

Planning and Asset Services Committee

Moved Cr Jones, seconded Cr Jecks:

That with the exception of Item PD-020/26 which is to be considered separately, the Committee Recommendations for Items PD-019/26, PD-021/266 and AS-015/26 be adopted en bloc.

Carried – 11/0

Council Members voting for the motion:

Mayor Buchan
Cr Crichton
Cr Jecks
Cr Liley
Cr Middlecoat
Cr Rudman

Deputy Mayor Schmidt
Cr Hudson
Cr Jones
Cr Mbano
Cr Robertson

Council Members voting against the motion:

Nil

Planning and Development Services Statutory Planning Services



Report number / title:	PD-019/26	Proposed Road Closure - Portion of Long Beach Rise and Sea Beach Way, Port Kennedy
File number:	LUP/2290	
Applicant:	Veris on behalf of Western Australia Beach and Golf Resort Pty Ltd	
Owner:	Crown Land	
Author:	Mr Neels Pretorius, Planning Officer	
Other Contributors:	Mr David Waller, Coordinator Statutory Planning Mr Mike Ross, Manager Statutory Planning	
Date of Committee meeting:	18 May 2026	
Previously before Council:		
Disclosure of Interest:		
Nature of Council's role:	Executive	
Attachments:		
Maps / Diagrams:	1. Location Plan 2. Aerial Proposed Road Closure (April 2026) 3. Approved Kennedy Bay Structure Plan 4. Subdivision Staging Plan 5. Subdivision Approval (2021) 6. Aerial Photograph prior to road realignment (Jan 2026) 7. Proposed Road Closure 666m² 8. Proposed Road Closure and Amalgamation 9. Photograph depicting the re-alignment of Long Beach Rise	
Site:	Lot 3017 on DP 413840 Long Beach Rise and part of Sea Beach Way	
Lot Area:	666m ²	

LA Zoning:

Development

MRS Zoning:

Urban

Purpose of Report

To consider proceeding with a minor road closure for a portion of Long Beach Rise and Sea Beach Way, Port Kennedy to enable its amalgamation with an adjoining local Recreation Reserve (Reserve 48929) and if supported, complying with the process including advertising the road closure, as required under the *Land Administration Act 1997 (WA)*.



1. Location Plan



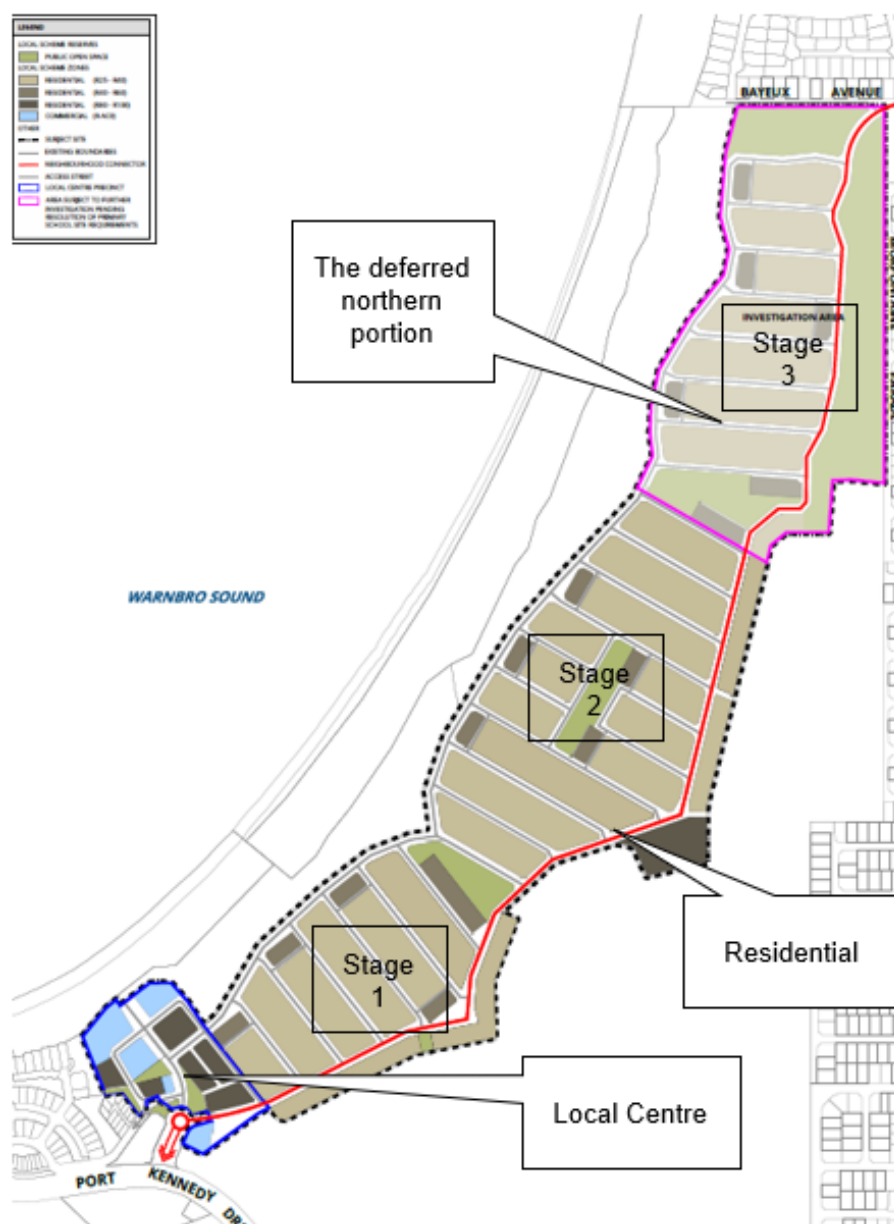
2. Aerial Proposed Road Closure (April 2026)

