



City of Rockingham

Local Planning Policy No.3.1.2 Local Commercial and Activity Centres Strategy (LCACS)

September 2022



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REVISION SCHEDULE

No.	Date	Details	Author
1	8 Oct 2021	Planning Background Report	CF/RS
2	1 July 2022	Draft - LCACS (Sections 1-4)	CF/RS
3	19 August 2022	Final Draft - LCACS	CF/RS

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Executive Summary

This Strategy is a high-level strategic planning document intended to guide and inform planning for activity centres and commercial development within the City of Rockingham for City officers, Council, other decision-makers, proponents, and the general community.

This Rockingham Local Commercial and Activity Centres Strategy (referred throughout as LCACS or “the Strategy”) sets out the City’s strategic planning priorities for activity centres and commercial areas for the next 15-20 years.

Activity centres are considered essential drivers of development and investment for the City and the Sub-region and their important role is recognised in SPP 4.2 (draft) and the Perth and Peel@3.5million suite of planning documents. *“Activity Centres are multi-functional community focal points that vary in size and function. They are generally well-serviced by transport networks with a focus on integrated pedestrian access and walkability, and may include land uses such as commercial, retail, food and hospitality, higher-density housing, entertainment, tourism, civic/community, higher education, and medical services.”*¹

Activity Centres have a specific role and function as outlined in Section 4.1 - Activity Centres Function and Hierarchy. The Rockingham City Centre (RSC) is identified by the State Government as a Strategic Centre under SPP 4.2 and the *Perth and Peel@3.5million* suite of planning documents. The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments. The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments.

This Strategy sets out a comprehensive review, evaluation and analysis of the State and the local planning frameworks which support the current planning and future development of activity centres within the City. The *City of Rockingham Needs Assessment* (Pracsys, 2022), hereafter referred to as the *Needs Assessment*, forms a key source of data and analysis upon which this Strategy (the LCACS) is based.

This Strategy together with the *Needs Assessment* provides the analysis and evidence to assist in the preparation of the LPS and guide the use and development of activity centres across the City. The following objectives identify the retail hierarchy, land use approach and built form principles that will form the foundation of the LCACS:

CENTRES HIERARCHY: Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.

ACTIVITY: Support activity centres in transitioning from places of commerce to include a range of experiences and community benefit.

MOVEMENT: Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high- frequency public transport and active travel modes.

URBAN FORM: Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.

GOVERNANCE: Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.

¹ Draft SPP 4.2 definition, May 2020 (draft)

The purpose of this LCACS is to:

- understand the context relating to the City's existing Local Commercial Strategy, Employment Strategy and Rockingham Strategic Metropolitan Centre Framework.
- prepare a new Local Commercial Strategy to replace the City's current Local Planning Policy as an interim measure which is to inform City's preparation of the LPS.
- outline best planning principles to guide the future development of the City's activity centre hierarchy that are responsive to the aspirations of the community.
- provide a planning and land use response to address improve the City's employment sufficiency, within the City's Activity Centres.
- address the policy outcomes specified within the draft State Planning Policy 4.2 – Activity Centres.
- identify and define boundaries of Activity Centres suitable for consideration in the preparation of future Precinct Structure Plans; and
- to outline required changes to the City's local planning scheme as part of the scheme review process, to outline contemporary best practice planning principles and guide development of the existing and future activity centres.

The City is undertaking a comprehensive review of its local planning framework with a commitment to prepare a Local Planning Strategy (LPS) and a new Local Planning Scheme No. 4 (LPS No.4) and the preparation of a PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a coherent and robust hierarchy of activity centres (both existing and proposed) within the City. The findings of this LCACS are intended to inform these key planning initiatives currently being undertaken by the City.

The LCACS analysis recommends a stage gate approach where once a catchment population has been reached further consideration can be given to allowing additional floor space. A number of population projections are given to assist in guiding planning for activity centres. Activity areas that could potentially change centre classification based on projected growth include:

- Baldivis Town Centre District Centre to a Secondary Centre;
- Parkland Heights Neighbourhood Centre to a District Centre; and
- Millars Landing Local Centre to a Neighbourhood Centre

The City has an employment self-sufficiency target of 74% by 2041. To reach this target additional floor space of 126,000m² to 273,000m² and additional 733,000m² to 1,330,000m² is required to cater for employment in commercial and light industrial areas. Importantly, the City is required to attract and diversify its employment base to encourage further strategic employment opportunities through state government administration, businesses services for naval activities and tourism, whilst encouraging further employment lands within the Rockingham Strategic Centre, industrial and commercial areas.

The LCACS has also identified the type of floor space (Non retail / retail) that the City will have a shortfall of as the population increases. When considering the need for a large expansion of an activity centre evidence must be provided to demonstrate:

- need (high population growth within the centres catchment);
- alignment with Draft SPP 4.2 objectives including walkable catchment and public transport access;
- the proposal will not impact the viability of the activity centre hierarchy;
- the proposed uses are viable (guidance is proposed within the document); and
- there is wider community benefits such as improved service, increased employment and reduced travel times.

This Strategy will assist in informing the preparation of a Local Planning Policy that will give further guidance and consideration to planning and urban form considerations, and set monitoring and benchmark considerations. It will also provide further details that will guide the review of development applications for future centres and expansion of existing centres, which will reflect State Planning Policies as they relate to the Activity Centre(s).

1. Preliminary

1.1 Introduction

Activity Centres are defined in the draft *State Planning Policy 4.2 'Activity Centres for Perth and Peel'* (SPP 4.2 as:

“multi-functional community focal points that vary in size and function. They are generally well-serviced by transport networks with a focus on integrated pedestrian access and walkability, and may include land uses such as commercial, retail, food and hospitality, higher-density housing, entertainment, tourism, civic/community, higher education and medical services.”

