

REVIEW OF CITY OF ROCKINGHAM LOCAL PLANNING SCHEME NO. 2

Purpose

In accordance with Part 6, Division 1, Regulation 66(3) of the Planning and Development (Local Planning Scheme) Regulations 2015, the Council must consider a Report on its Scheme and determine whether the Scheme:

- (i) is satisfactory in its existing form; or
- (ii) should be amended; or
- (iii) should be repealed and a new scheme prepared in its place.

This Scheme Review Report examines the following matters within the review period from the gazettal of Town Planning Scheme No.2 in November 2004 to June 2021:

- Age of Scheme and extent of Amendments;
- Extent of development that has occurred since gazettal of the Scheme;
- Status of the City's Planning Policy framework;
- Structure Plan activity;
- Anticipated population change;
- The State's Strategic Planning Framework (Perth and [Peel@3.5million](#));
- Planning for the Rockingham Strategic Metropolitan Centre;
- Studies undertaken to date to inform preparation of the Local Planning Strategy; and
- The City's Strategic Community Plan.

Background

Location

The City of Rockingham (City) is located approximately 40 kilometres south-west of the Perth CBD and has a total land area of approximately 260 square kilometres. The following suburbs are located within the City's boundaries: Baldivis, Cooloongup, East Rockingham, Garden Island, Golden Bay, Hillman, Karnup, Port Kennedy, Rockingham, Safety Bay, Secret Harbour, Shoalwater, Singleton, Waikiki and Warnbro. The City has 37 kilometres of coastline, and has both Garden and Penguin Island within its boundaries.

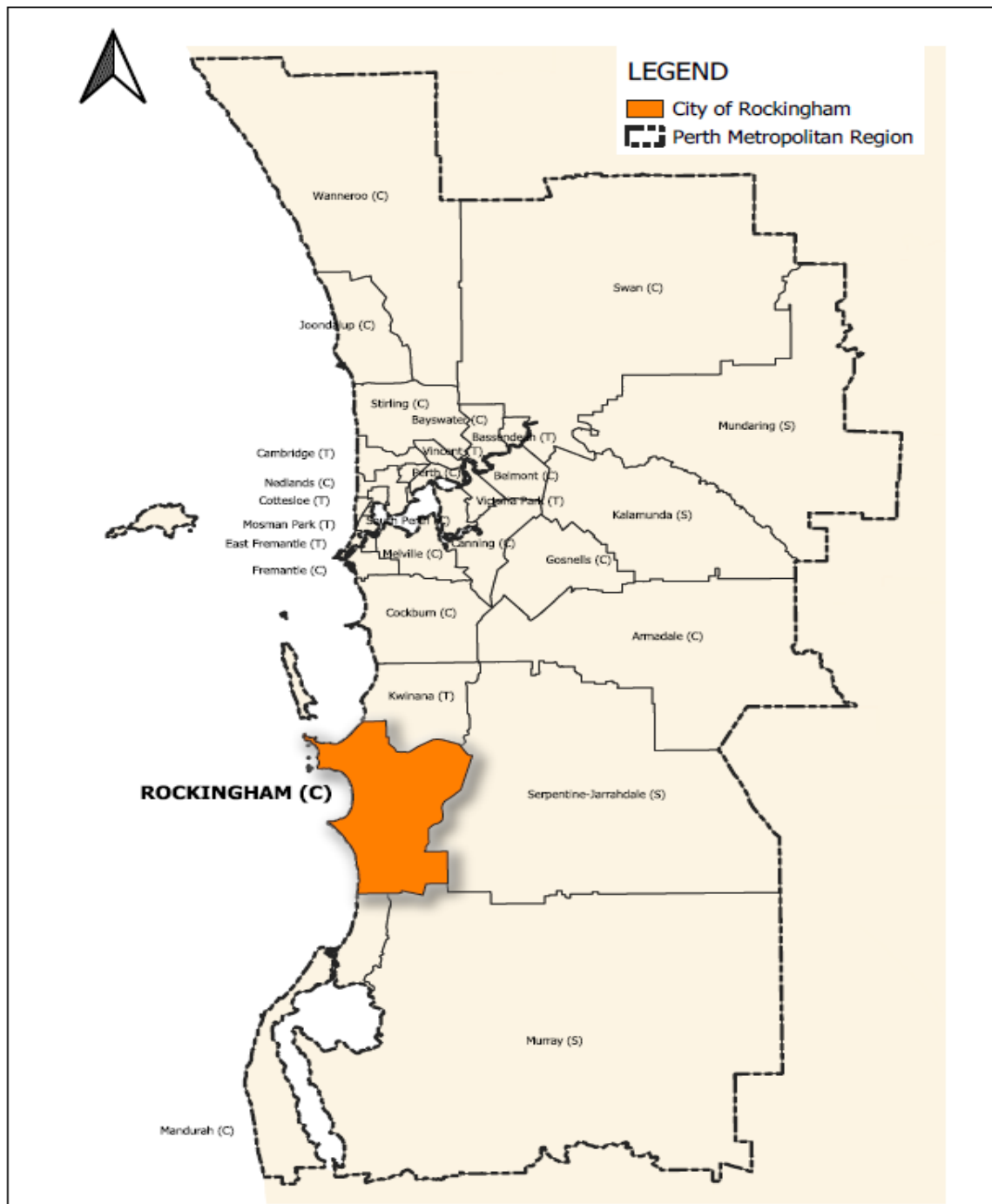


Figure 1 - Location

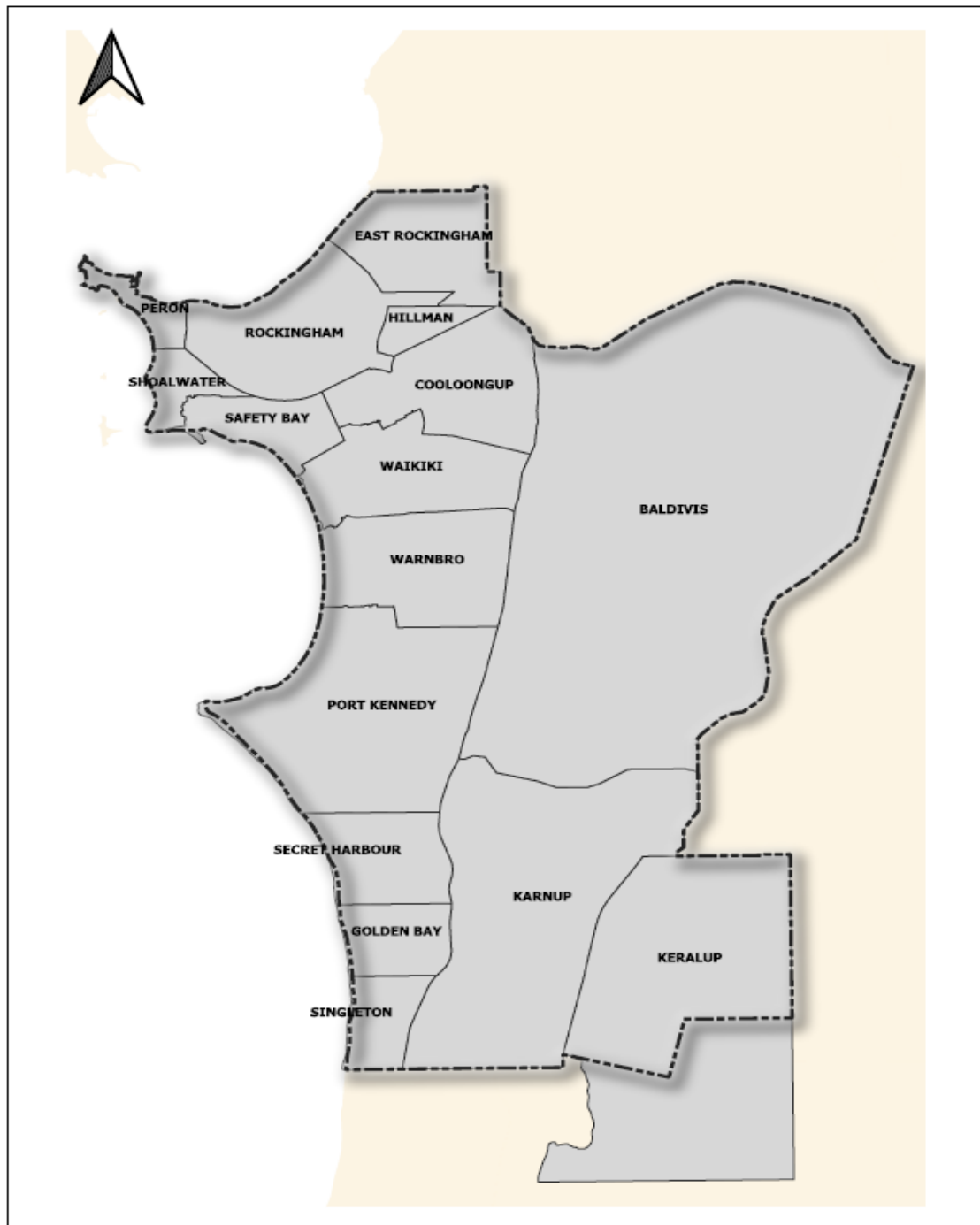


Figure 2 - Location Showing Existing Suburbs

History

The City of Rockingham is within Noongar Country (*Noongar boodjar*) and is the traditional land of the Wadjak and Pindjar tribes. Originally constituted as a Roads Board on 21 May 1897, Rockingham became the Shire of Rockingham on 1 July 1961, and the City of Rockingham on 12 November 1988. Rockingham is named after the ship Rockingham, which brought settlers to the area

Initial population growth occurred around the Rockingham and the Shoalwater/Safety Bay areas, followed by Warnbro, Golden Bay and Singleton. Population growth expanded significantly beginning in the 1980's and 1990's, with expansion of existing suburbs and the development of new suburbs at Waikiki, Port Kennedy, Secret Harbour and Baldivis.