Background

The Kennedy Bay Estate is a planned coastal community being developed in stages between the Links Kennedy Bay Golf Course and the coast, Port Kennedy. The developer is the Western Australia Beach & Golf Resort Pty Ltd (**WABGR**).

Structure Plan

In 2020, the Western Australian Planning Commission (**WAPC**) conditionally approved the Kennedy Bay Structure Plan over the southern portion of the proposed estate but deferred approving the northern portion pending further investigations into the provision of a Primary School site and other associated matters. While planning has progressed, the northern portion of the Structure Plan has yet to be approved by the WAPC. The Structure Plan is shown in Figure 3 below.



3. Approved Kennedy Bay Structure Plan

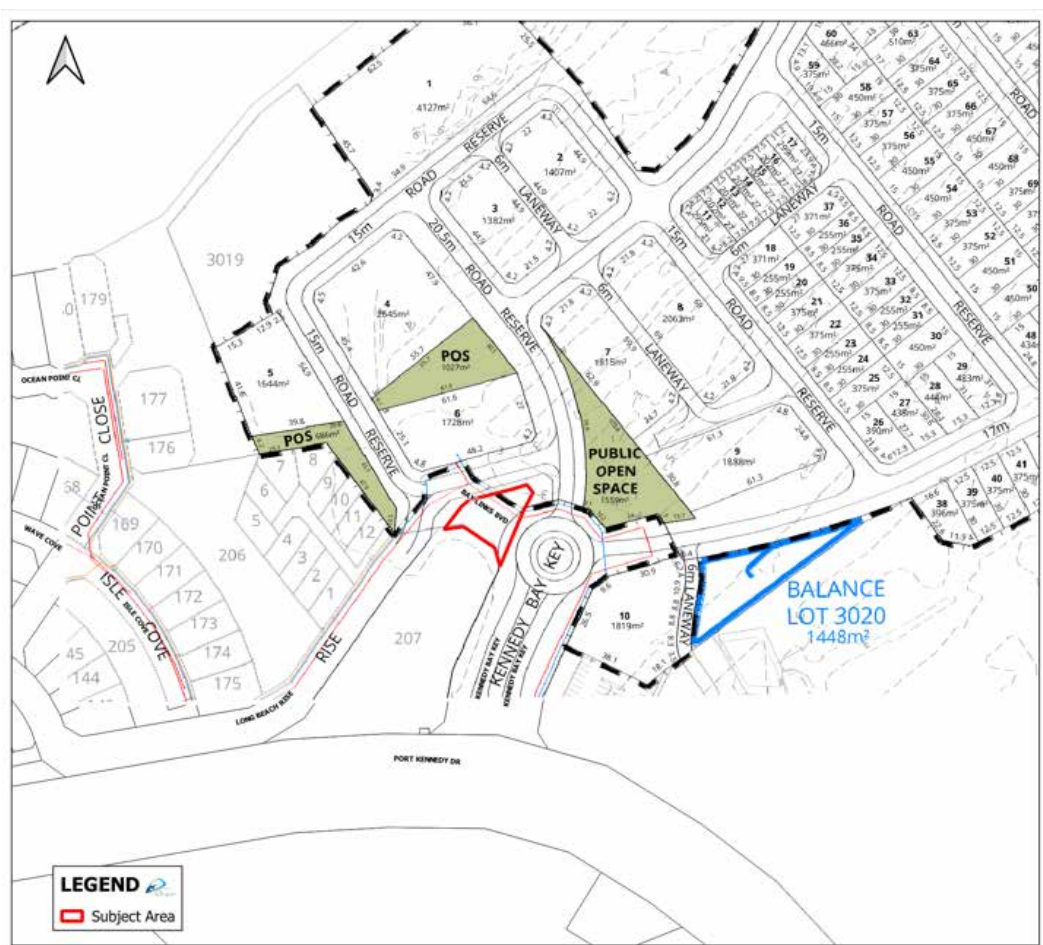
Subdivision Approvals

The WAPC has granted Subdivision Approval for Stages 1 and 2 of the Kennedy Bay Estate. The overall subdivision staging strategy is shown in Figure 4 below. The Subdivision Approval for the Stage 1 included the realignment of Long Beach Rise into the Long Beach Estate being part of the original Port Kennedy Resort development.

Subdivision works have already occurred to realign Long Beach Rise in accordance with the 2021 Subdivision Approval.



4. Subdivision Staging Plan



5. Subdivision Approval (2021)



6. Aerial Photograph prior to road realignment (Jan 2026)

In March 2026, the City of Rockingham (**City**) received an application from WABGR for closure of a part of Long Beach Rise and Sea Beach Way adjacent to Kennedy Bay Key. The land subject of the road closure (666m²) is to be amalgamated with the adjoining Lot 207 (Reserve 48929). Reserve 48929 is a 'C' class Crown reserve that is under the care, control and management of the City for 'Recreation' purposes.

INSET ROAD CLOSURE
FORMER PT LOT 3017 DP 413840 LONG BEACH RISE & SEA BEACH WAY

SEA BEACH WAY

LONG BEACH RISE

Road Closure