Activity centres are considered essential drivers of development and investment and their important role is recognised in SPP 4.2 and the Perth and Peel@3.5million suite of planning documents. Activity centres extend beyond a traditional retail function providing a broad range of goods and services, diversifying their offerings, focusing on mixed-use development including retail, commercial and residential, and ensuring they are well connected and serviced by public transport.

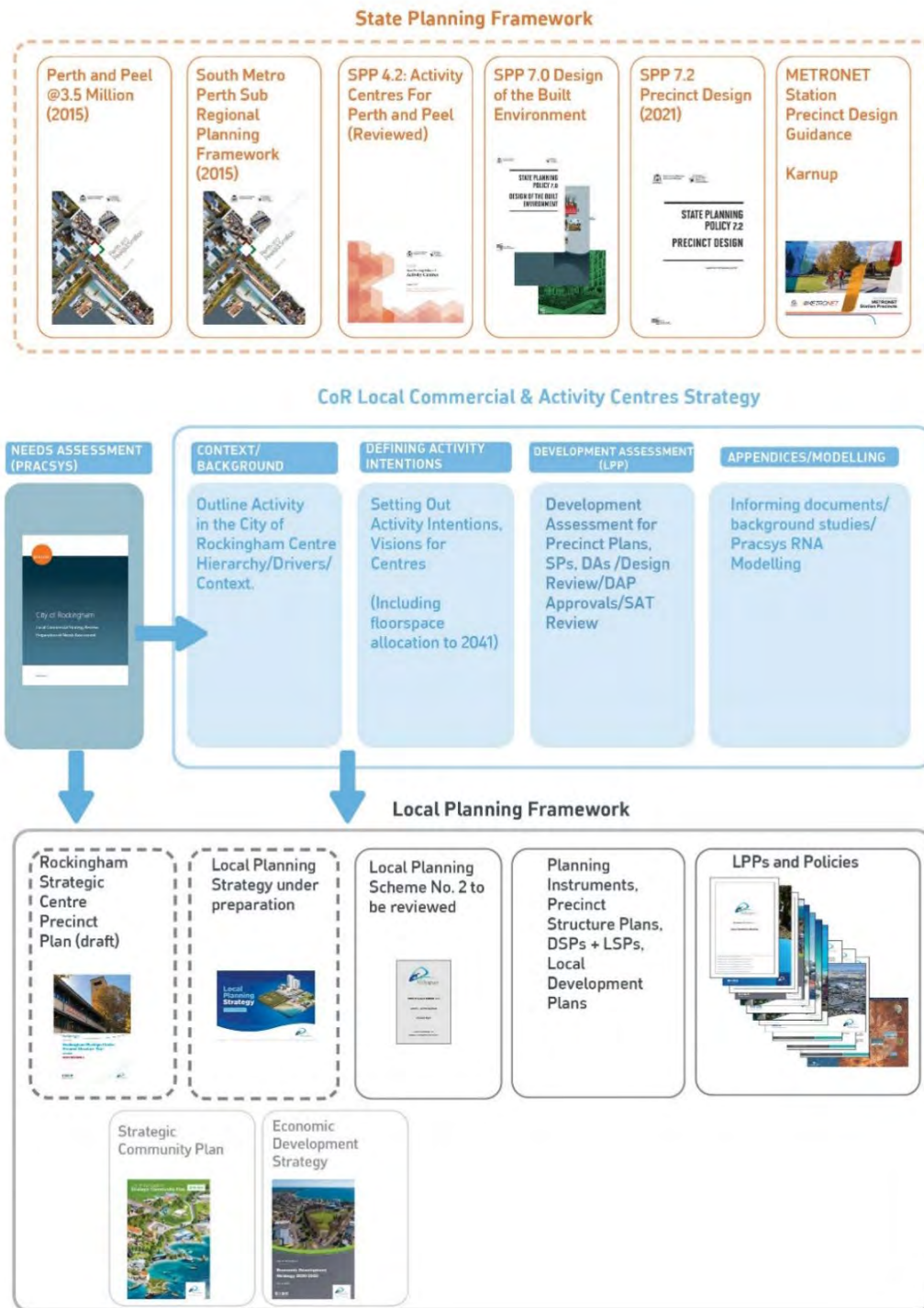
The role of activity centres is changing as a result of new technologies and consumer trends. Activity centres must work harder to attract and retain people and their spending, with growing importance of food, entertainment and recreation offerings. Increasingly, successful centres must not only be convenient and functional but integrate high standard of urban design to create attractive and entertaining places.

This Rockingham Local Commercial and Activity Centres Strategy (referred throughout as LCACS or “the Strategy”) sets out the City’s strategic planning priorities for activity centres and commercial areas for the next 15-20 years. It has also been prepared to:

- Address the requirements of the State Planning Framework.
- Outline best planning principles to guide the future development of the City’s Activity Centre hierarchy that are responsive to the aspirations of the community.
- Identify and define boundaries of activity centres suitable for the preparation Precinct Structure Plans.
- Outline the Strategic vision, role and intent for all centres within the activity centre hierarchy.
- Address the function of composition of centres in the short and longer term.
- Establish a strategic planning framework to facilitate outcomes that work to achieve the City’s employment targets; and
- inform the concurrent review of the City’s local planning framework including the preparation of the Local Planning Strategy (LPS) and accompanying new local planning scheme (LPS No.4).

A diagram illustrating the relationship between the LCACS and the State and local planning frameworks is provided in Figure 1. Most of these documents are reviewed and referenced highlighting relevance to preparation of the LCACS in the following sections.

