is a dedicated land use in Local Planning Schemes; and
- Revised tourism related 'land uses' that can be adopted into Local Planning Schemes.

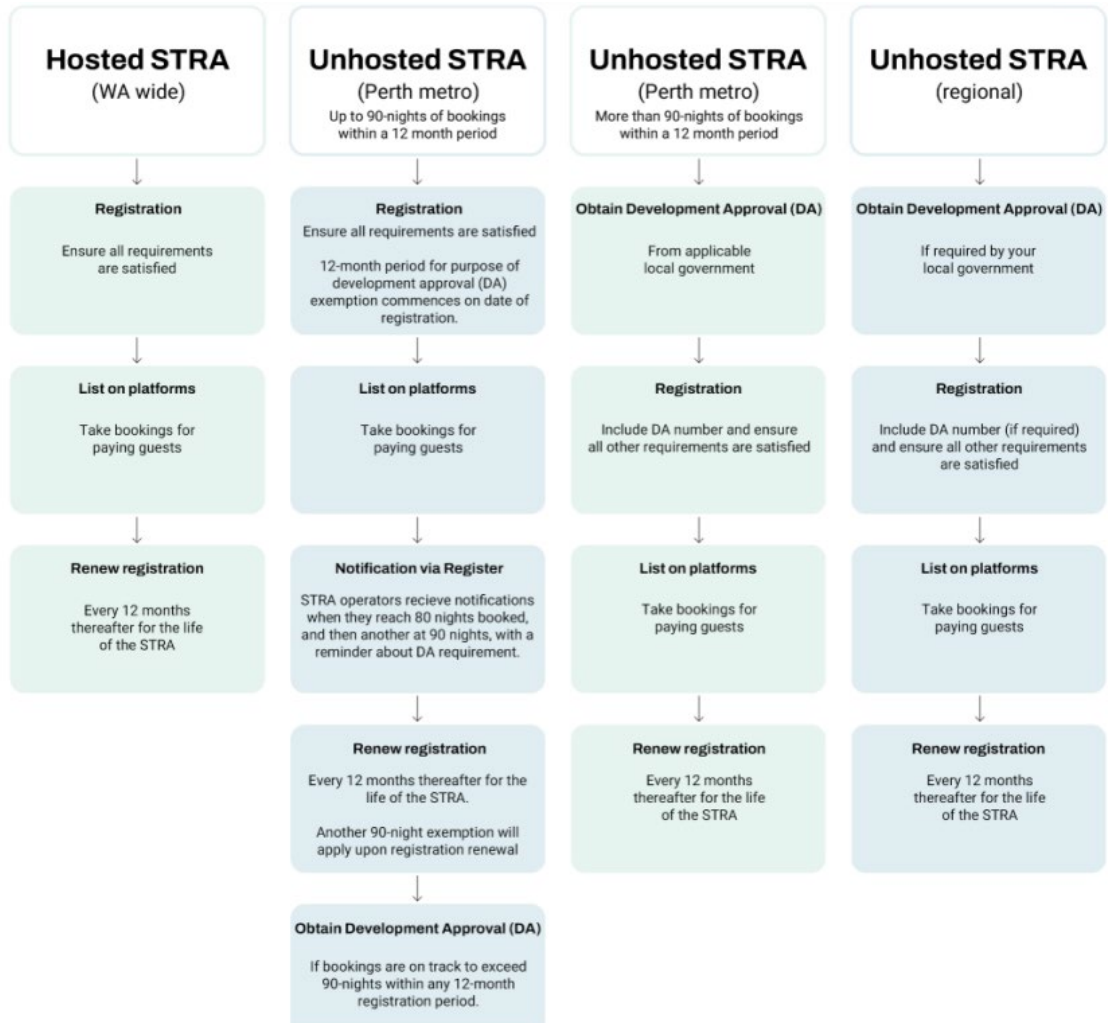
The City of Rockingham (**City**) Town Planning Scheme No.2 (**TPS2**) needs to be amended to align with new 'deemed' land use classes for STRA as soon as possible, to allow Development Approvals to be obtained by 1 January 2026. Refer to Agenda Item 'PD-026/25 Scheme Amendment No.197-Short-Term Rental Accommodation (Final Adoption)'.  
Most notably, the following new land use definition applies:

**"un-hosted short-term rental accommodation means short-term rental accommodation that-**

- (a) *is not hosted short-term rental accommodation; and*  
 (b) *accommodates a maximum of 12 people per night."*

The Planning Bulletin encourages local governments to update or prepare Local Planning Policies concurrently with Scheme Amendments, to ensure alignment with the amended LPS Regulations, as well as the WAPC Position Statement and Guidelines for Tourism and STRA. The subject draft LPP has been prepared by the City in response to the State Government's directive as a guide for applicants seeking to establish 'Unhosted STRA' proposals within the City.

Figure 1 below outlines the scenarios whereby Registration and Development Approval is required for 'Hosted STRA' and 'Unhosted STRA'.



1. Approval and Registration Steps (Hosted and Unhosted STRA)

State of Play - City of Rockingham

At the time of writing this report, a total of 274 properties within the City of Rockingham are listed on the State Government's STRA Registrar, representing an overall reduction in the number of registered STRA premises since March 2025. The City notes that a number of registrations have been cancelled by Operators/Owners during this period.