666m²

KENNEDY BAY ENTRANCE

207
DP 219417

SCALE 1:500

273-P05
1748m²

1748m²

274-P05
1367m²

SEA BEACH WAY

LONG BEACH PIKE

KENNEDY BAY ENTRANCE

1207

10

1783m²

103 Δ

9510 Δ

9509 Δ

9500 Δ

221 Δ

7003 Δ

Which existing services in the Road reserve are being removed and which will remain. Easements will need to be created to cover remaining services.

Create Road Widening for existing Transformer .

Road widening

Create new Lot 1207 to include road closure into Existing Reserve 48929 Lot 207 on DP219417

Road Closure in Red to be closed and included into abutting reserve

Mayor Lorna Buchan



9. Photograph depicting the re-alignment of Long Beach Rise

Implications to Consider

a. Consultation with the Community

In order to comply with Section 58 of the *Land Administration Act 1997 (Act)* and regulation 9 of the *Land Administration Regulations 1998 (LAR)*, a resolution of the Council is required to progress the closure of the portion of road reserve. Under the Act, the City is required to advertise the proposed road closure 'by way of a publication in a local newspaper' seeking public comment for a period of 35 days.

b. Consultation with Government Agencies

The following government agencies will be consulted during the advertising period:

- (i) Department of Planning, Lands and Heritage;
- (ii) Main Roads WA;
- (iii) Western Power;
- (iv) Water Corporation;
- (v) Department of Water and Environmental Regulation; and
- (vi) Telstra

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 Community Plan 2023-2033:

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

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

d. Policy

Nil

e. Financial

Nil

f. Legal and Statutory

The responsibility for determining applications for the closure of road reserves rests with the Minister for Lands on advice from the Department of Planning, Lands and Heritage following a request from the Local Government.