Figure 1: Rockingham LCACS Relationship to State and Local Frameworks



Source: Franklin Planning and Hames Sharley (2022)

The activity centre hierarchy provides strategic guidance for the location, scale and nature of investment and land uses intended for activity centres. SPP 4.2 sets out the hierarchy of activity centres for the Perth and Peel Metropolitan Region delineating different roles and functions for centre typologies within the hierarchy and creates a coherent network of activity centres which meets the various needs of the community at the locations where these needs can and should be met.

The Rockingham City Centre is identified by the State Government as a Strategic Centre under SPP 4.2 and the *Perth and Peel@3.5million* suite of planning documents. As one of ten Strategic Centres within Perth and Peel Metropolitan area, Rockingham Strategic Centre (RSC) is considered 'a multi-purpose centre' providing the full range of economic and community services necessary for the communities within its sub regional catchment. Rockingham has been the highest-order centre in the south-west region of Metropolitan Perth since the WAPC's Corridor Plan was released in 1970.

The centre's important role and primary function within the sub region has remained unchanged. Staged development of RSC has occurred on a designated 600ha site, about 38 kms south-west of Perth CBD and 2 kms south-east of Rockingham Beach foreshore.

The RSC is supported by a hierarchy of 42 existing and emerging activity centres servicing distinct catchments. These catchments broadly correlate with the three established district centres located in Baldivis, Secret Harbour and Warnbro together with the historical settlements of the Rockingham foreshore and Safety Bay. These four catchments are discussed in greater detail in section 4 of the LCACS.

This Strategy also provides guidance for a future identified district centre, specialised node; and railway station precinct that have been identified within the Karnup locality in draft SPP 4.2 and the South Metropolitan Peel Sub-Regional Planning Framework, respectively.

The *City of Rockingham Needs Assessment* (Pracsys, 2022), hereafter referred to as the *Needs Assessment*, forms a key source of data and analysis upon which this Strategy (the LCACS) is based.

1.2 Policy Purpose and Context

This Strategy sets out a comprehensive review, evaluation and analysis of the State and the local planning frameworks which support the current planning and future development of activity centres within the City.

This Strategy has been made in the context of:

- Rockingham's existing State and Local Planning Frameworks (refer Section 2).
- Outcomes of the Needs Assessment which forecast floorspace demand until 2041; and
- Population forecasts prepared by Informed Decisions on behalf of the City and WA Tomorrow forecasts.

The purpose of this LCACS is to:

- understand the context relating to the City's existing Local Commercial Strategy, Employment Strategy and Rockingham Strategic Metropolitan Centre Framework.
- prepare a new Local Commercial Strategy to replace the City's current Local Planning Policy as an interim measure which is to inform City's preparation of the LPS.
- outline best planning principles to guide the future development of the City's activity centre hierarchy that are responsive to the aspirations of the community.
- provide a planning and land use response to address improving the City's employment sufficiency, within the City's Activity Centres.

- address the policy outcomes specified within the draft State Planning Policy 4.2 - Activity Centres.
- identify and define boundaries of Activity Centres suitable for consideration in the preparation of future Precinct Structure Plans; and
- to outline required changes required to the City's local planning scheme as part of the scheme review process, to outline contemporary best practice planning principles and guide development of the existing and future activity centres.

The findings of this LCACS are intended to inform and relate to several key planning initiatives currently being undertaken by the City, including:

- Review of the Local Planning Scheme No. 2 and preparation of a new local planning scheme (LPS No.4).
- Preparation of a Local Planning Strategy.
- Preparation of a new Precinct plan for Rockingham Strategic Centre (RSC).
- Preparation of new District level structure plans (i.e. Karnup).
- Other City strategic and statutory planning initiatives; and
- Informing documents to the State's review of South Metropolitan Peel Sub-regional Framework.

Context

The City of Rockingham is part of the South Metropolitan Peel Sub-region in Perth's outer urban area, about 40 kilometres south-west of the Perth CBD. The City of Rockingham is a rapidly developing local government, with substantial well established industrial and commercial areas, and an Australian Naval facility based on Garden Island.

The City of Rockingham's estimated resident population in 2020 was 138,581. Between 2016 and 2046, the population for the City is forecast to increase rapidly by 110,155 persons (85.40% growth), representing an average annual change of 2.08%. The number of dwellings in the City 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 most of the population growth will be driven by development in new urban areas within the localities of Baldivis and Karnup. In addition to these greenfield growth areas, infill development within the RSC and other established activity centres is expected to support residential growth into the future, seeking to provide greater diversity in housing options within the City.

Population projections prepared for the City by forecast.id 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 years and over age segment growing from 16.8% to in excess of 20%. The increase in the over 60s age groups, 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.

The City Rockingham has a much lower total Employment Self Sufficiency (ESS) than other Local Government areas in the South Metropolitan Peel Sub-region, with a current overall ESS of 0.57.

In contrast, adjoining Kwinana and Cockburn Local Government Authorities (LGA's) have ESS of 0.78 and 0.88 respectively. The City (and the State through its Sub Regional Framework) considers this imbalance needs to be addressed as a matter of priority. An average of 978 new jobs are required to be created every year for the next 17 years (a total of 16,626 new jobs) for Rockingham to simply maintain its current Employment Self Sufficiency (ESS) level of 0.573.

Macro Trends and Key Drivers for City's Activity Centres

The City prepared its *Economic Development Strategy* (2020) which identified several key findings that provides insight and direction for the future planning of commercial and retail uses throughout the City:

- The heavy reliance on the Retail sector, which provides 18% of all available jobs in the City of Rockingham (over twice the WA State average) is too high and the City needs to look at ways to diversify jobs and industries in the region. ("Economic Development Strategy 2020-2025 - City of Rockingham").
- Importance of the Federal Defence sector, given the current size and substantial projected growth and development on Garden Island/HMAS Stirling, including staff numbers and infrastructure, over the next five to ten years.
- Continued high population growth in Rockingham negatively affects our ability to sustain our current low employment self-sufficiency, which adds to high unemployment levels, especially for youths, given our population is getting younger.
- Inequitable infrastructure funding from Federal and State Government compared with other similar communities and local governments in the South West Region and Greater Perth.
- A lack of employment generating zoned land, which in turn restricts our ability to diversify the types of jobs and industries which we can attract to the area.
- Lack of high-quality office and business accommodation.
- Lack of hotel (short stay) accommodation in the Waterfront Tourism Precinct.
- Underutilised tourism assets with particular emphasis on Point Peron, which offers a wide variety of opportunities for development of formal infrastructure and amenity to support visitors to the area (City of Rockingham, 2020).