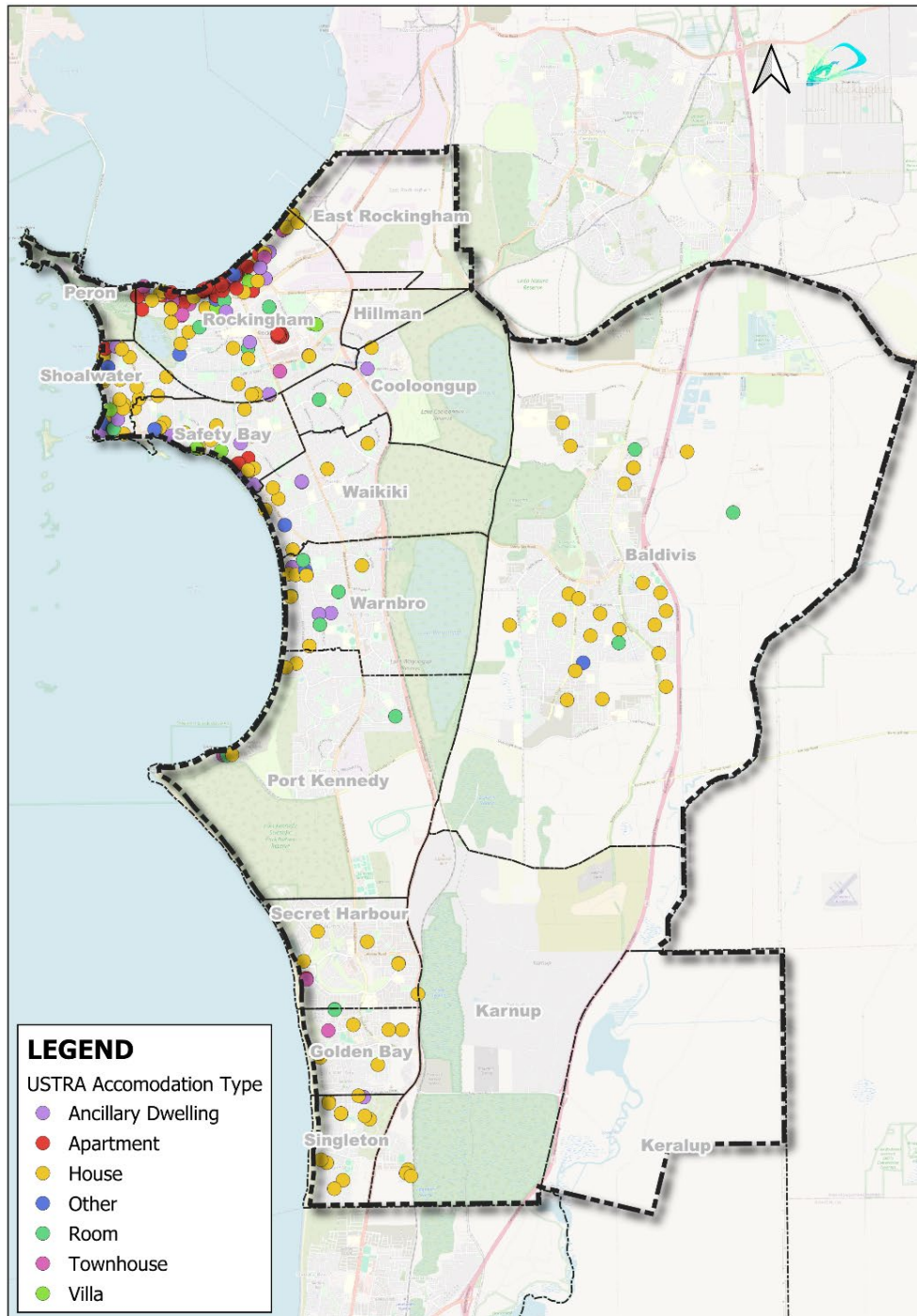
Of these 274 properties, the City notes the following:

- 73 properties are registered as Hosted STRA and are therefore exempt from the requirement to obtain Development Approval;
- 201 properties are registered as Unhosted STRA, of which:

- 67 are operating in accordance with the 90-night exemption applicable to the Perth Metropolitan Region;
- 100 have obtained Development Approval from the City to operate for more than 90 nights;
- 11 have lodged Development Applications with the City to operate for more than 90 nights, which are currently under assessment; and
- 23 have not obtained Development Approval and have operated for more than 90 nights. These properties will be investigated by the City to ensure that the relevant approvals are obtained.

As noted earlier, the STRA Register is administered by DEMIRS. The City is notified by DEMIRS when any new registrations are made. The STRA Register allows the public to check if a property has an approval from the relevant local government.

Within the City, over half of all 'Unhosted STRA' is taking place in apartments located within the 'Waterfront Village' sub-precinct of the 'Rockingham Strategic Centre Zone' (i.e. Rockingham Foreshore), as shown in Figure 2 below.



2. Current Unhosted STRA Registrations across the City of Rockingham

Draft WA Planning Manual - Local Planning Policies

In July 2025, the WAPC released for comment the 'WA Planning Manual' as part of the State Government's 2019 Action Plan for Planning Reform. The draft Local Planning Policy chapter was previously consulted on from 14 October to 6 December 2024 and was updated in response to submissions received to ensure consistency with changes proposed by the *Planning and Development Regulations Amendment (Review of Planning Instruments) Regulations 2025 (Amendment Regulations)*.

The purpose of the document is to provide information on the preparation, implementation, review, amendment and revocation of LPPs to improve consistency and legibility across Local Government, as follows:

- LPPs being prepared in a standard manner and form, with a LPP template being prepared to assist Local Governments when preparing, reviewing and amending local planning policies; and
- LPPs with a maximum five-year 'lifespan' are proposed to be introduced into the LPS Regulations. These regulatory changes are now being introduced through the Amendment Regulations.

#### Proposed LPP - 'Unhosted' STRA

In March 2025, the draft LPP - 'Unhosted' STRA was adopted by Council for the purposes of public advertising. At the same meeting, Council resolved to revoke the previous *Local Planning Policy 3.3.2 - Bed and Breakfast Accommodation* in favour of the new draft LPP - 'Unhosted' STRA.

This Report has been prepared following the conclusion of the public consultation period for the draft LPP, while noting the reason for the delay in this Report being considered by Council was due to the newly imposed Local Government caretaker period.

#### **Details**

The purpose of the draft LPP - 'Unhosted' STRA is to establish criteria that will assist the City in determining applications for Development Approval for 'Unhosted STRA' and provide guidance to applicants. The main elements of the draft LPP are summarised as follows:

- Applies to 'Unhosted STRA', not 'Hosted STRA' or other temporary accommodation types such as house-sitting;
- Includes locational criteria for where 'Unhosted STRA' are preferred, however, other locations will be considered provided all other policy requirements can be satisfied;
- Includes measures to control the scale and impact of 'Unhosted STRA' through occupancy limits, having regard to City's *Health Local Law 1996 (Health LL)*, to prevent overcrowding and car parking requirements; and
- The LPP has been aligned with the WAPC's draft *WA Planning Manual - Local Planning Policies* ('model policy template').

Other key provisions of the draft LPP also address the need for bushfire evacuation plans in bushfire prone areas, a time-limited approval framework where adverse impacts to neighbours may occur, and requirements for House Management Plans and a Code of Conduct for guests. These measures under the draft LPP aim to balance tourism opportunities with residential amenity.

Further detail on the draft LPP's provisions can be found within PDS-007/25 of the minutes for the Council meeting in March 2025.

#### **Implications to Consider**

##### **a. Consultation with the Community**

The draft LPP 'Unhosted' STRA was advertised in accordance with the LPS Regulations in parallel with Scheme Amendment No.197, for a duration of 44 days. Advertising commenced on 21 July 2025 and concluded on 3 September 2025.

Public advertising was carried out in the following manner:

- A notice was published in the Sound Telegraph on 23 July 2025;
- Copies of the draft LPP were made available for inspection at the City's Administration Offices and on the City's website;
- All owners of registered STRA premises were notified of the draft LPP in writing; and
- The Small Business Development Corporation and the Rockingham Kwinana Chamber of Commerce were also notified of the draft LPP in writing.