Environment

The City of Rockingham is situated in the unique biogeographic region of south-western Australia, which is classed as one of the 35 global biodiversity hotspots. These hotspots are identified on the basis of containing large numbers of endemic species that are found nowhere else on Earth, while also being vulnerable to significant threats.

At least 20% of the total municipality area is reserved for conservation, foreshore and public open space areas ceded to the Crown through the land subdivision process, for the purpose of public recreation.

Significant environmental values within the City of Rockingham include:

- Rockingham Lakes Regional Park (including Cape Peron, Paganoni Swamp as well as Lakes Richmond, Cooloongup and Walyungup);
- The globally unique Lake Richmond Thrombolite Community;
- Shoalwater Islands Marine Park, including the Penguin Island Little Penguin Colony;
- A dynamic coastline that stretches over 37km in length;
- Port Kennedy Scientific Park and the Becher Suite Wetlands;
- Anstey, Stakehill and Tamworth Hill Swamps; and
- The Baldivis Tramway and numerous other bushland reserves.

Approximately 28% of natural areas exist on private land, with the remaining 72% located on public land which is predominantly under the management responsibility of the City and the Department of Biodiversity, Conservation and Attractions. Environmental values within City managed conservation reserves are protected through implementation of the actions listed in the City's Natural Area Conservation Strategy.

Areas with significant environmental attributes and green canopy are located within private land are currently not well protected or managed. The City is currently preparing an Environmental Protection Strategy which considers the environmental values contained and will provide recommendations with respect to:

- Protecting and enhancing priority local natural areas, and environmental values on private land.
- Increasing canopy cover through development, with tree protection and new planting.
- Protecting wetlands (REWs and CCWs) on private land, ensuring adequate buffers are in place.
- Conducting a review of the local policy framework for environmental planning and protection

Recommendation 1: Preparation of a new Town Planning Scheme to consider and address the outcomes of the Environmental Protection Strategy when complete.

Population

The City of Rockingham has experienced substantial and sustained growth over the review period (November 2004 – June 2021). The City population has increased growing from 70,008 in 2001 to an estimated 139,613 in 2021.

The City of Rockingham has grown at a faster rate than the Perth average and it is anticipated that the City will continue to grow to 158,084 in 2026 and 239,147 by 2046 (Forecast id). This is outlined in Table No.1 below:

Table No.1

Total Population Change*	
2001	70,009
2006	87,033
2011	109,415
2016	128,992
2021	139,613

*Source: ABS Statistics

Predominant Land Uses

The Rockingham City Centre is identified by the State Government as a Strategic Metropolitan Centre in *State Planning Policy 4.2 'Activity Centres for Perth and Peel'* (SPP 4.2) and the *Perth and Peel@3.5million* suite of planning documents.

The City also contains three established district centres in Baldivis, Secret Harbour and Warnbro. A future District Centre and Specialised Centre have been nominated within Karnup under the Framework and SPP 4.2.

Outside the City Centre there is a network of mixed use, local and neighbourhood commercial areas serving and providing focal points for the City's suburbs. Further sources of employment include the Rockingham Industrial zone, Port Kennedy Business Enterprise zone and employment over Rural zoned land within the eastern portion of the district.

The City contains following land uses and facilities that are of state and regional significance including:

- East Rockingham Industrial Precinct which contains but is not limited to:
 - CBH Grain Terminal;
 - East Rockingham Wastewater Treatment Plant; and
 - The Waste to Energy Power Station (under construction)
- Baldivis District Sporting Complex;
- HMS Stirling located on Garden Island;
- Lark Hill Sportsplex and Thoroughbred Training Facility;
- Passenger Railway Stations at Rockingham and Warnbro;
- Rockingham Beach Foreshore Coastal Node;
- Rockingham Centre Regional Centre;
- Rockingham General Hospital;
- Rockingham Landfill Facility;
- Rockingham Regional Memorial Park; and
- South Metropolitan TAFE.

Transport and Logistics

With regards to access and transport, the City of Rockingham is serviced by:

- Rockingham Train Station which provides for connecting bus services throughout the District and into the City of Kwinana.
- The Rockingham City Centre Transit System which provides a circular priority public transport connection between the Rockingham Train Station, through to the Rockingham City Centre and the Rockingham Beach Foreshore.
- Warnbro Train Station, adjacent to Lake Walyungup and the Rockingham Lakes Regional Park.
- A network of bicycle routes which service the city and provide connections (or are planned to provide connections) via the Perth Bicycle Network to other metropolitan locations.
- A freight rail line from Fremantle, which also provides bulky goods and materials to regional areas south of Perth.
- Metropolitan road freight network links and vehicular traffic including; Kwinana Freeway, Dixon / Mundijong Road, Ennis Avenue and Read Street / Warnbro Sound Avenue.

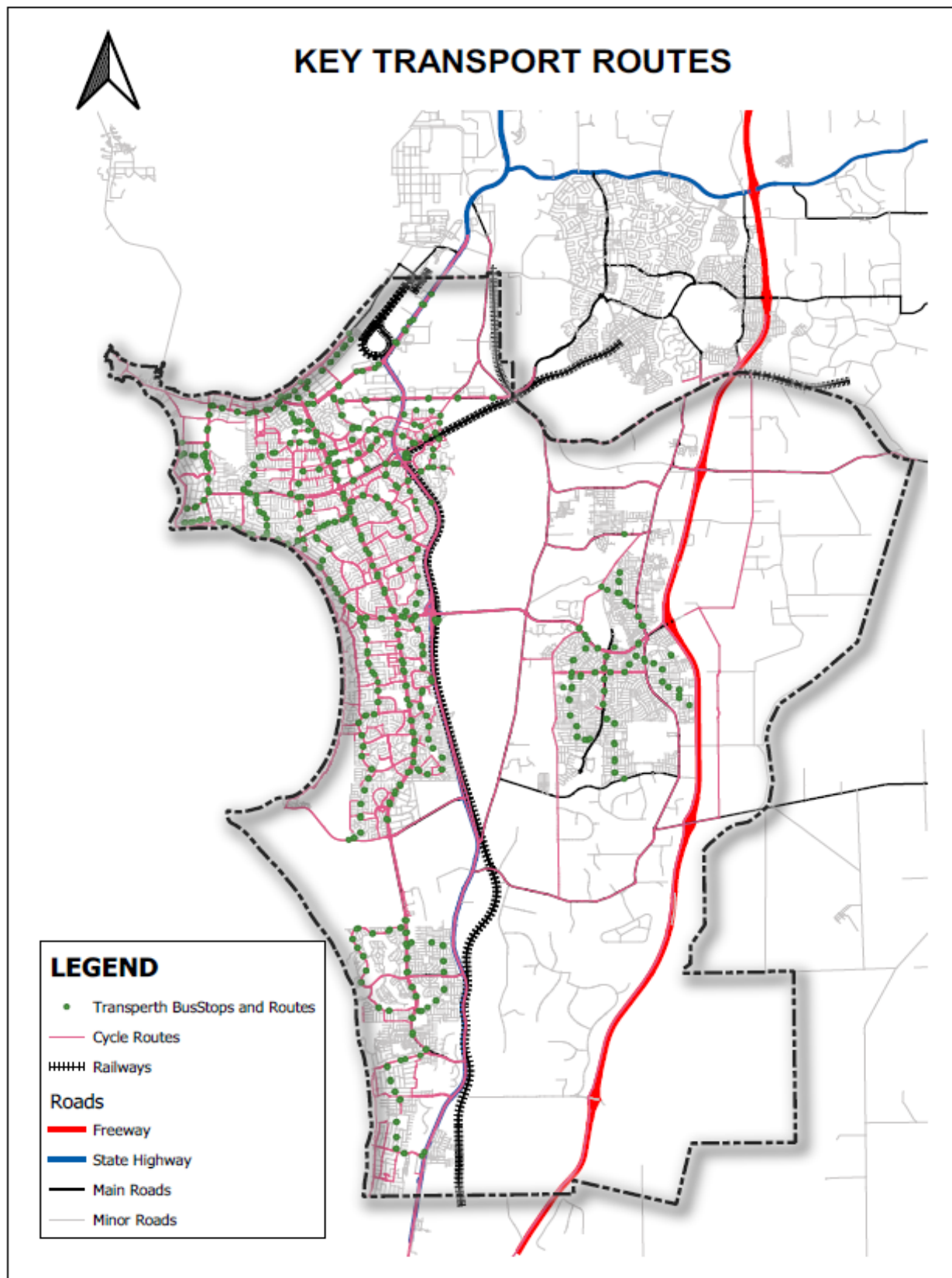


Figure 3 - Transport Network

Scheme Details

The City's Town Planning Scheme No. 2 (TPS2) was adopted by resolution by the City Rockingham on 26 August 1997. TPS2 was adopted for final approval by resolution on 27 August 2002 and, a modified version of TPS2 was adopted for final approval on 24 August 2004. TPS2 was gazetted on 19 November 2004.

The City does not have currently have a Local Planning Strategy (LPS), as one was not required at the time of TPS2's preparation. Instead, the City has a range of Strategies and Policies that have guided planning in the City and informed TPS2; including:

- Rockingham Strategic Regional Centre Planning Framework (which includes the Centre Plan and suite of Development Policy Plans for each sector of the City Centre);
- Rural Land Strategy;
- Local Commercial Strategy;
- Public Open Space Strategy;
- District Centre Plans;
- East Rockingham Development Guidelines; and
- Various other Local Planning Policies.