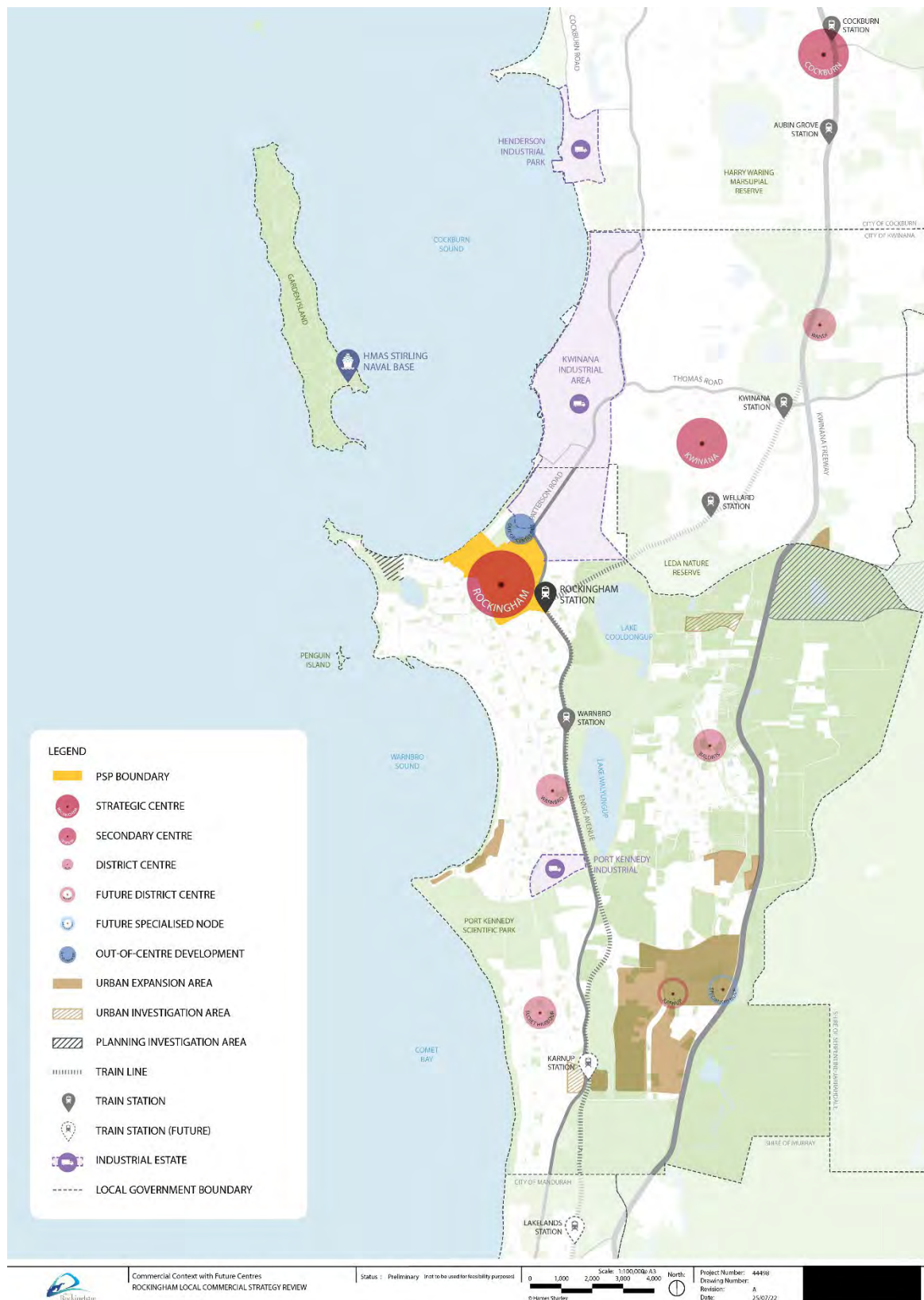
This LCACS and the upcoming LPS will build upon *Economic Development Strategy* (2020) together with the *Pracsys Needs Assessment* (2022) examine these macro trends and drivers in greater detail as it relates to activity centres and employment.

1.3 Policy Application and Study Area

This Strategy applies to the City of Rockingham local government area and takes into consideration the broader policy context of Rockingham within its sub region (and catchment) within the Perth - Peel Metropolitan Area, as shown in Figure 2.

This Strategy is a high-level strategic planning document intended to guide and inform planning for activity centres and commercial development within the City of Rockingham for City officers, Council, other decision-makers, proponents, and the general community.

Figure 2. LCACS Study Area, RSC PSP and District Centres



Source: Hames Sharley, 2022

Centres Context

Rockingham Strategic Centre

The Rockingham City Centre is identified by the State Government as a Strategic 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.

District Centres

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

Neighbourhood Centres

The City has 15 Neighbourhood Centres, four of which are planned for but not yet constructed.

Local Centres

The City has 27 Local Centres identified within its local planning framework, eight (8) of which are planned for but not yet constructed.