At the close of the public advertising period, one (1) submission had been received in objection, as shown below:



- (i) *the subject and nature of the proposed policy; and*
  - (ii) *the objectives of the proposed policy; and*
  - (iii) *how the proposed policy is made available to the public in accordance with clause 87; and*
  - (iv) *the manner and form in which submissions may be made; and*
  - (v) *the period for making submissions and the last day of that period;*
  - (b) *if, in the opinion of the local government, the policy is inconsistent with any State planning policy, give notice of the proposed policy to the Commission;*
  - (c) *give notice of the proposed policy in any other way and carry out any other consultation the local government considers appropriate. (2) The period for making submissions specified in a notice under subclause (1)(a)(v) must not be less than the period of 21 days after the day on which the notice is first published under subclause (1)(a).*
- (3) *After the expiry of the period within which submissions may be made, the local government must —*
- (a) *review the proposed policy in the light of any submissions made; and*
  - (b) *resolve to —*
    - (i) *proceed with the policy without modification; or*
    - (ii) *proceed with the policy with modification; or*
    - (iii) *not to proceed with the policy.*
- (4) *If the local government resolves to proceed with the policy, the local government must publish notice of the policy in accordance with clause 87.”*

If the Council resolves to adopt the proposed LPP, a notice of the LPP will be published in accordance with Clause 87 of the LPS Regulations.

Clause 67(2)(b) of Schedule 2, Part 9 allows the local government to have due regard to the requirements of orderly and proper planning for a proposed planning instruments such as a Local Planning Policy that the local government is seriously considering adopting or approving. Accordingly, as the draft LPP has been publicly advertised and is currently being considered by Council for adoption, the City may have due regard to the draft LPP in the assessment of Unhosted STRA Development Applications.

**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 proposed LPP - ‘Unhosted’ STRA has been prepared in response to changes to the planning framework and aims to provide clear and consistent guidance for the assessment of ‘Unhosted STRA’ proposals within the City of Rockingham. The LPP aligns with the amended LPS Regulations, the WAPC’s Position Statement and Guidelines, and supports the implementation of Scheme Amendment No.197.

Following community consultation, one (1) submission was received, and no changes in response to submissions are recommended to the proposed LPP. Minor changes, however, to the ‘document control table’ are proposed in accordance with the draft WA Planning Manual - LPPs.

In this regard, the proposed Local Planning Policy - ‘Unhosted’ Short-Term Rental Accommodation; cannot be adopted until such time as Scheme Amendment No.197 is granted Final Approval by the Hon Minister for Planning.

## Voting Requirements

Simple Majority

## Officer Recommendation

That Council **ADOPTS** Local Planning Policy – ‘Unhosted’ Short-Term Rental Accommodation including minor changes (**in red bold text**), subject to Scheme Amendment No.197 to the City’s Town Planning Scheme No.2 being gazetted following Final Approval by the Minister for Planning, as follows:

### LOCAL PLANNING POLICY - ‘UNHOSTED’ SHORT-TERM RENTAL ACCOMMODATION

#### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy - Unhosted Short-term Rental Accommodation (**LPP**).

#### 2.0 Introduction

The City of Rockingham (City) recognises that ‘Unhosted Short-term Rental Accommodation’ (STRA) has been the subject of whole-of-government reforms, which responded to recommendations made in the 2019 parliamentary inquiry *Levelling the Playing Field: Managing the impact of the rapid increase of short-term rentals in Western Australia*.

Information relating to the full suite of reforms, including the state-wide STRA Register and Incentive Scheme administered by the Department of Energy, Mines, Industry Regulation and Safety (**DEMIRS**) can be accessed on the DEMIRS website.

The operators of ‘Unhosted STRA’, while not residing on the property, must still protect the health and wellbeing of STRA occupants while also maintaining the amenity and character of the area in which ‘Unhosted STRA’ is located. This LPP sets the City’s expectation for how applications for Development Approval will be considered under the City of Rockingham Town Planning Scheme No.2 (**TPS2**).

‘Hosted STRA’ do not require Development Approval under TPS2, based on the planning exemptions which are included in Schedule 2, Clause 61 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**). All ‘Hosted STRA’ and ‘Unhosted STRA’ operators must still be included on the Western Australia STRA Register.

Section 4.0 ‘Application of this policy’ (below) outlines the scenarios whereby Registration and Development Approval is required for ‘Hosted STRA’ and ‘Unhosted STRA’.

#### 3.0 Objectives

- (a) To encourage ‘Unhosted STRA’ in localities/zones near visitor attractions, activity centres, areas of high tourism value and near key facilities such as medical centres, sporting venues and conference facilities.
- (b) To maintain the amenity and established character of residential localities/zones through ensuring the location, scale, design and operation of ‘Unhosted STRA’ is appropriate to the setting.
- (c) To ensure ‘Unhosted STRA’ operators include emergency procedures and options for the evacuation of visitors in the event of a natural disaster (e.g. bushfire).
- (d) To ensure ‘Unhosted STRA’ is appropriately serviced to meet the needs of visitors.

#### 4.0 Application of this Policy

In TPS2, the Zoning Table (Table No.1 and Table No.1 (a)) indicates, subject to the provisions of the Scheme, the uses permitted in the various zones within the Scheme Area.

The permissibility of ‘Unhosted STRA’ in TPS2 can be summarised as follows:

- (a) The use is not permitted in the 'Residential', 'Development'<sup>1</sup> and 'District Town Centre', 'Rural', 'Special Rural' and 'Special Residential' zones, unless the Local Government has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 4 of the deemed provisions of TPS2.
  - (b) The use is also not permitted in the Rockingham Strategic Centre Sub Zones of 'Mixed Use', 'Commercial' and 'Residential', unless the Local Government has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 4 of the deemed provisions of TPS2.
  - (c) The use is prohibited ('X') in all other zones.
1. In the Development Zone, the Local Government will have due regard to use class permissibility in accordance with a Structure Plan approved by the Western Australian Planning Commission.

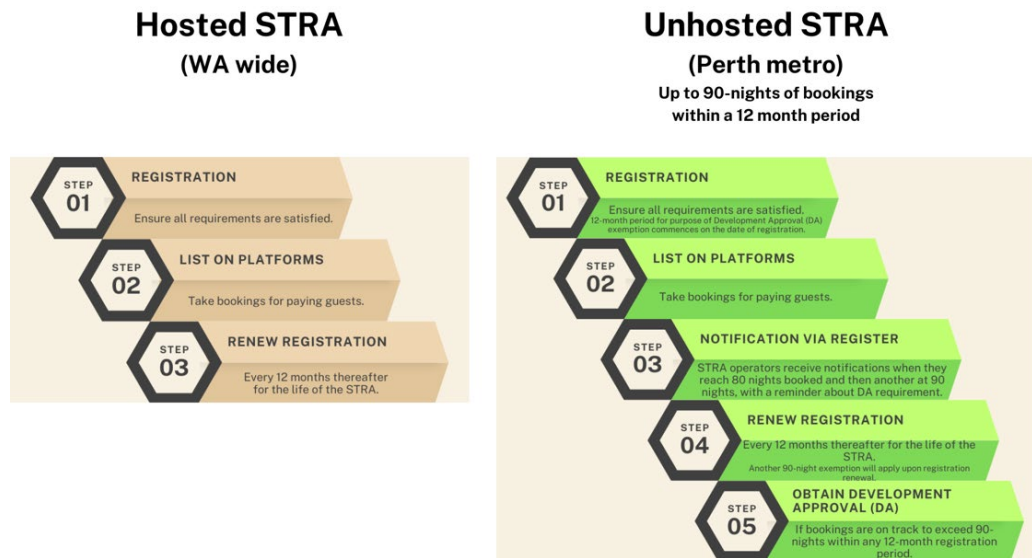


Diagram 1 - When Registration is required for 'Hosted STRA' and 'Unhosted STRA' and when Development Approval is required

This LPP does not apply to:

- (a) 'Unhosted STRA' if the dwelling is:
  - (i) used as unhosted STRA for no more than 90 nights in a relevant 12-month period; or
  - (ii) not located in a zone in relation to which the use of a dwelling as unhosted STRA is a class 'X' use or a use that is not consistent with the objectives of that zone;
- (b) 'Hosted STRA';
- (c) Lodging House and/or boarding houses;
- (d) 'Hotel';
- (e) House swapping and house-sitting;
- (f) Personal use of a holiday home or the sharing of a holiday home with the owner's family and friends;
- (g) Student exchange accommodation;
- (h) Workforce accommodation;
- (i) Residential parks, park home parks, caravan parks and retirement and lifestyle villages; and
- (j) Aged and dependant person's dwellings.