Strategic Context

Scheme Amendments

The City has 183 listed scheme amendments that have been forwarded to the WAPC for gazettal (refer Appendix 1). The gazetted amendments have ensured the City's Scheme has remained contemporary and responsive to changes in the within the Planning Framework.

Key Amendments to TPS2 include the following changes:

- The introduction of new zones to outline objectives and guide development for the City's major activity centres, including the Strategic Metropolitan Centre and District Town Centre zone.
- The introduction of the City's Community Infrastructure Developer Contribution Scheme No.2 to outline the mechanism for the delivery of community infrastructure in accordance with the City's adopted Community Infrastructure Plan.
- Changes to address the introduction of the Planning and Development (Local Planning Schemes) Regulations 2015 and include definitions and provisions specified by the Model Scheme Text (MST).
- Omnibus Amendments prepared to progressively update the Scheme to improve planning processes, land use interpretations and development standards within the Scheme area.
- Normalisation of 31 of the City's completed Structure Plans that are located in the 'Development' zone into the Scheme Maps.
- Changes within the City's 'Rural', 'Special Rural' and 'Special Residential' zones.
- Amendments to the introduction or removal of Additional Use and Special Use provisions.

A comprehensive Scheme Review will allow the City to implement key planning outcomes identified through the new Local Planning Strategy and Strategic Metropolitan Centre Plan Review, which is being developed in tandem with the Scheme Review.

An initial review completed by the City has determined that there are opportunities to reduce duplication and provide a simplified Scheme and Local Planning Policies. A comprehensive review all policies will occur as a result of the LPS process.

Recommendation 2:

Preparation of a new Town Planning Scheme should address the following:

- **Standardisation of zones in accordance with the Model Scheme Text;**
- **Implement recommendations of the Centre Plan Review;**
- **Introduction of zones for the complete hierarchy of activity centres;**
- **Review of the City's development standards; and**
- **Review and update of Scheme Objectives.**

Local Planning Strategy Amendments

As noted above, the City does not have currently have a Local Planning Strategy (LPS), as one was not required at the time of TPS2's preparation. Instead, the City has a range of Strategies and Policies that have guided planning in the City and informed TPS2.

These have been the subject of regular review and update and are outlined in Table No.2 as follows:

Table No.2 - Applicable Local Planning Policies

Document	Adopted	Last Reviewed
Planning Policy 3.1.1 - Rural Land Strategy	December 2003	July 2020
Planning Policy 3.1.2 - Local Commercial Strategy	February 2004	Currently under review
Planning Policy 3.2.1 - Development Policy Plan - City Centre Sector	August 2010	Currently under review
Planning Policy 3.2.2 - Development Policy Plan - Smart Village Sector	April 2012	Currently under review
Planning Policy 3.2.3 - Secret Harbour Town Centre	February 2009	February 2009
Planning Policy 3.2.4 - Baldivis Town Centre	August 2013	Currently under review
Planning Policy 3.2.5 - Development Policy Plan - Waterfront Village Sector	November 2009	Currently under review
Planning Policy 3.2.6 - Development Policy Plan - Northern Waterfront Village Sector	September 2013	Currently under review
Planning Policy 3.2.8 - Development Policy Plan - Campus Sector	September 2015	Currently under review
Planning Policy 3.2.9 - Development Policy Plan - Eastern Sector	March 2015	Currently under review

Document	Adopted	Last Reviewed
Planning Policy 3.2.12 - Development Policy Plan - Southern Gateway and Rockingham Station Sectors	August 2016	Currently under review
Planning Policy 3.3.1 - Control of Advertisements	December 2009	February 2019
Planning Policy 3.3.2 - Bed and Breakfast Accommodation	May 2008	July 2018
Planning Policy 3.3.4 - Cash-in-Lieu of Car Parking	May 2008	May 2008
Planning Policy 3.3.5 - Child Care Premises	May 2008	June 2011
Planning Policy 3.3.6 - Development Guidelines for Special Residential Zones	May 2008	May 2008
Planning Policy 3.3.7 - Display Home Centres	May 2008	May 2008
Planning Policy 3.3.8 - East Rockingham Development Guidelines	May 2008	March 2019
Planning Policy 3.3.9 - Fast Food Outlets	May 2008	March 2019
Planning Policy 3.3.10 - Home Occupations and Home Businesses	May 2008	May 2008
Planning Policy 3.3.11 - Motor Vehicle Wrecking Premises	May 2008	May 2008
Planning Policy 3.3.13 - Parking of Commercial Vehicles	May 2008	August 2019
Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities	April 2009	December 2019
Planning Policy 3.3.15 - Bulk Earthworks	August 2014	August 2014
Planning Policy 3.3.16 - Telecommunications Infrastructure	May 2008	May 2008
Planning Policy 3.3.17 - Variations to Building Envelopes	May 2008	November 2011
Planning Policy 3.3.18 - Salvage Yards	May 2008	May 2008
Planning Policy 3.3.19 - Licensed Premises	November 2009	April 2017
Planning Policy 3.3.20 - Residential Design Codes	March 2009	October 2016
Planning Policy 3.3.21 - Heritage Conservation and Development	December 2010	April 2018
Planning Policy 3.3.22 - Medium-Density Single House Development Standards - Development Zones	June 2016	June 2016
Planning Policy 3.3.23 - Waikiki Hotel Site - Urban Design Guidelines	December 2017	December 2017
Planning Policy 3.3.24 - Parklets	October 2019	October 2019
Planning Policy 3.3.25 - Percent for Public Art - Private Developer Contribution	January 2021	January 2021

Document	Adopted	Last Reviewed
Planning Policy 3.4.1 - Public Open Space	February 2009	February 2009
Planning Policy 3.4.2 - Subdivision Fencing	February 2009	February 2009
Planning Policy 3.4.3 - Urban Water Management	March 2018	December 2019
Planning Policy 7.1 - East Rockingham Industrial Park: Environmental Planning	April 2004	April 2004
Planning Policy 7.2 - Local Bushland Strategy	December 2001	December 2001
Planning Policy 7.3 - Cockburn Sound Catchment	June 2004	June 2004
Planning Policy 7.4 - Design Review Panel	August 2017	August 2017

Recommendation 3:

Preparation of the new Scheme is required to:

- **Ensure the Local Planning Framework has given due regard to all applicable State Planning Policies.**
- **Review development standards and requirements contained within the Scheme Text.**

Development Activity

Structure Plans

The City has experienced significant development within its 'Development' zone since the gazettal of TPS2 specifically in the suburbs of Baldivis, Golden Bay, Karnup, Port Kennedy, Secret Harbour, Singleton and Waikiki. Since 2006, the City's population has increased from 84,307 residents to a projected 139,613 residents in 2021.

The development growth within these suburbs has significantly contributed to an increased population, representing a 4.37% increase per year of population growth and 60% increase in the City's total population.

Within the review period, Baldivis experienced nation leading development and population growth, with 7.5% increase per year and remains one of the fastest growing urban development areas.

This City's growth is reflecting by the number of Structure Plan proposals that have been assessed within the review period. In this regard, the City has assessed and provided recommendations to the WAPC on Structure Plan applications as follows:

- Completed ten (10) major and eighteen (18) minor amendments to eleven (11) Structure Plans adopted under Local Planning Scheme No.1;
- Adopted three (3) new Activity Centre Structure Plans for the Rockingham Strategic Metropolitan Centre, Baldivis District Centre and Secret Harbour District Centre;
- Adopted two (2) new District Structure Plans for North and East Baldivis and approved two (2) amendments relating to the South and North Baldivis District Structure Plans;
- Adopted 43 new Structure Plans throughout the District, which consisted of nine (9) major and 48 minor amendments approved by the WAPC; and
- There are five (5) active Structure Plan proposals currently being assessed in accordance with the Planning Regulations.

The location of the City's Standard Structure Plan areas within the review period (November 2004 - June 2021) is shown in Appendix No.3.

The City's above average growth rate is predicted to slow to 2.08% and is forecast to increase by 110,155 persons representing 85.40% growth by 2050.

The majority of the City's established suburbs have approved Structure Plans that are being progressively implemented. Currently, approximately 50% of Baldivis's zoned 'Urban' land has been developed, providing for sufficient land supply in the short and medium term.

Future planning will occur in northern Baldivis within the identified Urban Investigation Area and Planning Investigation Area, and the Karnup urban expansion area specified within the *South Metropolitan Peel Sub-Regional Planning Framework*.

The City's Local Planning Strategy will provide strategic objectives and guidance for key planning actions that will be implemented within the next Local Planning Scheme. Key priorities include:

- The provision of strategic objectives and guidance for development within the Strategic Metropolitan Centre;
- Establishing objectives and guidance for the preparation of District Structure Plans and detailed planning investigations for the North Baldivis and Karnup localities;
- Identify activity centre boundaries that should be subject to the preparation of a Precinct Structure Plan; and
- Identify parts of the Scheme area that will be subject to new Developer Contribution Scheme Arrangements to guide delivery of essential and community infrastructure within new urban growth areas.

The City's provisions relating to the preparation and assessment of Structure Plans require review in light of the recent changes to the Planning Regulations. This includes a review of the City's supplemental provisions, Development Area provisions and a requirement for the Local Scheme to clearly nominate areas that require the preparation of Standard and Precinct Structure Plans.