Out of Centre Development

Outside the City Centre, there are further sources of employment which include:

- the Rockingham Industrial zone.
- Challenger Service Commercial Business Park (referred to as 'Enterprise' centre within the *Needs Assessment*).
- Port Kennedy Business Enterprise zone; and
- Employment (associated with Rural pursuits) over Rural zoned land within the eastern precincts of the City.

1.4 Overall Objectives for LCACS

This Strategy together with the *Needs Assessment* provides the analysis and evidence to assist in the preparation of the LPS and guide the use and development of activity centres across the City. The following objectives identify the retail hierarchy, land use approach and built form principles that will form the foundation of the LCACS for activity centres across the City, refer Figure 3.

Figure 3. LCACS Objectives

OBJECTIVE:	PRINCIPLES:
<p>CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region. ("State Planning Policy 4.2 Activity Centres")</i></p>	<ul style="list-style-type: none"> • Distribute activity centres to meet differing levels of community need and enable employment, goods, and services to be accessed efficiently and equitably by the community. • Apply the activity centre hierarchy as part of a long-term and integrated approach by government and private stakeholders to the development of economic and social infrastructure. • Plan activity centres to enable them to support a variety of retail and commercial businesses and promote a sustainable retail and commercial market.
<p>ACTIVITY <i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i></p>	<ul style="list-style-type: none"> • Increase the range and quantum of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets. • Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and to support centre facilities. • Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport infrastructure.
<p>MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high- frequency public transport and active travel modes.</i></p>	<ul style="list-style-type: none"> • Maximise access to activity centres by walking, cycling and public transport to help reduce private car trips and parking demand. • Advocate for high frequency buses to service activity centres linking them with residential catchments. • Concentrate activities, particularly those that generate high numbers of trips, within activity centres contributing to footfall intensity and floorspace productivity.
<p>URBAN FORM <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i></p>	<ul style="list-style-type: none"> • Plan activity centre development around a legible, permeable street network and quality public spaces with a preference for a main street-based format. • Provide for a compact urban form that prioritises pedestrian movement and safety. • Identify appropriate to local character and context fine grain development within centres. • Maximise residential density within walking distance to centres. • Buildings should address primary streets and provide for active street frontages.
<p>GOVERNANCE <i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i></p>	<ul style="list-style-type: none"> • Support the vision set by the City of Rockingham in its Local Planning Strategy (currently under development). • Align with the planning principles within the State Planning Policy 4.2 - Activity centres for Perth and Peel and State Planning Policy 7.2 - Precinct Design Guidelines.

Source: Franklin Planning and Hames Sharley (2022)

1.5 Consultation/Stakeholder Engagement

This Strategy has been prepared in draft form so that a period of public advertising can be utilised to canvass community and stakeholder comments and views on its content and approach. Following this advertising, the submissions received will be considered by the City's project team, and where appropriate addressed in the final amended version of the LCACS.

In the meantime, 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 as part the preparation of the LPS for consent to advertise. Feedback from these engagement sessions will be conveyed to the consultant team to ensure activity centres planning issues are captured and reflected, where appropriate in the final form of this LCACS.

1.6 Navigating this Document

This LCACS provides:

- A strategic commercial framework focusing on the function, floorspace and employment associated with centres of local significance. The framework includes the identification of primary areas or centres within the City of Rockingham and allows for the influence of catchment and centres from surrounding Local Governments.
- Identification of a centre hierarchy and indicative floorspace levels.
- Guidance for the preparation of the commercial floorspace consideration for structure plans, local planning scheme amendments and Local Planning Policies.
- Policy measures to guide commercial developments generally.

2. Policy Context and Background

2.1 Policy Context

This section provides an overview of the content, intent, and implications of the planning framework at a State Government and local level for the preparation of this Strategy. The planning framework comprises both policy documents (such as State Planning Policies and Local Planning Policies) and statutory instruments (such as planning schemes). For the purposes of this Strategy, this section focuses on planning framework documents and instruments relevant to the planning and development of activity centres.

2.2 State Planning Framework/Context

The Commission's State Planning Policy No.1 (SPP 1) State Planning Framework brings together existing State and regional policies, strategies, plans and guidelines within a central State Planning Framework. It sets the context for decision-making on land use and development in Western Australia.

The Framework (refer Figure 4) informs the Commission, local government and others involved in the planning process on State level planning policy which is to be considered, and given effect to, ensuring integrated decision-making across all spheres of planning. Planning instruments (provisions) which comprise the State Planning Framework include:

- State Planning Strategy.
- State Planning Policies.
- Regional/Sub-regional strategies.
- Operational policies.
- Position statements; and
- Guidelines.

Figure 4: Western Australian Planning Framework



Perth and Peel @3.5 Million (2018)

Perth and Peel@3.5million is a suite of strategic land use planning documents which provide a framework for future growth of the Perth and Peel Region to 2050. The Framework recognises the benefits of a consolidated and connected city utilising the region's previous historic patterns of urban growth. It is divided into four sub-regional frameworks, which provide more detailed guidance on future land use and development for a city of 3.5 million people.

The City of Rockingham is situated within the South Metropolitan Peel Sub-regional Planning Framework area, which supports a coordinated approach to urban consolidation.

The Sub-regional Framework identifies Rockingham Strategic Centre as the principal centre of the Perth South Metropolitan Sub-region (which contains the Cities of Cockburn, Kwinana and Rockingham) and population-driven growth will support increased retail activity. The Strategic Centre will be the focus of office and commercial development for much of the sub-region.

Perth and Peel@3.5 Million and the *South Metropolitan Peel Sub-Regional Planning Framework* outline the following matters that the City will need to address within this Strategy and review of 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 Centre provides 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 116,200 jobs required to be delivered outside the Rockingham Strategic Centre between the Cities of Cockburn, Kwinana and Rockingham by 2050.
- 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/ Natural Resources

- 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.
- 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.