**5.0 Policy Provisions**

**5.1 Location**

- (a) Applications for 'Unhosted STRA' are preferred in locations near visitor attractions, activity centres, areas of high tourism value and near key facilities such as medical centres, sporting venues and conference facilities. This may include proximity to the beach, lakes, parks, high frequency bus routes, major retail and restaurant facilities within entertainment precincts such as the 'Rockingham Strategic Centre' where this accommodation contributes to the vibrancy and accessibility to key visitor destinations and support services.
- (b) Applications for 'Unhosted STRA' are also preferred in rural locations when the use is located on the same site as, or in close proximity to a viticulture, horticultural, or floriculture activity or when it is a stand-a-lone 'nature based' experience.
- (c) 'Unhosted STRA' proposals in other locations will be considered on their individual planning merit, noting that there must be clear and logical reasons to depart from the location policy provision, based on enhancing the visitor experience.

**5.2 Neighbourhood Amenity**

- (a) Amenity is a key consideration in the assessment of land uses such as 'Unhosted STRA', particularly in sensitive residential (or other) areas. While the concept of amenity is broad and context-dependent, it remains a critical factor in ensuring appropriate land use compatibility.
- (b) 'Unhosted STRA' applicants should demonstrate that their proposals will not adversely affect the amenity of adjacent owners and occupants by way of noise, light, odour, waste, privacy and parking.

**5.3 Car parking**

- (a) 'Unhosted STRA' will generate a demand for car parking from people staying at the property. Where an 'Unhosted STRA' is located within a 'dwelling', the number of guests should align with the following parking ratios.

'Unhosted STRA' dwelling type	Minimum number of car parking bays	Maximum number of guests
'Multiple Dwelling', (i.e. Apartment)	1	6
	2	8
	3	12
All other 'dwelling types' e.g. 'Single House', 'Grouped Dwelling'	1	4
	2	6
	3	8
	4	12

- (b) All 'Unhosted STRA' includes constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the *Residential Design Codes of Western Australia*.
- (c) When the Residential Design Codes of Western Australia apply, tandem bays are permitted, with two bays (maximum) one behind another.
- (d) All 'Unhosted STRA' guest and visitor vehicle parking is to be accommodated within the site boundaries and parking is not to occur on the verge area.
- (e) Strata and community title developments may only rely on the use of visitor parking bays for visitors of the occupants of Unhosted STRA.

#### 5.4 Dwelling Occupancy

- (a) The land use definitions provided in the Regulations prescribe a maximum of 12 persons staying in an 'Unhosted STRA' property. This LPP prescribes scenarios where further limiting occupancy is appropriate to achieve reasonable health outcomes for occupants, or to manage external impacts where the City considers 12 persons to be more intense use of the dwelling than would be reasonably expected with regard to its size, location or typology and adjacent context.
- (b) To enhance health outcomes for 'Unhosted STRA' occupants and prevent overcrowding, bedrooms in 'Unhosted STRA' should provide no less than 14 cubic meters of air space per guest (Diagram 2 refers). In addition, only a 'habitable room' can be used for sleeping purposes.

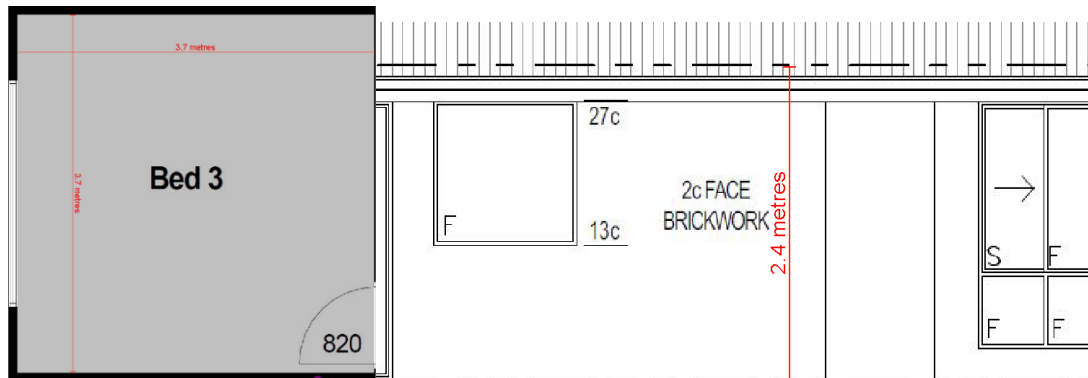


Diagram 2 - Example 3.7m (Length) x 3.7m (Width) x 2.4m (Height) = 32.85 cubic meters

#### 5.5 Signage

- (a) Signage is limited to one 'name plate' sign used to confirm the location of 'Unhosted STRA', affixed to the main façade of a building or appurtenant to the building with an area not exceeding 0.20m<sup>2</sup>.
- (b) When more than one 'Unhosted STRA' occurs from the same complex, STRA signage must be consolidated into a single sign.

#### 5.6 Servicing

- (a) 'Unhosted STRA' shall be connected to a reticulated potable water supply, or where this is not available, a 100,000 litre rainwater tank directly connected to a sustainable means of rainwater catchment, for the exclusive use of the 'Unhosted STRA'.
- (b) 'Unhosted STRA' shall be connected to reticulated sewerage, or where this is not available, be serviced by an appropriate on-site effluent disposal system with adequate capacity for the proposed number of guests.

*Note: In areas not serviced by reticulated sewerage, advice should be sought from the City's Health Services prior to lodging for development approval to confirm whether the existing on-site effluent disposal system approved for the dwelling will have sufficient capacity for the proposed number of guests without the need for upgrading.*

#### 5.7 Bushfire

- (a) Where an 'Unhosted STRA' proposal is situated in a rural setting and within a Bushfire Prone Area on the Department of Fire and Emergency Services Bushfire Prone Map 'Area 2' (rural), a Bushfire Emergency Evacuation Plan (**BEEP**) is to be prepared by a suitably qualified Bushfire Practitioner in support of the Development Application.
- (b) Notwithstanding the above, 'Unhosted STRA' operators within a Bush Fire Prone Map 'Area 1' (urban) are encouraged to prepare a BEEP or a derivative thereof, which includes emergency contact details of WA Police, Ambulance, and Fire and include emergency evacuation procedures in the event of a bushfire for guests as a separate document to a House Management Plan.