Recommendation 4:

- **Review Scheme Objectives, land use permissibly and the City's supplemental provisions relating to structure planning process.**
- **Identify locations for where the preparation of Standard Structure Plan applications are required.**
- **Introduce changes to the Scheme to address the review of the Strategic Metropolitan Centre Plan process.**
- **Identify activity centres that will require the preparation of a Precinct Structure Plan.**
- **Review the requirements and provisions contained within Schedule No.8 Development Areas**
- **Ongoing normalisation of the City's developed Structure Plan areas into the Local Planning Scheme.**

Lot creation and Dwelling Commencements

Table 3 outlines the number of lots created within the review period:

Table No.3

Total Lot Creation	
2004*	618
2005	3149
2006	1927
2007	1777
2008	1300
2009	1063
2010	1477
2011	1646
2012	1311
2013	2029
2014	1812
2015	1882
2016	1131
2017	889
2018	861
2019	320
2020	919
2021**	153
TOTAL	24,264

* Figure only account for November and December 2004 following the gazettal of TPS No.2

** Denotes year to date figures.

Table No.4 specifies the number of dwelling commencements within the City during the review period:

Table No.4 - Dwelling Commencements

Year	Single Dwelling/ Two Storey	Grouped Dwellings	Class 2 Multi- Residential Dwellings
2004	1562	17	0
2005	2043	42	0
2006	1462	25	2
2007	941	18	0
2008	913	7	0
2009	1489	12	0

Year	Single Dwelling/ Two Storey	Grouped Dwellings	Class 2 Multi- Residential Dwellings
2010	1437	15	0
2011	1202	13	0
2012	1507	10	1
2013	2166	38	12
2014	1838	122	7
2015	1547	39	12
2016	927	12	3
2017	895	6	11
2018	573	17	7
2019	529	29	0
2020	821	33	0
2021	609*	21*	0*
Overall Total	22,461	476	55

* Year to date as of June 2021

Commercial Development

Since the gazettal of TPS2, the City has experienced significant commercial development activity, which can be summarise as follows:

- Within the Strategic Regional Centre:
 - ~82% increase (46,000m²) in commercial floor space;
 - ~78% increase (122,243m²) in education floor space; and
 - ~60% increase in industrial floor space located within the city centre boundary.
- The introduction of two District Centres at Baldivis and Secret Harbour with retail floor space of 36,000m² and 15,000m² respectively;
- Provision of 22,000m² of Service Commercial floor space in the Baldivis Town Centre;
- A major development approval for the Warnbro District Centre, which has expanded the District Centre from 11,000m² to 22,000m² retail floorspace;
- Development of five (5) new Neighbourhood Centres, two (2) Local Centres and a Freeway Service Centre;
- Development within the City's East Rockingham and Port Kennedy Industrial Precincts;
- Approval of four (4) Local Development Plans to guide the development of three (3) future Neighbourhood Centres (two within Baldivis and one within Golden Bay) and one (1) future Local Centre in the Baldivis locality;
- In addition to the planned centres in point 7 above, a total of three (3) Local Centres (two in Baldivis and one in Port Kennedy) and one (1) new Neighbourhood Centre in Baldivis are also planned for within approved Structure Plan applications.

The City Centre's and other walkable catchments in accordance with the draft State Planning Policy 4.2 - Activity Centres are shown in Appendix No.4.

As a component of the preparation of the City's Local Planning Strategy, the City is currently preparing a Needs Assessment in accordance with the draft State Planning Policy 4.2 – Activity Centres.

The Needs Assessment will outline how the City can meet its employment self-sufficiency targets and guide strategic planning considerations to be addressed in future planning processes for new and established centres through the district. In this regard, the Needs Assessment will identify any changes required to the City's Local Planning Scheme to implement the findings of the Needs Assessment. The needs assessment is currently being prepared as is expected to be completed in early 2022.

Recommendation 5:

Changes to the City's Local Planning Scheme will be guided by the review of the City's Local Commercial Strategy and preparation of a Needs Assessment.

Population Change

The City of Rockingham estimated resident population at 2020 is 138,581, with a population density of 5.39 persons per hectare. Between 2016 and 2046, the population for the City of Rockingham is forecast to increase by 110,155 persons (85.40% growth), at an average annual change of 2.08%.

The City of Rockingham population forecast for 2021 is 139,613, and is forecast to grow to 239,147 by 2046. The number of dwellings in the City of Rockingham is forecast to grow from 51,177 in 2016 to 96,405 in 2046, with the average household size falling from 2.68 to 2.62 by 2046.

It is anticipated that the majority of population growth will be driven by development in new urban areas within the localities of Baldivis and Karnup. This is likely to be supported by infill development within the Strategic Metropolitan Centre and established suburban areas.

Population projections prepared for the City show that in conjunction with substantial population growth over the next 20 years, the City's age structure is expected to change, with the 60+ age segment growing from 16.8% to in excess of 20% (refer to Table 5 below).

The increase in the 60+ age group, combined with the high percentage of one and two person households is likely to exacerbate the existing disconnect between housing needs and housing provision unless greater diversity in new housing is encouraged.

Table No.5 - Forecast Change in Demographics

Demographic Data		2016 Census	Forecast by id Consulting		Perth & Peel @3.5million
			2026	2036	2050
Population		125,114	171,763	192,805	235,935
Dwellings		48,147	67,667	77,370	94,001
Household		42,478	62,499	71,861	Source: forecast.id
Average Household Size		2.63	2.73	2.66	
Age Structure	0-19	28.9%	29.7%	28.6%	
	20-59	54.5%	52.5%	50.9%	
	60+	16.8%	17.8%	20.6%	

An assessment of 2016 Census data has provided the following information with respect to the City's existing housing supply:

- The vast majority of dwellings in the City were single houses (88.7%).
- The proportion of dwellings within the City with two bedrooms or less (8.5%) is significantly below the Perth metropolitan average (15.2%).
- In contrast, a significant proportion of households (53.5%) were home to just one or two people.
- 10.2% of the City's households were experiencing housing stress compared to 9.0% in Greater Perth.

The vast majority of existing dwellings within the City are larger houses, with 84.4% of dwellings having 3 or more bedrooms (56.4% are 4 bedrooms or more).

In addition to demographic changes, social trends are also expected to influence housing needs in the future. Key trends identified by demographers are:-

- Younger people seeking housing closer to social amenities and public transit, and avoiding car ownership;
- Empty nesters seeking smaller, lower maintenance properties, and downsizing to fund retirement;
- Lifestyle taking on a greater emphasis in buying decisions; and
- Growing desire for "lock and leave" properties.

Consultation

In 2012 the City of Rockingham undertook a comprehensive community consultation process to determine community views on a range of key issues identified through the workshops and community engagement; and through subsequent demographic analysis, is summarised as follows.

Housing

- Decreasing average household size and a general ageing of the population resulting in demand for smaller dwellings.
- Impact of future changes in household structure on the demand for greater diversity of housing stock.
- Requirement for infill development in the outer metropolitan Perth and Peel region, identified through Directions 2031.
- Identification of households with specific housing needs, housing for the ageing population, and housing for persons with special-needs.
- Lack of housing diversity.
- Impact of (new) residential development on the character and amenity of existing residential areas and neighbourhoods.
- The need to promote quality and environmentally sustainable residential development.
- Management of the interfaces between residential areas and public spaces such as schools, public open space, pathways, and infrastructure.

Employment

- Fewer opportunities for employed residents to work within the City in their area of expertise.
- Lack of diversity in employment (both occupation and industry sector).

Environment

- Areas having landscape and biodiversity values are continuously under threat from urban development.

Infrastructure and Facilities

- Impact of infill development and resultant population growth on the supply of community facilities and infrastructure.
- Inadequate public transport services forcing the residents to depend on private vehicles.

Feedback received from the community supported the introduction of a new Local Planning Scheme.

The feedback was collated and then informed the City's preparation of relevant background studies along with the Rural Land Use Study, Public Open Space Strategy and Coastal Hazard and Risk Management Adaption Planning (CHRMAP). Specific consultant was undertaken with respect to the preparation of each Strategy.

No consultation has been undertaken in the preparation of this review report. Significant consultation has occurred and will continue to inform the LPS and TPS2, a comprehensive community engagement strategy is currently being planned for the second half of 2021.

The purpose of the community engagement programme is to obtain feedback from the community on the planning issues identified by the City and the planning priorities that should be addressed within the Local Planning Strategy.

The community consultation process will complement the consultation processes conducted as part of City's Strategic Community Plan (2019-2029).

Comments

Perth and Peel @ 3.5 Million

Perth and Peel at 3.5 Million and the *South Metropolitan Peel Sub-Regional Planning Framework* outlines the following matters that the City will need to address within its Local Planning Framework:

Consolidated Urban Form

- Ensure Local Planning Strategy/ Scheme Amendments stipulate provisions and actions that achieve the requirements of the Framework.
- Prepare District (Standard) Structure Plans (where appropriate), generally prior to region scheme zoning.
- Complete planning investigations for land identified as 'Urban Investigation'.
- Prepare Precinct Structure Plans over strategically identified activity centres to address infill and employment targets set by the framework.

- Establish minimum urban infill dwelling targets and identify sites consistent with the principles of urban consolidation.
- Encourage the review of endorsed Structure Plans to achieve a minimum average density of 15 dwellings per gross urban hectare.
- Meet the infill dwelling target of 14,680 dwellings and cater for 32,300 residents within the established urban footprint.