South Metropolitan Sub-regional Planning Framework (SMSPF) (2018)

The South Metropolitan Peel Sub-regional Planning Framework aims to establish a long-term, integrated planning framework for land use and infrastructure to guide future growth across the sub-region.

The Sub Regional Framework identifies the activity centre hierarchy for the sub-region and provide high-level guidance for employment, population and dwellings. The Framework's Economy and Employment objective is to:

“To promote employment opportunities and increase the number of people who live and work within the sub-region, with a focus on attracting strategic economic and employment land uses within the strategic metropolitan centres and key industrial centres, while maximising use of existing and proposed infrastructure.”

Population-driven business and employment are considered as significant contributors to total employment within the Sub-region. Greater employment self-sufficiency is sought with employment growth needing to better match the sub-region's labour force and demographic profile. The Framework also includes a hierarchy of existing and new activity centres and several existing and proposed industrial centres that will serve as key locations for employment. Existing and proposed employment centres within the sub-region are shown in Figure 5.

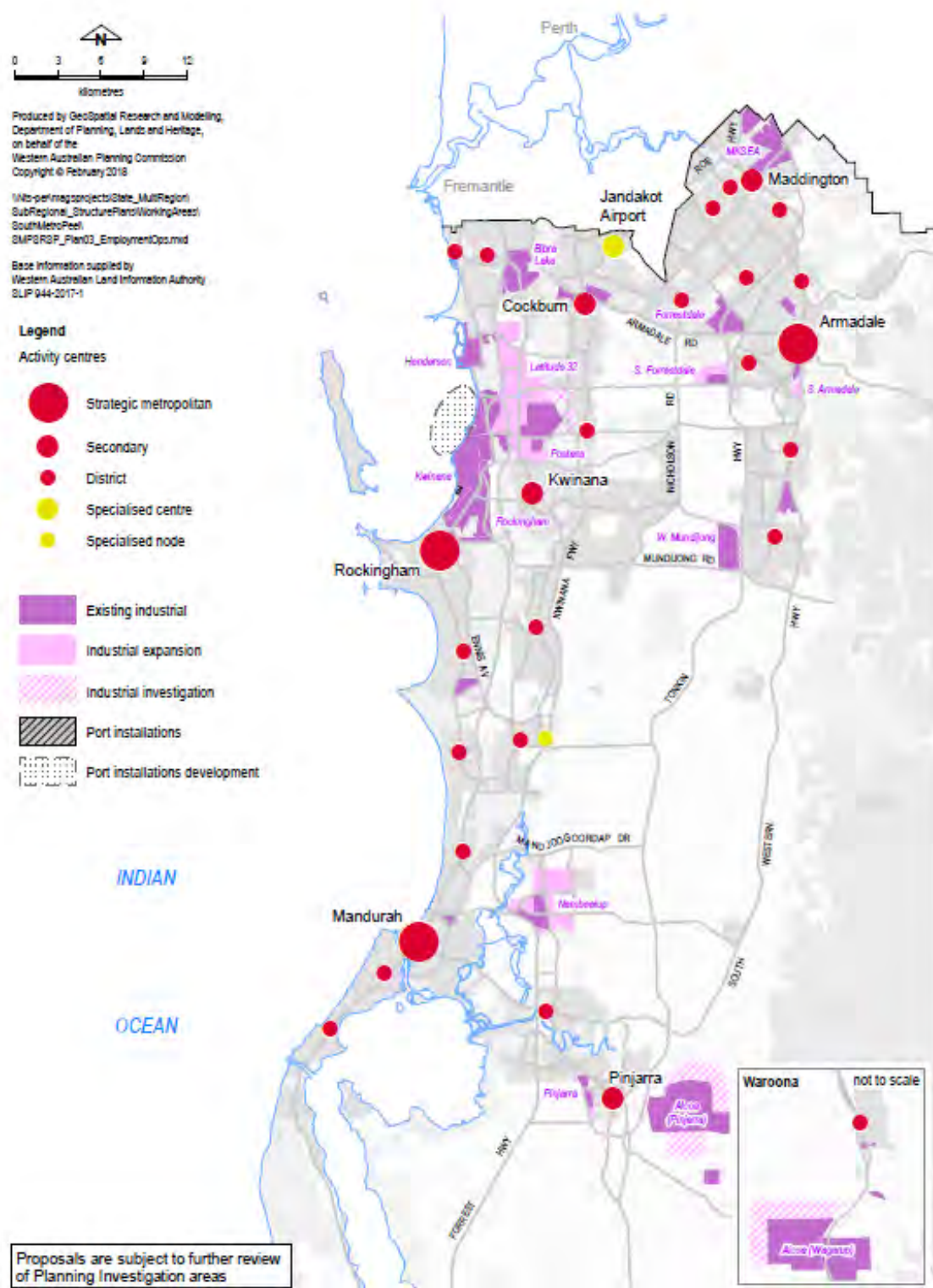
The Rockingham City Centre is identified as a Strategic Centre in State Planning Policy 4.2 'Activity Centres for Perth and Peel' (SPP 4.2) and the Perth and Peel@3.5million suite of planning documents. The Rockingham Strategic Centre (RSC) is one of ten strategic centres within Perth and Peel Metropolitan area. Its role is not only to provide services and amenities to the City's diverse and rapidly growing population, but also to provide a full range of economic and community services to support the South Metropolitan Peel Sub-region.

RSC is supported by the Baldivis, Secret Harbour and Warnbro district centres. A future district centre and specialised node are planned for Karnup. The Perth and Peel@3.5million Planning Frameworks outlined a number of areas for urban expansion or investigation within the City including Karnup.

The Karnup urban expansion area has an urban footprint of approximately 1,500ha in area. A District Structure Plan has yet to be prepared to guide development of this area. This Strategy outlines broad planning principles to inform the preparation of activity centre and employment planning within Karnup.