The process to be followed for road closure by a local government is set out in section 58 of the *Land Administration Act 1997 (WA)* and the *Land Administration Regulations 1998 (WA)* as follows:

Land Administration Act 1997 (WA)

Section 58 Closure of road at request of local government

- (1) *If a local government considers that a road in its district should be closed permanently, the local government may, in accordance with the regulations, request the Minister to close the road.*

Land Administration Regulations 1998 (WA)

Regulation 9 Requirements for closure of road at request of local government (Act s. 58)

- (1) *Before passing a resolution to make a request to the Minister under section 58(1) of the Act for the Minister to close a road permanently, a local government must publish an advertisement containing —*
- (a) notice of motion for the resolution; and*
 - (b) an invitation to the public to make submissions to the local government on the proposed closure within the period (the **submission period**) of 35 days after the day on which the advertisement is published*
- (2) *The advertisement must be published in either or both the following ways —*
- (a) in a newspaper circulating in the district of the local government; and*
 - (b) on the website of the local government.*
- (3) *The local government must not pass the resolution to make a request to the Minister unless —*
- (a) the submission period has ended; and*
 - (b) the local government has considered any submissions made to it within the submission 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

Given the minor extent of the proposed road closure, which will facilitate consistency with the approved Kennedy Bay Structure Plan and Subdivision Approval, it is recommended that Council initiate the road closure for the identified portion on Kennedy Bay Rise, Kennedy Bay.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

1. **SUPPORTS** the closure of portions of Long Beach Rise and Sea Beach Way, Port Kennedy subject to fulfilling the requirements of the *Land Administration Act 1997 (WA)* and *Land Administration Regulations 1998 (WA)*, including publishing an advertisement containing a notice of motion of the resolution and inviting public submissions.
2. **PROPOSES** a notice of motion for the purpose of Regulation 9 of the *Land Administration Regulations 1998 (WA)*, as follows:
*That Council **APPROVES** making a request to the Minister under section 58(1) of the Land Administration Act 1997 (WA) for the Minister to close portions of Long Beach Rise and Sea Beach Way, Port Kennedy permanently.*
3. **DIRECTS** the Chief Executive Officer to publish an advertisement as required by the *Land Administration Regulations 1998 (WA)* containing the above notice of motion of the resolution; and inviting the public to make submissions to the City on the proposed closure within the submission period, as follows:

CITY OF ROCKINGHAM

CLOSURE OF A PORTION OF LONG BEACH RISE AND SEA BEACH WAY, PORT KENNEDY

Notice is hereby given that the Council, at its Ordinary Meeting held on 26 May 2026, resolved to support closing portions of Long Beach Rise and Sea Beach Way, Port Kennedy.

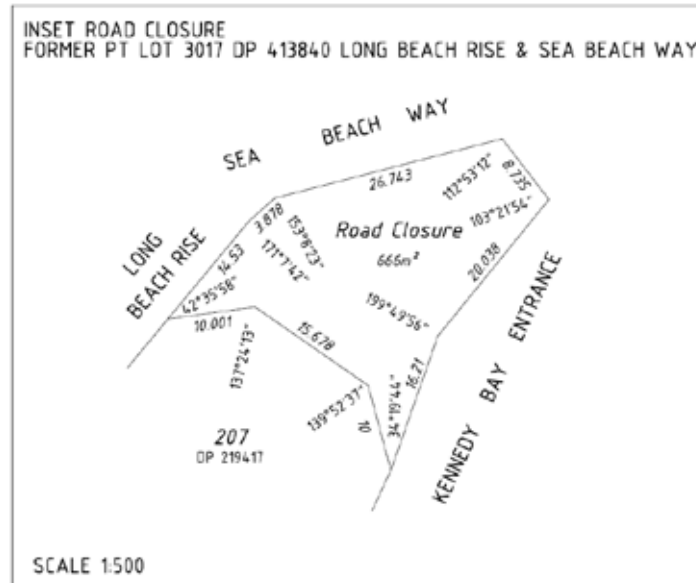
The purpose of the road closure is to enable its amalgamation with the adjoining Reserve 48929 Lot 207 DP 219417.