Economy and Employment

- The Rockingham Strategic Metropolitan Centre provide 5,500 additional jobs from 6,790 in 2011 to 12,290 by 2050.
- Provide for employment land and land use setting to accommodate a proportion of the 95,280 jobs required to be delivered between the Cities of Cockburn, Kwinana and Rockingham.
- Promote employment nodes including activity centres, specialised centres, Industrial areas, Industrial Expansion areas and Industrial Investigation areas.
- Protect employment land from uses inconsistent with the employment objective by planning for ultimate development with limited interim uses.
- Protect strategic industries and land classified for this purpose, together with their buffers, from the encroachment of non-strategic and/or incompatible land uses.
- Improve employment self-sufficiency to reach target.

Movement and Access

- Undertake ongoing monitoring of the movement network, refine plans as appropriate and implement transportation upgrades/construction to road, rail, public transport and active transport infrastructure.
- Investigate the opportunity to upgrade the Read Street-Warnbro Sound Avenue-Dampier Drive, from a high-frequency to high-priority transit corridor, in conjunction with potential additional urban infill opportunities along this key transport corridor.
- Make provision for transit corridors.

Community and Social Infrastructure

- Provide land within the sub-region for sport and recreation, regional level health facilities, education and cemeteries.
- Complete an infrastructure capacity report to accompany urban infill strategies.
- Optimise use of existing infrastructure, with urban infill and employment opportunities utilising the principles of urban consolidation.
- Facilitate shared infrastructure Corridors.
- Identify and/or protect sites for regional service infrastructure provision.

Environment and Landscape

- Identify and protect ecological linkages, where appropriate.

- Design district and local open space to utilise green network principles.
- Undertake various environmental studies including landscape assessment and coastal planning/sea level rise to support proposals.

Natural Resources

- Identify and protect priority agricultural land.
- Prepare and implement water management strategies in accordance with the South Metropolitan Peel Regional Water Management Strategy and Better Urban Water Management framework.
- Retain, consolidate and rehabilitate vegetation and habitat as required.

Recommendation 6:

Review the Scheme provisions to ensure consistency with the requirements of the Framework.

Rockingham Strategic Regional Centre - City Centre Review

1. Background

The Rockingham Strategic Centre is one of ten Strategic Metropolitan Centres within Perth and Peel Metropolitan area which, according to State Government policy, will be '*multi-purpose centres that provide the full range of economic and community services necessary for the communities in their catchments*'.

At the time TPS2 was gazetted in 2004, the Rockingham Strategic Regional Centre (RSRC) was guided by a 1995 Development Policy Plan (DPP).

2. Planning Framework implemented through the Review Period

In 2006 the City commissioned a review of the RSRC DPP following the finalisation of planning for the Perth to Mandurah railway line.

A Taskforce was assembled to make recommendations on the alignment of the public transport connection and the preferred mode of transport. The Taskforce ultimately established an alignment that connected the Rockingham Station with the City Centre core (containing the Rockingham Shopping Centre and Civic/Justice uses), the Dixon Road education precinct and Rockingham Beach. A streetcar system, or light rail, was selected as the preferred transport mode, and as an interim step, a dedicated shuttle bus was identified to perform the role upon the Mandurah line commencing in late 2007.

A new City Centre Plan (Centre Plan) framework was adopted in 2009 by the WAPC, which was developed in conjunction with:

- An access and movement network plan; and
- Land use themes that responds to contemporary 'Main Street' and 'Transit Oriented Development' (TOD) principles.

The Centre Plan has 11 sectors and six (6) zones, which has principles generally consistent with State Planning Policy 7.2 – Precinct Design (SPP7.2).

3. City Centre Review

The City considers the preparation and maintenance of a contemporary planning framework as a priority to ensure that the Rockingham Strategic Centre realises the objectives set by the State Government and to assist in meeting a range of local outcomes including those linked to economic development, sustainable transportation and employment self-sufficiency. In this regard, the City has commenced a process to review the Centre Plan and its related planning instruments which comprise the local planning framework for the Rockingham Strategic Metropolitan Centre.

As part of this process, the City is reviewing the composition and content and RSMC local planning framework, which includes Town Planning Scheme provisions, the Centre Plan and the local planning policies for the various individual sectors.

The City will then prepare a Precinct Structure Plan to replace the current Centre Plan under the guidance provided by State Planning Policy No.7.2. The City has communicated its intended approach to the review with the Department of Planning, Lands and Heritage in March 2021 and is working in collaboration key stakeholders as part of this process.

This review is also being conducted in parallel with the preparation of a Needs Assessment, as outlined within the draft State Planning Policy 4.2 – *Activity Centres*. The outcomes of the Needs Assessment will inform and guide the preparation of the Strategic Centre Precinct Structure Plan, and will form a component of the City's upcoming Local Planning Strategy.

As an outcome of the review, it is anticipated the Scheme text will need to be reviewed to address the outcomes of the review and provide a contemporary planning framework that facilitates best practice planning outcomes.

Recommendation 7:

Preparation of a new Town Planning Scheme to align with the outcomes of the Rockingham Strategic Metropolitan Centre Framework Review.

Local Planning Strategy

The City has undertaken and commissioned significant research studies on a suite of issues that will assist the development of the City's Local Planning Scheme, including Housing, Environment, Transport and Employment.

Key findings from these studies are summarised as follows:

Housing:

- The City has substantial opportunity for infill development, focussed around the Rockingham Strategic Metropolitan Centre, key activity centres, community nodes, existing and planned activity and transit corridors, and rail stations. Infill development has the potential to support improvements to public transport services and active movement connections, revitalisation of streetscapes, and the provision of more diverse and affordable housing choices.

Transport and Employment:

- Additional population growth resulting from residential infill development (a key focus of the Local Planning Strategy) without complementary employment growth will produce an outcome which is sub-optimal. There is an urgent need for the City to plan for employment growth that will deliver an increased level of employment self-sufficiency which will result in acceptable levels of liveability and transport efficiency.

- Furthermore, given that car dependence has been identified as a major area of concern, the City needs to consider integrated land use and transport planning aimed at reducing the mode share of car driving. This may include planning for network improvements to public transport and cycling and a significant increase in mixed use urban infill and employment close to public transport.
- To help address these issues, the following strategies and suggested changes to the existing and proposed planning framework are recommended to obtain optimal levels of population and employment and an efficient transport network:
 - Allow for a substantially expanded employment role for the Rockingham City Centre.
 - Investigate the potential for a tertiary hospital in the Rockingham City Centre.
 - Provide for new employment land in North East Baldivis in the medium term.
 - Provide for new employment land in Karnup in the longer term.
 - Implement the residential intensification strategy proposed in the City's Housing Study.
 - Protect existing employment land and allow for more intensive uses.
 - Encourage mode shift to reduce car dependence by promoting walking, cycling and public transport; and by providing improved connections to the City Centre.

Environment:

- In early 2018, a Natural Areas Technical Assessment of the entire City's municipality was undertaken by City Officers, together with inputs from environmental consultancy Eco Logical Australia Pty Ltd. Natural areas were defined as all remnant vegetation, wetlands and watercourses and their buffers, irrespective of ownership or management responsibility.
- The assessment revealed that, fortunately, the majority of the ecological values in the City fall within public land, predominantly under the management responsibility of the Department of Biodiversity, Conservation and Attractions (DBCA) and the City.
- Natural areas on private land, known as local natural areas (LNAs) were prioritised for protection into low, medium and high categories based on the presence of multiple overlapping ecological values. Majority of Medium and High Priority LNAs (78% and 95% respectively) fall within Rural/Special Rural/Special Residential zoned land.

Recommendation 8:

Preparation of a new Town Planning Scheme to consider, following community engagement, the outcomes of the Housing, Transport and Employment, and Environment studies.

Preparation and Review of Studies

In the past 17 years the City has concentrated on the objectives of:

- Effective and inclusive community consultation, and transparency;
- Increasing local biodiversity and protecting the natural environment, whilst attempting to accommodate bushfire mitigation and more sustainable urban developments;
- Implementing a new Centre Planning and Local Planning Framework for the Rockingham Strategic Metropolitan Centre;
- Revitalisation through a review of the Rockingham Train Station Precinct (RTSP) and viability of both the RTSP and neighbourhood centres;

- Actively engaging with stakeholders, in promotion of developing land at the proposed Karnup Train Station, Keralup (an abandoned project) and employment centres at North-East Baldivis and Karnup;
- Increased use of existing public transport services that will enable further investments in public transport infrastructure, e.g. light rail, transport frequency and complimentary land uses;
- Reviewing its policies on clearing for building envelope purposes, bushfire mitigation and seek to provide greater protections for vegetation within rural, rural residential and special residential zoned properties through the Rural Land Use local planning policy;
- Reviewing, understanding and examining the potential and feasibility of infill development and housing diversity along transit corridors;
- Reviewing urban design policies to encourage landscaping within streetscapes to improve urban tree canopies and reduce urban heat island effect; and
- Examining and undertaking studies to examine the landscape qualities of the City to retain the unique character and lifestyle choices enjoyed by residents.

Strategic Community Plan

The community's aspirations reflected in the Strategic Community Plan (2019-2029) will inform amendments to the City's Local Planning Scheme. The aspirations require the City to actively pursue tourism and economic development, grow community connectedness and wellbeing, and plan for future generations.

Further aspirations in the Strategic Community Plan that are relevant to the City's Scheme include, responsive planning and control of land use to meet the needs of the population and future generations and liveable, attractive suburbs that provide housing diversity, quality open spaces, walkways and other amenities.