The State Government is also currently preparing a Precinct Structure Plan for the planned railway station at Karnup, located north of Paganoni Road and east of Mandurah Road. The LCACS includes through its objectives and vision and intent statements planning principles to guide development of a neighbourhood activity centre within the station precinct.

Figure 5: Activity Centre and Employment Opportunities, Sub-Regional Framework



Source: SMSPF (2018)

In addition, a specialised node is identified at Karnup (East) providing a strategic opportunity to identify a site for longer-term public uses that is centrally located in the urban system between Rockingham-Kwinana and Mandurah-Pinjarra. It is considered that Karnup specialised activity node could provide for a range of regional public facilities which may include education, health, and other future ancillary uses.

Planning and Urban Investigation Areas

Other Planning Investigation areas of North-East Baldivis and Urban Expansion Area – South Baldivis and Golden Bay are too premature in planning to be included in this strategy (or in the case of Golden Bay are not supported by the City) and have not been included in the accompanying *Pracsys Needs Assessment* (2022).

Public Transit

The Framework considers that population-driven growth will support increased retail activity for the RSC with a continued focus on office and commercial development. A constraint to development and investment has been attributed to the need for better public transport connectivity of the City centre with its catchment. The integration of key centres with high-quality public transport networks is a key principle of the Sub-regional Framework.

Planning and Urban Investigation Areas

Additional employment centres may also be identified as part of the review of Planning Investigation areas. An Urban Investigation Area is identified for land north of Kerosene Lane in northern Baldivis. The Framework states this land should be investigated for the provision of employment generating land uses (e.g. Bulky Goods/light industry in nature).

The Sub-regional Framework provides guidance for:

- the preparation of amendments to the Perth metropolitan region schemes, local planning;
- strategies/schemes, district and local structure plans, and activity centre plans; and
- the staging and sequencing of urban development to inform public investment in regional community, social and service infrastructure.

A key objective of the Sub-Regional Framework is to promote employment opportunities and increase the number of people who live and work within the sub-region, with a focus on attracting strategic economic and employment land uses within the strategic centres such as Rockingham.

Statements of Planning Policy (SPPs)

This Strategy has been prepared to have due regard to the State Planning Framework. The following key SPP have been examined to outline implications that shall apply to this Strategy:

State Planning Policy No. 4.2 (SPP 4.2) - Activity Centres (draft)

This State Planning Policy was made under Part 3 of the *Planning and Development Act 2005* in 2010 and is currently under review. SPP 4.2 governs decision-making for the planning and development of activity centres and in the context of this Strategy applies to the City's Local Planning Strategy and Local Planning Scheme review.

SPP 4.2 is intended to be read in conjunction with (but not limited to):

- The Implementation Guidelines for SPP 4.2;
- SPP 7.0 Design of the Built Environment;

- SPP 7.1 Neighbourhood Design; and
- SPP 7.2 Precinct Design.

This Strategy addresses the following matters specified by the SPP 4.2 - Implementation Guidelines to:

- Apply SPP 4.2 within the local planning framework;
- Prepare and determine proposals for new activity centres, or that seek to change the classification of an activity centre;
- Strategic considerations for the assessment of development proposals for major developments within activity centres;
- Considerations for undertaking a Needs Assessment;
- Applying the Impact Test;
- Outline planning parameters for the development of bulky goods and large format retail uses and precincts;
- Define activity centre boundaries; and
- Address the Methodology Checklist.

Rockingham City Centre's designation within the centres hierarchy remains unchanged and is classified as Rockingham Strategic Centre in both the current and draft versions of the policy. The draft SPP 4.2 states that:

“Strategic centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments. These centres are expected to service substantial populations, providing health, community and social services, be integrated with public transport and provide opportunities for business agglomeration. Access is a priority for these centres.”

SPP 4.2 requires the City to prepare and maintain an endorsed Precinct Structure Plan in accordance with SPP7.2 (formerly referred to as an activity centre structure plan) to guide development within the RSC. Activity centre plans will also be replaced by precinct structure plans for several of Rockingham's centres in line with SPP 7.2 Precinct Design Guidelines.

Section 2 and Appendix 2 of the draft SPP 4.2 Guidelines sets out the Impact Test methodology. The purpose of the test is to ensure that major development proposals align with the objectives of SPP 4.2. The Impact Test only applies to *major development* or *out of centre development* as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.

The Impact Test methodology requires the measurement of 'proportionality' and 'community benefit' supporting the objectives of SPP 4.2. The detail provided (i.e., proportionality) in the Impact Test should be appropriate to the scale and context of the proposal, drawing on existing information where possible. Community benefit is the public good that a proposal delivers as indicated by (but not limited to) the following factors:

- (i) Productivity;
- (ii) Quality of Life;
- (iii) Equity and inclusion; and
- (iv) Infrastructure development.

In accordance with the draft 4.2 Guidelines, development applications lodged with the City should be considered and determined in accordance with:

- an endorsed precinct structure plan (where relevant);
- an endorsed local development plan or precinct local development plan;
- the Local Planning Scheme;
- Local Planning Policies; and
- the assessment requirements outlined in Section 7.3 (the Impact Test) of draft SPP 4.2.