*Note: Bush Fire Prone Map Area 1 (urban) comprises built-up urban areas where the risk posed by bushfire to people, property and infrastructure is lower. Bush Fire Prone Map Area 2 (rural) is any other area designed as bushfire prone.*

5.8 Community Consultation

- (a) All Development Applications for the use of 'Unhosted STRA' will be advertised for public comment in accordance with Clause 64 of the Deemed Provisions of the Regulations and *Local Planning Policy - 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.

5.9 Development Approval Period and Conditions

- (a) When the City considers an application for 'Unhosted STRA' to be compliant with TPS2 and this LPP, conditions of Development Approval may be applied to address, amongst other requirements, the following:
- Approval applying to a portion of the building or a separate building;
  - Number of guests staying at any one time where it is considered necessary to protect the amenity of the surrounding area;
  - Minimum night's stay;
  - Compliance with a 'House Management Plan' and 'Code of Conduct' for guests;
  - Provision of a BEEP to guests when required;
  - A time limited Development Approval; and
  - Any other matters deemed appropriate.

5.10 Guest Management

- (a) All 'Unhosted STRA' Development Applications must include a 'House Management Plan' addressing the following matters:
- (i) The control of noise and anti-social behaviour so as to comply with the *Environmental Protection (Noise) Regulations 1997* and avoid conflict between temporary residents and permanent residents in the area;
  - (ii) A Complaints Management Procedure for handling complaints with expected response times and the provision of the telephone number of the unhosted STRA Manager to neighbouring property owners/occupiers, for complaints;
  - (iii) Confirmation that guests will be provided with a copy of the 'Code of Conduct' (refer below) on arrival and made aware that anti-social behaviour and excessively loud noise nuisance will not be tolerated;
  - (iv) Access and any carparking arrangements, including that all car parking is to be provided on-site for duration of stay; and
  - (v) Waste management, ensuring waste generated by guests will be appropriately managed and ensuring occupants have convenient and safe access to waste management facilities.
- (b) All 'Unhosted STRA' Development Applications must include a 'Code of Conduct' addressing the following matters:
- (i) The expected behaviour of guests to minimise impact on adjoining residents including periods of 'quiet time' between 10pm to 7am;
  - (ii) Details of any relevant car parking restrictions applicable to the area;
  - (iii) Details regarding guest check-in and check-out procedures, including minimum stay or booking requirements;
  - (iv) Details regarding waste management which specify the expectations of guests about rubbish and bin collection (if applicable);
  - (v) Information on any relevant strata by-laws (if applicable);
  - (vi) Rules relating to the use of a swimming pool and/or spa (if applicable);

- (vii) Whether or not dogs and other pets will be permitted at the property, and if so, whether or not they can be left unattended; and
- (vii) Proposed restrictions of visitors or parties/events.

**Document Control**

Local Planning Policy – Document Control			
Version	Decision to Adopt/Amend		
1.	25 November 2025		
Public Consultation (Yes)			
WAPC Approval Required (No)		Date approved by the WAPC (if applicable)	
Document Reference	LUP/2275		
Next Review Date	25 November 2030		

**Appendices**

Definitions

- Amenity: *means all those factors which combine to form the character of an area and include present and likely future amenity.*
- Designated Bushfire Prone Area: *means the land is designated by an order made under the Fire and Emergency Services Act 1998 section 18P as a bush fire prone area.*
- Hotel: *means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.*
- Hosted Short-Term Rental Accommodation: *means any of the following:*
- (a) *short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;*
  - (b) *short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;*
  - (c) *short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.*
- Short-Term Rental Accommodation: *means:*

- (a) a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but
- (b) does not include a dwelling that is, or is a part of, any of the following:
  - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
  - (ii) a caravan park;
  - (iii) a lodging house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
  - (iv) a park home park;
  - (v) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
  - (vi) workforce accommodation.

Short-Term Rental Arrangement: means:

- (a) an arrangement, including a lease, licence or other contract or arrangement, under which -
  - (i) a dwelling is provided for occupation to a person; and
  - (ii) the person does not occupy the dwelling for period totalling more than 3 months in any 12-month period; and
- (b) includes an arrangement under which the owner or occupier of the dwelling, or an agent of the owner or occupier, also resides at the dwelling.

Unhosted Short-Term Rental Accommodation:

means short-term rental accommodation that:

- (a) is not hosted short-term rental accommodation; and
- (b) accommodates a maximum of 12 people per night.

## Committee Recommendation

### Moved Mayor Buchan, seconded Cr Jecks:

That Council **ADOPTS** Local Planning Policy – ‘Unhosted’ Short-Term Rental Accommodation including minor changes (**in red bold text**), subject to Scheme Amendment No.197 to the City’s Town Planning Scheme No.2 being gazetted following Final Approval by the Minister for Planning, as follows:

#### LOCAL PLANNING POLICY -

#### ‘UNHOSTED’ SHORT-TERM RENTAL ACCOMMODATION

##### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This Policy may be cited as Local Planning Policy - Unhosted Short-term Rental Accommodation (**LPP**).

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The operators of 'Unhosted STRA', while not residing on the property, must still protect the health and wellbeing of STRA occupants while also maintaining the amenity and character of the area in which 'Unhosted STRA' is located. This LPP sets the City's expectation for how applications for Development Approval will be considered under the City of Rockingham Town Planning Scheme No.2 (**TPS2**).

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Section 4.0 'Application of this policy' (below) outlines the scenarios whereby Registration and Development Approval is required for 'Hosted STRA' and 'Unhosted STRA'.

### **3.0 Objectives**

- (a) To encourage 'Unhosted STRA' in localities/zones near visitor attractions, activity centres, areas of high tourism value and near key facilities such as medical centres, sporting venues and conference facilities.
- (b) To maintain the amenity and established character of residential localities/zones through ensuring the location, scale, design and operation of 'Unhosted STRA' is appropriate to the setting.
- (c) To ensure 'Unhosted STRA' operators include emergency procedures and options for the evacuation of visitors in the event of a natural disaster (e.g. bushfire).
- (d) To ensure 'Unhosted STRA' is appropriately serviced to meet the needs of visitors.

### **4.0 Application of this Policy**

In TPS2, the Zoning Table (Table No.1 and Table No.1 (a)) indicates, subject to the provisions of the Scheme, the uses permitted in the various zones within the Scheme Area.