A copy of the 26 May 2026 Council Minutes can be viewed on the City's Website at www.rockingham.wa.gov.au then follow the links from 'Council' to 'Council and Committee Meetings' and then 'Council Meeting Agendas and Minutes'.

*Written submissions on the proposed Road Closure should be directed to the Chief Executive Officer, City of Rockingham, PO BOX 2142, Rockingham DC 6967 and be received no later than **[* date to be inserted]** 2026.*

Please note that any written submission received in response to this invitation may be placed on the public record and be available for inspection.

MICHAEL PARKER
CHIEF EXECUTIVE OFFICER



Committee Recommendation

That Council:

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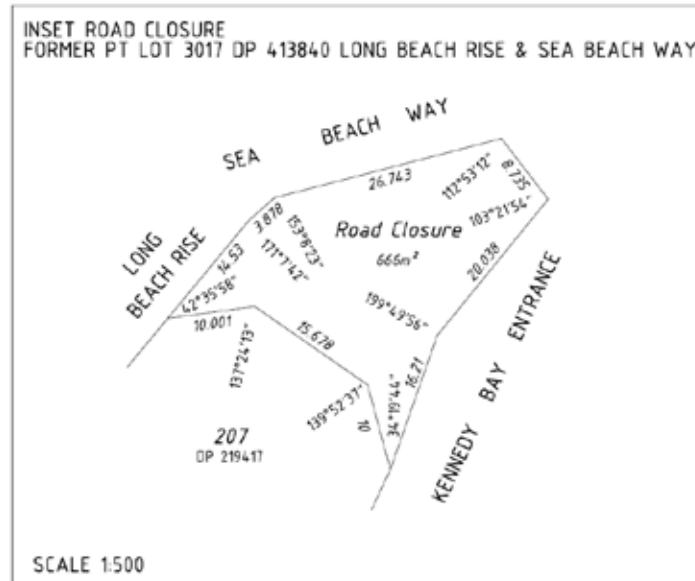
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Committee Voting (Carried) - 6/0

Council Members voting for the motion:

Mayor Buchan
Cr Rudman
Cr Jecks

Cr Mbano
Cr Robertson
Cr Jones

Council Members voting against the motion:

Nil

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

Not Applicable

Council Resolution

That Council:

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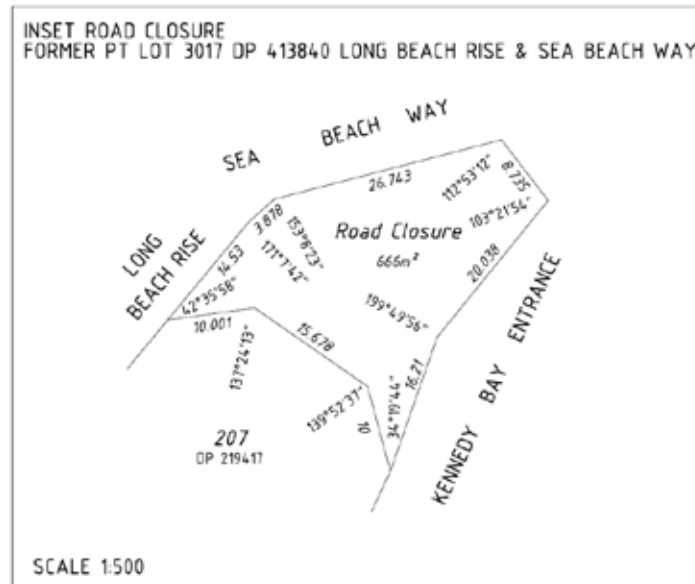
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MICHAEL PARKER
CHIEF EXECUTIVE OFFICER



Carried en bloc

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

Not Applicable