It is likely that these aspirations will be reflected in overarching planning documents, including TPS2 and LPS, and in the following manner:

- Foreshore development that attracts investment and eco-tourist activities, including at Cape Peron and Kennedy Bay;
- Measures to protect the environment, bushfire amelioration and landscape protection;
- Climate change adaption measures through a comprehensive review of the City's Coastal Hazard Risk Management and Adaption Planning (CHRMAP);
- Infrastructure planning and renewal e.g. removing parking from foreshore areas and reviewing the feasibility of permeable paving in low traffic areas with a low water table;
- Increased levels of stakeholder engagement through various avenues in the assessment of development applications, strategic documents and scheme amendments, with stakeholders, elected members and the community;
- Protecting medium to high priority local natural areas identified as landscape values in the RLS; and
- Liveable and prosperous suburbs through the active promotion of commercial and industrial precincts, within East Rockingham, North East Baldivis and Karnup.

Recommendation 9:

Preparation of new Scheme must have regard for land use planning aspirations and Strategic Objectives outlined within the City's Strategic Community Plan.

Conclusion

The City has completed several studies that will complement the implementation of LPS and strategic policies. Substantial community and elected member involvement has already occurred and further community engagement is planned in the short-term.

The focus of the LPS is to ensure objectives in Housing, Economic and Employment, Transport and Environment are addressed as the City guides growth and development over the next 20 years. The direction and recommendations forming part of the finalised LPS will require amendments to the Scheme. The review of the LPS will recommend amendments that can be adopted and implemented into the Scheme in the short-term.

To complement the work completed on the LPS, a comprehensive review of the City's Town Planning Scheme will enable the two documents to provide a cohesive approach and a format that will enable sustainable community, economic and environmental outcomes to be realised.

The preparation of a new Local Planning Scheme will need to address the following matters as specified within this Report as follows:

Recommendation 1

- To consider and address the outcomes of the Environmental Protection Strategy when complete.

Recommendation 2

- Standardisation of zones in accordance with the Model Scheme Text;
- Implement recommendations of the Centre Plan Review;
- Introduction of zones for the complete hierarchy of activity centres;
- Review of the City's development standards; and
- Review and update of Scheme Objectives.

Recommendation 3

- Ensure the Local Planning Framework has given due regard to all applicable State Planning Policies; and
- Review development standards and requirements contained within the Scheme Text.

Recommendation 4

- Review Scheme Objectives, land use permissibly and the City's supplemental provisions relating to structure planning process.
- Identify locations for where the preparation of Standard Structure Plan applications are required.

- Introduce changes to the Scheme to address the review of the Strategic Metropolitan Centre Plan process.
- Identify activity centres that will require the preparation of a Precinct Structure Plan.
- Review the requirements and provisions contained within Schedule No.8 Development Areas.
- Ongoing normalisation of the City's developed Structure Plan areas into the Local Planning Scheme.

Recommendation 5

- Employment and Activity Centre planning be guided by the current review of the City's Local Commercial Strategy and preparation of a Needs Assessment.

Recommendation 6

- Ensure consistency with the requirements of the *South Metropolitan Peel Sub-Regional Planning Framework*.

Recommendation 7

- Align with the outcomes of the Rockingham Strategic Metropolitan Centre Framework Review.

Recommendation 8

- Consider, following community engagement, the outcomes of the Housing, Transport and Employment, and Environment studies.

Recommendation 9

- Have regard for land use planning aspirations and Strategic Objectives outlined within the City's Strategic Community Plan.

Recommendation:

That Council, pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommend to the Western Australian Planning Commission that a new Scheme should be prepared and the current one repealed upon the approval of the new scheme.

Appendix 1 - Scheme Amendments

The City has provided the following TPS2 Scheme Amendments that have been forwarded to the Department of Planning in the table below:

Amendment No.	Amendment Summary	Gazettal Date
1	Proposed Omnibus Amendment 1	5 April 2007
2	Rezoning Lot 30 Stakehill Rd, Baldivis Rural to Special Rural	27 September 2005
3	Rezoning Lot 1007 Baldivis Road, Baldivis, Rural to Special Rural	Did not proceed.
4	Rezoning Lot 200 and Lot 300 Dampier Drive, Golden Bay, Special Rural to Special Residential	26 October 2007
5	Rezoning Lot 137 Fourth Ave from R40 to Community Purposes (NH, AP), Adding the annotation AP to the Community Purposes (NH) zoning over Lot 32 Second Ave and Lot 6 Fourth Ave, Shoalwater	7 February 2006
6	Lot 17 and 20 Doghill Road, Baldivis - Rural to Special Rural	14 November 2006
7	Lot 24 Lloyd Road and Lot 25 Telephone Lane, Baldivis - Rural to Special Rural	Refused 12 February 2010
8	Lot 936 Young Road, Baldivis - Rural to Special Rural	14 November 2006
9	Lot 100 Young Road and Lot 2 Doghill Road, Baldivis - Rural to Special Rural	22 June 2007
10	Lot 109 Lake Street and Lot 54 Vickery Street, Rockingham - Recoding from R30 to Res R40	28 July 2006
11	Various Lots Dixon and Day Roads, Rockingham (S/W Metro Transit Route) - Rezone unzoned portions to 'Light Industrial'	28 July 2006
12	Lots 939 and 940 Young Road, Baldivis - Rural to Special Rural	Refused 26 February 2018
13	Lots 705-709 St Albans Road and Lot 500 Baldivis Road, Baldivis	17 August 2007
14	Lots 22 and 1103 Doghill Road, Baldivis	9 February 2007
22	Lot 8 Doghill Road, Baldivis - Rural to Special Rural	14 November 2006
23	Lot 4, 103, 105, 106 Eighty Road, Baldivis from Rural to Special Rural and Special Residential	21 November 2006
24	Lot 52 Elanora Drive, Cooloongup - Rezone from Residential R20 to Special Commercial	21 November 2006
26	Delete Clause 25(i) from Schedule No.4 - Special Rural Zones (Portions of Planning Unit 2 of the Rural Land Strategy).	17 October 2006

Amendment No.	Amendment Summary	Gazettal Date
28	Port Kennedy Resort - Text Amendment	30 October 2007
29	Banning of Adult Shops - Text Amendment	19 August 2008
31	Lot 101 (No.15) Benjamin Way, Rockingham Rezoning Request	Did not proceed
32	Lot 15 Cnr Safety Bay Road and Read Street, Waikiki - Rezoning from Waikiki High School Site to Development	7 November 2008
34	10 Langley Street	23 October 2007
35	Omnibus No2.- Text Change	23 November 2007
37	Lot 44 (No.9) Brodie Court, Baldivis	9 October 2007
38	Lots 5, 7, 8 , 51, 930 and 931 Baldivis Road, Baldivis - Rezoning from Rural to Development	12 October 2007
43	Rezoning Lots 50-53, 56, 8 and 783 Pike and Mandurah Roads from 'Rural' to 'Special Residential'	19 February 2010
44	Rezoning Lot 578 Mandurah Road, Baldivis - 'Rural' to 'Special Rural'	23 June 2009
46	Lot 499 Kerosene Lane, Baldivis	11 December 2007
47	Lot 50 Mandurah Road	13 January 2009
48	IP 14 - East Rockingham	16 October 2009
50	Rezoning From Rural To Special Rural, Special Residential and Development and Structure Plan - Lots 1, 2 and Pt Lot 335 Eighty Road, and Pt 334 Mandurah Road, Baldivis	6 May 2011
53	Anstey Park Scheme Amendment	5 July 2008
55	Rezoning for Change of Use - 74a Parkin Street, Rockingham	27 January 2009
57	Lot 14 (No.24) Rothesay Court, Cooloongup - Rezoning from Residential to Special Commercial	30 July 2008
60	Proposed Rezoning from Residential R15 to Special Commercial and Additional Use (R30) - Lot 81 and 82 Safety Bay Road	23 January 2009
61	Lot 8 (No.12) Endeavour Drive, Port Kennedy - Rezoning Special Commercial to Commercial	29 July 2008
62	Omnibus Amt No.3 to TPS2	10 May 2009
63	Amendment to Lot 70 Arcadia Drive, Shoalwater	15 December 2008
67	Lot 800 Trenant Park Gardens	2 March 2010

Amendment No.	Amendment Summary	Gazettal Date
69	Amend TPS 2 to include the new use 'Landfill' - Lots 290 and 291 Kerosene Lane, Baldivis	3 December 2010
71	Rezoning from Special Use (Short Stay) to Residential R50 - Lot 20 (No.216) Arcadia Drive, Safety Bay -	5 May 2009
72	Rezoning from R20 to R40 - Lots 96 Brixham and 97 Bampton Way, Warnbro	3 November 2009
74	Rezoning from Rural to Special Rural, Lot 13 (No.74) Doghill Road, Baldivis	12 February 2010
78	Rezoning Extractive Industry - Lot 500 Paganoni Road	12 January 2010
79	Rezoning from Rural to Special Rural - Lot 10 Mandurah Road, Baldivis	30 June 2009
82	Text Amendment - Signage	4 August 2009
84	Lot 889 Rockingham Beach Road, Rockingham - 'Local Reserve' to 'Waterfront Village'	21 May 2009
88	Lots 3, 4, 802 and 805 Mandurah Rd, Baldivis	3 December 2010
89	Lot 9000 Paparone Road, Baldivis (Freeway Service Centre)	6 May 2011
90	Text Amendment - Car Parking Standards	26 March 2010
91	Building Height - Waterfront Village	18 February 2011
92	Lot 100 Eighty Road, Baldivis	14 July 2010
93	Omnibus Amendment No.4	24 November 2009
94	Omnibus Amendment No.5	18 June 2010
95	Omnibus Amendment No.6	21 December 2010
98	Rezoning from Rural to Special Rural - Lot 50 Wilkinson Road	20 December 2011
99	Additional Use 'Communications Antenna - Commercial) - Lot 48 (No.335) Eighty Road, Baldivis	24 August 2012
100	Additional Use (Office and Consulting Rooms) Lot 685 (No.2) Grange Drive, Cooloongup	6 September 2011
101	Development Contributions for Infrastructure	12 April 2011
102	Lot 8 Mandurah Road - Rezoning from 'Rural' to 'Special Rural' and 'Special Residential'	24 April 2012
104	Amending the Baldivis Town Centre provisions to apply to the Secret Harbour Town Centre	2 March 2012
105	Creation of Neighbourhood Centre (The Spud Shed) - Lot 299 Kerosene Lane, Baldivis	7 June 2011