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  - (b) The use is also not permitted in the Rockingham Strategic Centre Sub Zones of 'Mixed Use', 'Commercial' and 'Residential', unless the Local Government has exercised its discretion by granting Development Approval, following a process of community consultation in accordance with clause 4 of the deemed provisions of TPS2.
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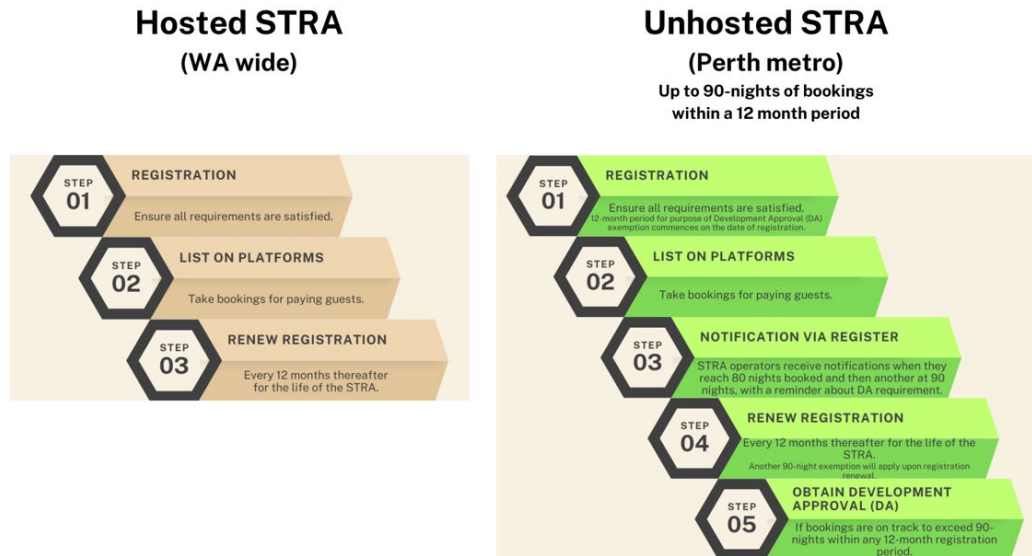


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5.2 Neighbourhood Amenity

- (a) Amenity is a key consideration in the assessment of land uses such as 'Unhosted STRA', particularly in sensitive residential (or other) areas. While the concept of amenity is broad and context-dependent, it remains a critical factor in ensuring appropriate land use compatibility.
- (b) 'Unhosted STRA' applicants should demonstrate that their proposals will not adversely affect the amenity of adjacent owners and occupants by way of noise, light, odour, waste, privacy and parking.

5.3 Car parking

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	3	12
All other 'dwelling types' e.g. 'Single House', 'Grouped Dwelling'	1	4
	2	6
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	4	12

- (b) All 'Unhosted STRA' includes constructed on-site car parking bays, consistent with the size and manoeuvrability criteria set out in the *Residential Design Codes of Western Australia*.
- (c) When the Residential Design Codes of Western Australia apply, tandem bays are permitted, with two bays (maximum) one behind another.
- (d) All 'Unhosted STRA' guest and visitor vehicle parking is to be accommodated within the site boundaries and parking is not to occur on the verge area.
- (e) Strata and community title developments may only rely on the use of visitor parking bays for visitors of the occupants of Unhosted STRA.

5.4 Dwelling Occupancy

- (a) The land use definitions provided in the Regulations prescribe a maximum of 12 persons staying in an 'Unhosted STRA' property. This LPP prescribes scenarios where further limiting occupancy is appropriate to achieve reasonable health outcomes for occupants, or to manage external impacts where the City considers 12 persons to be more intense use of the dwelling than would be reasonably expected with regard to its size, location or typology and adjacent context.
- (b) To enhance health outcomes for 'Unhosted STRA' occupants and prevent overcrowding, bedrooms in 'Unhosted STRA' should provide no less than 14 cubic meters of air space per guest (Diagram 2 refers). In addition, only a 'habitable room' can be used for sleeping purposes.

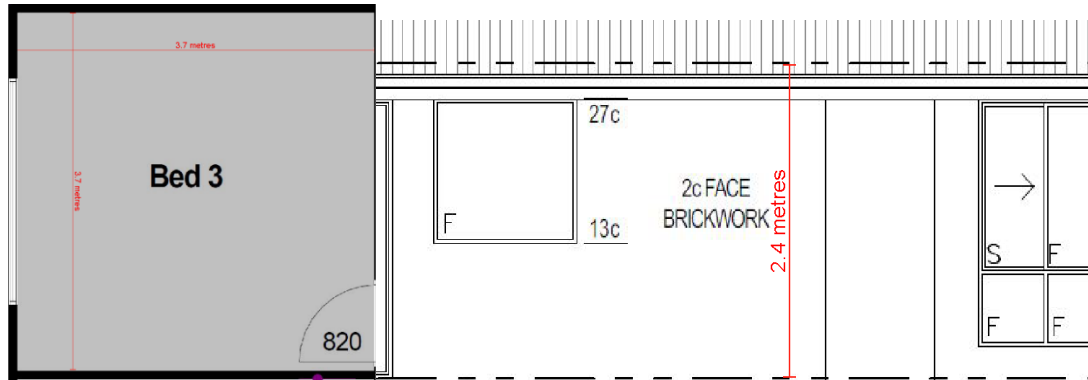


Diagram 2 - Example 3.7m (Length) x 3.7m (Width) x 2.4m (Height) = 32.85 cubic meters

#### 5.5 Signage

- (a) Signage is limited to one 'name plate' sign used to confirm the location of 'Unhosted STRA', affixed to the main façade of a building or appurtenant to the building with an area not exceeding 0.20m<sup>2</sup>.
- (b) When more than one 'Unhosted STRA' occurs from the same complex, STRA signage must be consolidated into a single sign.

#### 5.6 Servicing

- (a) 'Unhosted STRA' shall be connected to a reticulated potable water supply, or where this is not available, a 100,000 litre rainwater tank directly connected to a sustainable means of rainwater catchment, for the exclusive use of the 'Unhosted STRA'.
- (b) 'Unhosted STRA' shall be connected to reticulated sewerage, or where this is not available, be serviced by an appropriate on-site effluent disposal system with adequate capacity for the proposed number of guests.

*Note: In areas not serviced by reticulated sewage, advice should be sought from the City's Health Services prior to lodging for development approval to confirm whether the existing on-site effluent disposal system approved for the dwelling will have sufficient capacity for the proposed number of guests without the need for upgrading.*

#### 5.7 Bushfire

- (a) Where an 'Unhosted STRA' proposal is situated in a rural setting and within a Bushfire Prone Area on the Department of Fire and Emergency Services Bushfire Prone Map 'Area 2' (rural), a Bushfire Emergency Evacuation Plan (**BEEP**) is to be prepared by a suitably qualified Bushfire Practitioner in support of the Development Application.
- (b) Notwithstanding the above, 'Unhosted STRA' operators within a Bush Fire Prone Map 'Area 1' (urban) are encouraged to prepare a BEEP or a derivative thereof, which includes emergency contact details of WA Police, Ambulance, and Fire and include emergency evacuation procedures in the event of a bushfire for guests as a separate document to a House Management Plan.

*Note: Bush Fire Prone Map Area 1 (urban) comprises built-up urban areas where the risk posed by bushfire to people, property and infrastructure is lower. Bush Fire Prone Map Area 2 (rural) is any other area designed as bushfire prone.*

#### 5.8 Community Consultation

- (a) All Development Applications for the use of 'Unhosted STRA' will be advertised for public comment in accordance with Clause 64 of the Deemed Provisions of the Regulations and *Local Planning Policy - 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.

#### 5.9 Development Approval Period and Conditions

- (a) When the City considers an application for 'Unhosted STRA' to be compliant with TPS2 and this LPP, conditions of Development Approval may be applied to address, amongst other requirements, the following:

- Approval applying to a portion of the building or a separate building;
- Number of guests staying at any one time where it is considered necessary to protect the amenity of the surrounding area;
- Minimum night's stay;
- Compliance with a 'House Management Plan' and 'Code of Conduct' for guests;
- Provision of a BEEP to guests when required;
- A time limited Development Approval; and
- Any other matters deemed appropriate.

5.10 Guest Management

- (a) All 'Unhosted STRA' Development Applications must include a 'House Management Plan' addressing the following matters:
- (i) The control of noise and anti-social behaviour so as to comply with the *Environmental Protection (Noise) Regulations 1997* and avoid conflict between temporary residents and permanent residents in the area;
  - (ii) A Complaints Management Procedure for handling complaints with expected response times and the provision of the telephone number of the unhosted STRA Manager to neighbouring property owners/occupiers, for complaints;
  - (iii) Confirmation that guests will be provided with a copy of the 'Code of Conduct' (refer below) on arrival and made aware that anti-social behaviour and excessively loud noise nuisance will not be tolerated;
  - (iv) Access and any carparking arrangements, including that all car parking is to be provided on-site for duration of stay; and
  - (v) Waste management, ensuring waste generated by guests will be appropriately managed and ensuring occupants have convenient and safe access to waste management facilities.
- (b) All 'Unhosted STRA' Development Applications must include a 'Code of Conduct' addressing the following matters:
- (i) The expected behaviour of guests to minimise impact on adjoining residents including periods of 'quiet time' between 10pm to 7am;
  - (ii) Details of any relevant car parking restrictions applicable to the area;
  - (iii) Details regarding guest check-in and check-out procedures, including minimum stay or booking requirements;
  - (iv) Details regarding waste management which specify the expectations of guests about rubbish and bin collection (if applicable);
  - (v) Information on any relevant strata by-laws (if applicable);
  - (vi) Rules relating to the use of a swimming pool and/or spa (if applicable);
  - (vii) Whether or not dogs and other pets will be permitted at the property, and if so, whether or not they can be left unattended; and
  - (viii) Proposed restrictions of visitors or parties/events.

**Document Control**

Local Planning Policy – Document Control			
Version	Decision to Adopt/Amend		
1.	25 November 2025		
Public Consultation (Yes)			
WAPC Approval Required (No)		Date approved by the WAPC (if applicable)	
Document Reference	LUP/2275		
Next Review Date	25 November 2030		

**Appendices**

Definitions

- Amenity: *means all those factors which combine to form the character of an area and include present and likely future amenity.*
- Designated Bushfire Prone Area: *means the land is designated by an order made under the Fire and Emergency Services Act 1998 section 18P as a bush fire prone area.*
- Hotel: *means premises the subject of a hotel licence other than a small bar or tavern licence granted under the Liquor Control Act 1988 including any betting agency on the premises.*
- Hosted Short-Term Rental Accommodation: *means any of the following:*
- (a) *short-term rental accommodation where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the same dwelling during the short-term rental arrangement;*
  - (b) *short-term rental accommodation that is an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the other dwelling on the same lot, resides at that other dwelling during the short-term rental arrangement;*
  - (c) *short-term rental accommodation that is a dwelling on the same lot as an ancillary dwelling where the owner or occupier, or an agent of the owner or occupier who ordinarily resides at the dwelling, resides at the ancillary dwelling during the short-term rental arrangement.*
- Short-Term Rental Accommodation: *means:*
- (a) *a dwelling provided, on a commercial basis, for occupation under a short-term rental arrangement; but*

- (b) *does not include a dwelling that is, or is a part of, any of the following:*
  - (i) *an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);*
  - (ii) *a caravan park;*
  - (iii) *a lodging house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);*
  - (iv) *a park home park;*
  - (v) *a retirement village as defined in the Retirement Villages Act 1992 section 3(1);*
  - (vi) *workforce accommodation.*

Short-Term Rental Arrangement: *means:*

- (a) *an arrangement, including a lease, licence or other contract or arrangement, under which -*
  - (i) *a dwelling is provided for occupation to a person; and*
  - (ii) *the person does not occupy the dwelling for period totalling more than 3 months in any 12-month period; and*
- (b) *includes an arrangement under which the owner or occupier of the dwelling, or an agent of the owner or occupier, also resides at the dwelling.*

Unhosted Short-Term Rental Accommodation:

*means short-term rental accommodation that:*

- (a) *is not hosted short-term rental accommodation; and*
- (b) *accommodates a maximum of 12 people per night.*

Committee Voting (Carried) - 5/1

**Council Members voting for the motion:**

Mayor Buchan      Cr Jecks  
Cr Hudson          Cr Mbano  
Cr Jones

**Council Members voting against the motion:**

Cr Rudman

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

Not Applicable

**Asset Services**

**Asset Services  
Infrastructure Project Delivery**



<b>Report number / title:</b>	<b>AS-021/25</b>	<b>Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham</b>
File number:	T25/26-32	
Proponent/s		
Author:	Mr Gurjinder Gill, Supervisor Civil Projects	
Other Contributors:	Mr Ian Daniels, Manager Infrastructure Project Delivery	
Date of Committee Meeting:	17 November 2025	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role:	Executive	
Attachments:	1. Financial Implications <i>Confidential Attachment as per Section 5.23(2)(e) of the Local Government Act 1995</i>	
Maps/Diagrams:	1. Site Location: Intersection of Read Street and Patterson Road 2. Site Location: Intersection of Read Street and Commodore Drive 3. Site Location: Intersection of Read Street and Farris Street 4. Site Location: Intersection of Read Street and Leghorn Street 5. Site Location: Intersection of Read Street and Swinstone Street 6. Site Location: Intersection of Read Street and Robinson Road	
Site:		
Lot Area:		

*Note: As there were questions on Item AS-021/25 - Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham relating to the confidential attachment it would be dealt with behind closed doors at Item 18 - Matters behind closed doors.*

<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>
	<p><b>Moved Cr Hudson, seconded Cr Jecks:</b></p> <p>That the Planning and Asset Services Committee <b>CLOSES</b> the meeting to the members of the gallery in accordance with section 5.23(2)(c) of the <i>Local Government Act 1995</i> to allow the Planning and Asset Services Committee to discuss Item AS-021/25 - Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham.</p> <p style="text-align: right;">Committee Voting (Carried) - 6/0</p> <p><b>5:36pm</b> The Chairperson requested that members of the gallery depart the meeting. The meeting resumed behind closed doors.</p>

## Asset Services

### Asset Services Infrastructure Project Delivery



<b>Report number / title:</b>	<b>AS-021/25</b>	<b>Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham</b>
File number:	T25/26-32	
Proponent/s		
Author:	Mr Gurjinder Gill, Supervisor Civil Projects	
Other Contributors:	Mr Ian Daniels, Manager Infrastructure Project Delivery	
Date of Committee Meeting:	17 November 2025	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's Role:	Executive	
Attachments:	2. Financial Implications	<i>Confidential Attachment as per Section 5.23(2)(e) of the Local Government Act 1995</i>
Maps/Diagrams:	1. Site Location: Intersection of Read Street and Patterson Road	
	2. Site Location: Intersection of Read Street and Commodore Drive	
	3. Site Location: Intersection of Read Street and Farris Street	
	4. Site Location: Intersection of Read Street and Leghorn Street	
	5. Site Location: Intersection of Read Street and Swinstone Street	
	6. Site Location: Intersection of Read Street and Robinson Road	
Site:		
Lot Area:		

## Purpose of Report

To provide Council with details of the Tender submissions received for Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham document the results of the Tender assessment and make recommendations regarding award of the contract.