Amendment No.	Amendment Summary	Gazettal Date
107	Rezoning from 'Rural' to 'Special Residential' - Lot 783 (No.29) Pike Road, Baldivis	15 June 2012
110	Holiday Homes	Did not proceed
111	Omnibus Amendment No.7 Modifications to Development Areas	4 May 2012
112	Modification to Additional Use No. 22	4 December 2012
113	Waterfront Village Sector Amendment	28 September 2012
114	Development Contribution Plan No.2	6 March 2013
115	Rezoning from Unzoned to Development zoning - Lot 9007 White Hart Lane, Baldivis	27 March 2012
121	Rezoning from 'Rural' to 'Residential' - Lot 9000 Crystaluna Drive, Golden Bay	12 July 2016
122	Rezoning from 'Special Rural' to 'Development' - Lot 104 (No.439) Baldivis Road, Baldivis	6 March 2013
123	Omnibus Amendment No.7	21 October 2016
127	Additional Use of 'Tavern' to Secret Harbour Golf Links	15 September 2005
129	Amendment to Introduce the Primary Centre City Living Zone - Northern Waterfront Sector	4 July 2014
130	Rezoning from 'Rural' to 'Special Rural' - Lot 4 Doghill Road, Baldivis	4 July 2014
133	Rezone Lots 1,2 and 335 Eighty Rd Lots 1001 and 3001 Pike Rd and Portions of Lots 1, 2 and 601 Mandurah Road Baldivis from Rural to Development	23 January 2014
134	Modification of Night Club Land Use Permissibility in TPS2	30 April 2014
135	Proposed Scheme Amendment to rezone from Rural to Special Residential - Lot 101 Golden Bay Drive and Lot 102 Crystaluna Drive, Golden Bay	5 April 2019
140	Amendment to introduce the Primary Centre Campus Zone	2 September 2015
141	Amendment to introduce the Primary Centre Urban Living Zone (Eastern Sector)	19 February 2016
143	Rezoning Lot 9501 Muzzlewood Street, Baldivis from 'Rural' to 'Special Residential'	2 December 2016
145	Rezoning from 'Special Rural' and 'Rural' to 'Development'	20 March 2015
146	Additional Use of 'Service Station' and 'Fast Food Outlet' - Lot 40 Dixon Road, Rockingham	1 April 2015
147	Concurrent Scheme Amendment and Structure Plan Advertising	2 September 2015

Amendment No.	Amendment Summary	Gazettal Date
148	Rezoning from 'Residential (R20)' to 'Special Commercial' and an Additional Use of Shop - Paperbark Mews, Warnbro	22 September 2015 Refused
149	Rezoning from 'Community Purposes' to 'Residential (R30)' - Lot 503 Warnbro Sound Avenue, Port Kennedy	6 July 2015
150	Amendment to include the Southern Gateway Sector within the Primary Centre Urban Living Zone	27 June 2017
155	Rezoning from 'Rural' to 'Development' - Lot 986 Baldivis Road, Baldivis	29 July 2016
156	Amendment No.156 to Town Planning Scheme No.2 - Development Contribution Plan No.2	1 April 2016
157	Rezoning from 'Special Use Caravan Park' to 'Development' - Lot 5000 Lake Street, Rockingham	28 October 2016
160	Planning and Development Act - Local Planning Scheme Regulations	19 September 2017
163	Introducing new Clause 6.5 - Introducing provisions to establish a Design Advisory Panel	6 June 2017
164	Update of Development Contribution Plan No.2	11 June 2021
165	Rezoning from 'Rural' to 'Special Rural' and 'Development'	24 November 2017
167	Rezoning from 'Rural' to 'Special Residential'	19 March 2019
168	Including Additional Use of 'Nursing Home' - Lot 8 (No.5) Belrose Crescent, Cooloongup	9 January 2018
169	Omnibus Amendment No.8 to TPS 2	19 March 2019
170	Rezoning from 'Rural' to 'Special Residential' - Lots 9500 and 9501 Mandurah Road, Baldivis	17 November 2020
171	Cash-in-lieu for Car parking in the Primary Centre Waterfront Village Zone	4 September 2018
172	Additional Use of Nursing Home - Lots 707-709 Thorpe Street and Lot 727 Langley Street, Rockingham	19 February 2019
173	Schedule 1 - Model Provisions for Local Planning Schemes - Planning and Development (Local Planning Schemes) Regulations 2015 - Town Planning Scheme No.2 - Basic Amendment	19 February 2019
174	Scheme Maps brought into conformity with Zones and Reserves on Structure Plans - Scheme Map Normalisation	15 October 2019
175	Rezoning from 'Rural' to 'Special Rural' - Lot 106 Eighty Road, Baldivis	18 February 2020
176	Omnibus Amendment No.9	7 July 2020

Amendment No.	Amendment Summary	Gazettal Date
177	Amending Additional Use (A8) from 'Consulting Rooms' to 'Medical Centre'	19 May 2020
179	Additional Use No.32 of Nursing Home - Lot 2664 Secret Harbour Boulevard, Secret Harbour	17 November 2020

**Please note the table above omits Amendment No.'s that have not progressed through to gazettal.*

***The Scheme Amendment table was last updated on 11.6.2021 to include Amendment 164.*

Appendix 2 - Structure Plan Activity

Activity Centre Structure Plans

No.	Structure Plan Name	Amendments	Status
1	Baldivis Activity Centre Structure Plan	Nil	Adopted December 2012
2	Rockingham Strategic Centre		<ul style="list-style-type: none"> Stage 1 Review Adopted in 2008 Stage 2 Review Adopted in 2009
3	Secret Harbour Indicative Development Guide Plan		Adopted October 2004

Rockingham Strategic Regional Centre

Rockingham Strategic Regional Centre	Status
<ul style="list-style-type: none"> Stage 1 Review Adopted in 2008 Stage 2 Review Adopted in 2009 	Under review to prepare a Precinct Structure Plan

City Centre Implementation actions:

With respect to the implementation of the approved Activity Centre Plan, the City has proceeded to complete the following statutory plans:

- DPP 3.2.1 - City Centre Sector - Sector 1 (August 2010)
- DPP 3.2.2 - Waterfront Village - Sector 2 (April 2012)
- DPP 3.2.5 - Smart Village South - Sector 3 (April 2012)
- DPP 3.2.6 - Northern Waterfront - Sector 9 (September 2013)
- DPP 3.2.8 - Campus - Sector 6 (November 2014)
- DPP 3.2.9 - Eastern - Sector 7 (March 2015)
- DPP 3.2.12 - Southern Gateway and Rockingham Station - Sectors 10 and 11 (September 2016)

Implemented actions for the following DPP's are ongoing:

- DPP 3.2.7 - Northern Smart Village (Sector 4)
- DPP 3.2.10 - Leeuwin (Sector 8)

Implementation actions for the following sector is yet to commence:

- Northern Gateway (Sector 5)*

District Structure Plans

No.	Structure Plan Name	Amendments	Status
1	East Baldivis	Nil	Adopted February 2014
2	North Baldivis	23/05/2006	Adopted August 2000
3	South Baldivis	26/06/2012	Adopted October 2004

Amendments to Standard Structure Plans (previously Comprehensive Development Plans) Approved Prior to Gazettal of TPS No.2

No.	Structure Plan Name	Amendments	Status
1	Baldivis Central	28 September 2005 (major) 22 May 2007 (major)	Revoked in Amt 174
2	Bayshore Gardens	28 November 2004 (minor) 28 June 2005 (minor) 4 September 2014 (minor) 9 December 2020 (major)	Expires December 2030
3	Golden Bay	19 April 2010 (minor) 21 December 2010 (minor) 27 March 2012 (major) 28 August 2015 (minor) 22 September 2015 (minor) 17 March 2021 (major)	Expires March 2021
4	Harrington Waters	28 November 2006 (minor) 11 December 2012 (major) 27 March 2014 (minor)	Revoked in Amt 174
5	Longbeach Estate	27 November 2007 (minor)	Revoked in Amt 174
6	Parkland Heights	26 June 2012 (major) 31 October 2013 (minor) 3 August 2015 (minor) 10 October 2015 (minor) 13 February 2019 (major) 23 December 2020 (minor)	Expires December 2030
7	The Ridge	25 October 2005 (minor)	Revoked in Amt 174
8	St Michel	21 December 2004 (minor)	Revoked in Amt 174
9	Secret Harbour	26 September 2006 (minor)	Revoked in Amt 174
10	Settlers Hills	Nil	Revoked in Amt 174
11	Settlers Hills Village Centre	10 August 2005 (major) 2 August 2008 (minor) 27 October 2009 (major)	Revoked in Amt 174