## Background

Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham was advertised in the West Australian newspaper on Saturday, 23 August 2025. The Tender closed at 2.00pm, Wednesday, 8 October 2025 and was publicly opened immediately after the closing time.

## Details

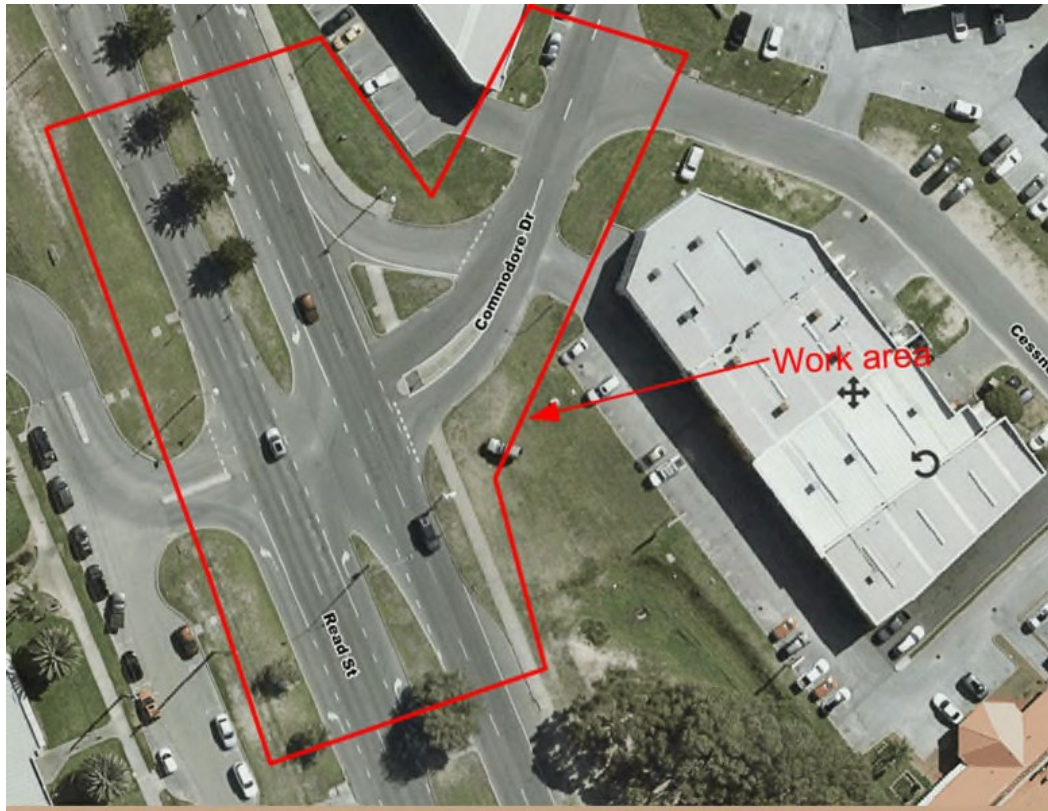
The works under this contract is for the upgrade of six intersections on Read Street starting from Patterson Road to Robinson Road, which includes:

- Road widening and modifications
- Median island installations and cut throughs
- Turning pocket extensions
- Drainage installation
- Footpath modifications
- Irrigation and landscaping works.

In addition, Western Power will be upgrading the street lighting at all the intersections as part of this project.



1. Site Location: Intersection of Read Street and Patterson Road



2. Site Location: Intersection of Read Street and Commodore Drive



3. Site Location: Intersection of Read Street and Farris Street



4. Site Location: Intersection of Read Street and Leghorn Street



5. Site Location: Intersection of Read Street and Swinstone Street



6. Site Location: Intersection of Read Street and Robinson Road

The contract will commence in January 2026 and is expected to be completed by June 2026.

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	
PCH Civil	26.2	25.3	40	91.5	1
WCP	23.3	18.7	23.4	65.4	2
Has Earthmoving	21.7	22.7	18.2	62.6	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**

As part of the project planning and design, several government agencies have been contacted as follows:

- (a) Western Power in relation to the upgrade to streetlights and movement of electrical pits; and
- (b) Main Roads Western Australia for the installation of line marking, signage and relocation of school speed zone electronic signs.

**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**

In accordance with Executive Standard - Purchasing of Goods and Services, 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 financial implications are shown in the confidential attachment.

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

Nil

## Comments

In the design concept and detailed design process, community consultation was undertaken to inform the project development.

Tenderers were required to supply information addressing level of service, including demonstrated relevant industry experience, available resources, qualified personnel, methodology for undertaking the works, quality accreditation systems, in addition to an understanding of Tender requirements.

Following consideration of the submissions in accordance with the Tender assessment criteria, PCH Civil Pty Ltd demonstrated a high level of previous experience in demolition, earthworks and pavement construction in similar projects for Local Governments. They also demonstrated their capability, capacity, resources and personnel to undertake the works and provided a competitive price, a detailed method statement and schedule highlighting their understanding of the works.

All Tenderers demonstrated a capability to undertake the works, however, the submission received from PCH Civil Pty Ltd is considered the best value to the City of Rockingham and therefore recommended as the preferred Tenderer.

## Voting Requirements

Simple Majority

### Officer Recommendation

That Council **ACCEPTS** the Tender submitted from PCH Civil Pty Ltd, 267 St Georges Terrace, Perth WA 6000 for Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham in accordance with the Tender documentation for the lump sum in accordance with Confidential Attachment 1.

### Committee Recommendation

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

That consideration of Item AS-021/25 - Tender T25/26-32 - Provision of Services for Civil Infrastructure Enhancements for Six (6) Intersections on Read Street, Rockingham be deferred until the 25 November 2025 meeting of Council.

Committee Voting (Carried) - 6/0

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

Pending receipt of further information.

**Moved Cr Jecks, seconded Cr Hudson:**

That the Planning and Asset Services Committee meeting be **OPENED** to the public.

Committee Voting (Carried) - 6/0

**5:42pm** The Chairperson invited members of the gallery to rejoin the Planning and Asset Services Committee meeting and read aloud the Committee Recommendation carried behind closed doors.

<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 8 December 2025</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, and declared the meeting closed at <b>5:43pm</b> .