Standard Structure Plans

No.	Structure Plan Name	Amendments	Status
1	Anstey Park	24 June 2008 (minor) 26 August 2008 (minor) 10 November 2008 (minor) 11 December 2009 (minor) 25 June 2011 (minor)	Expires October 2025
2	Avalon Estate (Smirk Road North)	Nil	Revoked in Amt 174
3	Baldivis Fields	19 December 2008	Revoked in Amt 174
4	Baldivis Grove	10 June 2015 (minor) 10 June 2015 (minor) 28 July 2015 (minor) 26 October 2016 (major)	Expires October 2026
5	Baldivis North	18 December 2007 (minor) 28 April 2011 (minor) 18 March 2014 (major)	Revoked in Amt 174
6	Baldivis Parks	10 July 2014 (minor) 25 August 2015 (minor) 5 September 2017 (minor)	Subject to recent decision by WAPC to require modifications to the proposed Structure Plan Amendment to enable approval.
7	Baldivis Quarter (Lot 22 Smirk Road)	20 July 2010 (minor) 24 January 2013 (minor)	Revoked in Amt 174
8	Brightwood Estate (Lots 569 and 1263 Baldivis Road and Lot 21 Sixty Eight Road)	28 August 2015 (minor) 28 August 2015 (minor) 9 January 2018 (major)	Expires January 2028
9	South East Baldivis (Lots 503, 1006, 1007 and 1272 Baldivis Road)	Nil	Expires January 2031
10	The Chase	Nil	Revoked in Amt 174
11.	The Chimes	16 March 2012 (minor)	Revoked in Amt 174
12.	The Dales (Smirk Road South)	13 August 2009 (major)	Revoked in Amt 174
13.	The Edge	Nil	Expires October 2025
14	Evermore Heights		Revoked in Amt 174
15	Greanlea Estate		Expires October 2025
16	Kennedy Bay		Subject to WAPC Approval
17	Lot 1 Fifty Road	Nil	Expires April 2031

No.	Structure Plan Name	Amendments	Status
18	Lot 311 Fifty Road		Subject to recent decision by WAPC to require modifications to the proposed Structure Plan Amendment to enable approval.
19	Lots 5-8 Kerosene Lane	Nil	Expires August 2028
20	Lot 53 Kerosene Lane	Nil	Expires December 2028
21	Lot 309 Kerosene Lane and Lot 302 Mandurah Road	Nil	Expires May 2028
22	Lot 16 McDonald Road	Nil	Expires December 2026
23	Lot 306 McDonald Road	Nil	Expires September 2026
24	Lot 18 Sixty Eight Road	14 January 2014 (minor)	Revoked in Amt 174
25	Lot 19 Sixty Eight Road	Nil	Expires August 2028
26	Lots 877 and 878 Stakehill Road		Structure Plan lodged for assessment.
27	Millars Landing	23 July 2019 (minor)	Expires September 2027
28	Millars Landing North	Nil	Subject to recent decision by WAPC to require modifications to the proposed Structure Plan to enable approval.
29	Oceancrest (Lot 1002 Singleton Beach Road)	Nil	Revoked in Amt 174
30	One71 Estate	Nil	Expires October 2025
31	Palm Beach Caravan Park	Nil	Expires January 2029
32	Paramount Estate (Lots 635, 739 and 740 Baldivis Rd)	Nil	Expires October 2025
33	Heritage Park (Phase One)	23 September 2008 (major) 23 February 2012 (minor) 17 September 2015 (minor)	Revoked in Amt 174
34	Heritage Park (Phase Two)	Nil	Expires November 2027
35	Highbury Park	5 December 2007 (minor)	Expires October 2025
36	Paradiso Estate (Lots 14, 15 and 299 Kerosene Lane, Baldivis)	5 June 2014 (minor) 1 July 2014 (minor) 16 October 2015 (minor)	Expires October 2025

No.	Structure Plan Name	Amendments	Status
37	The Ridge (East)	Nil	Revoked in Amt 174
38	The Rivergums (East)	23 February 2012 (minor) 17 September 2015 (major) 17 September 2015 (minor)	Expires October 2025
39	The Rivergums (Lot 3)	Nil	Revoked in Amt 174
40	The Rivergums (South)	Nil	Revoked in Amt 174
41	Seabreeze Waikiki	Nil	Revoked in Amt 174
42	Settlers Hills (Precinct J)	Nil	Revoked in Amt 174
43	Settlers Hills (Townside)	21 October 2009 (minor) 13 April 2010 (minor) 26 May 2010 (minor) 8 November 2010 (minor) 19 July 2011 (minor)	Revoked in Amt 174
44	The Spires (Phase One)	23 April 2010 (minor) 26 September 2012 (minor) 21 January 2014 (minor) 27 March 2014 (minor) 19 May 2017 (minor)	Revoked in Amt 174
45	The Spires (Phase Two)	7 February 2017 (major) 19 May 2017 (minor)	Structure Plan Amendment lodged for assessment.
46	The Spires (Kerosene Lane)	Nil	Expires December 2029
47	Tuart Lakes National Lifestyle Village	Nil	Expires October 2025
48	Tuart Ridge	9 April 2008 (minor) 28 April 2009 (minor) 24 May 2010 (minor) 16 March 2012 (minor) 29 April 2014 (minor) 22 September 2015 (minor)	Revoked in Amt 174
49	The Vista's (West Karnup)	19 March 2014 (minor) 11 May 2015 (minor) 25 June 2015 (minor) 18 October 2017 (major)	Expires October 2017

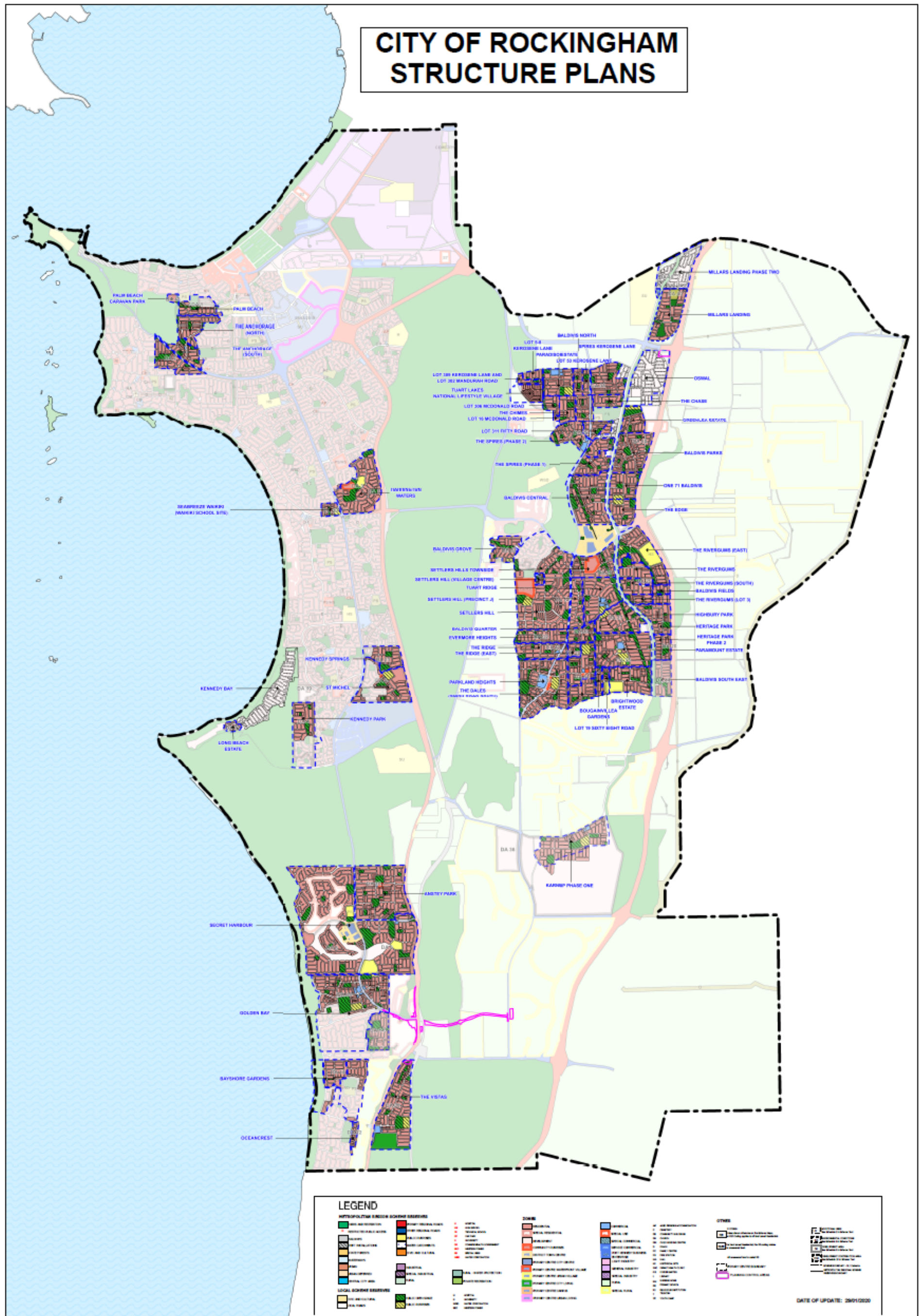
Local Centre Local Development Plans Approved

- Lot 1 Fifty Road
- Secret Harbour Village Centre Precinct

Neighbourhood Centre Local Development Plans Approved

- Golden Bay
- North Baldivis
- Parkland Heights
- Singleton Village
- Spud Shed
- Tuart Ridge

Appendix 3 - Location of Structure Plans within Review Period



Appendix 4 - Activity Centre Catchments