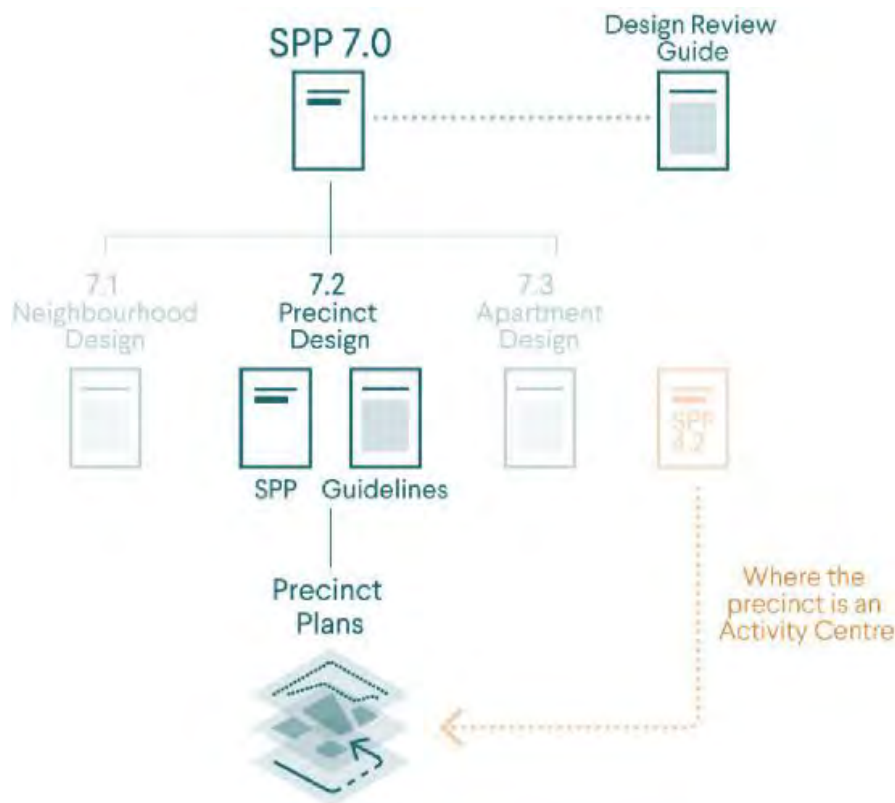
The Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

State Planning Policy 7.0 - Design of the Built Environment (SPP 7.0)

SPP 7.0 is the foundation of the Design WA policy suite and was gazetted on 24 May 2019. It is the lead policy that elevates the importance of design quality across the whole built environment in Western Australia. It seeks to deliver the broad economic, environmental, social, and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes (including a Design Review Guide).

SPP 7.0 establishes the overarching framework for good design practice in planning. It has directly informed preparation of SPP 7.2 - Precinct Design (SPP 7.2) as shown in Figure 6 below.

Figure 6: SPP 7.2 Policy Context Overview



Development and redevelopment of the City's activity centres will have to be given due regard to the design principles contained within SPP 7.0.

State Planning Policy 7.2 - Precinct Design

The policy's intent is to enable the ten principles of good design (identified in SPP 7.0) to be applied to precinct (activity centre) planning, ensuring that good design quality and built form outcomes can be achieved.

SPP 7.2 includes two key parts:

- *SPP 7.2: Precinct Design*: the lead policy to guide the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity. It identifies how the policy can be applied, including guidance on desired objectives and outcomes.
- *SPP 7.2: Precinct Design Guidelines*: is built upon the 10 Design Principles contained in SPP 7.0. It defines the different precinct types and identifies six design elements to guide precinct design. Activity centre plans (as they exist today) will be replaced by precinct structure plans.

Precinct structure plans outline land use, density and built form outcomes, movement and access arrangements, infrastructure, environmental assets, and community facilities to facilitate future subdivision and development. Guidance will come primarily from the design elements identified in the SPP 7.2 Precinct Design Guidelines, which will replace the Model Centre Framework (currently provided in Appendix 2 of SPP 4.2). The preferred content and structure of Precinct Structure Plans is provided in the SPP 7.2 'Manner and Form' document. This is an interim measure whilst the Local Planning Manual is still being updated by DPLH.

Liveable Neighbourhoods (Under review as SPP 7.1 Neighbourhood design)

Liveable Neighbourhoods is the WAPC's principal policy for the design and assessment of structure plans and subdivision for new urban areas in metropolitan and regional centres, on greenfield and large urban infill sites. It promotes an urban structure of walkable neighbourhoods. Community facilities and services are accessed by walking, cycling and public transport through an efficient, interconnected movement network.

Employment opportunities and economic sustainability are facilitated through a coherent hierarchy of activity centres. *Liveable Neighbourhoods* is an integral component of the state planning framework, delivering the objectives of Directions 2031, Perth and Peel@3.5million sub-regional frameworks and future sub-regional structure plans. It plays a key role within the state planning framework and in relation to the local planning framework including local planning strategies, local planning schemes and policies.

The operational *Liveable Neighbourhoods* (2009) and the Draft *Liveable Neighbourhoods* (2015) are currently under review, comprising the next stage of Design WA as "Neighbourhood Design". It is expected that Neighbourhood Design will apply the 10 Principles of Good Design outlined in SPP7.0 Design of the Built Environment.

This policy is relevant to activity centres planning because they are part of the fabric of many neighbourhoods and the manner with which they are designed and integrated should ensure home, work, education and day to day retail needs can be undertaken conveniently by households with a high degree of amenity.

2.3 Local Planning Framework/Context

The City of Rockingham carries out the majority of day-to-day planning controls relating to development by the Planning and Development (PD) Act. The local planning framework comprises all strategic, statutory and policy planning documents which collectively outline the planning for the City's local government area.

Relevant Local policies, strategies, plans and guidelines to this Strategy (but not exhaustive) are:

- Local Planning Strategy - under preparation;
- Town Planning Scheme No. 2 (TPS No. 2) (as well as deemed provisions set out in the Regulations), under review (proposed LPS No.4);
- Rockingham Strategic Centre Planning Framework - under review;
- District Structure (and Centre) Plans i.e., Baldivis and (proposed for Karnup);
- Local and Activity Centre (Precinct) Structure Plans and Local Development (Centre) Plans;
- Various Local Planning Policies (including LPP No. 3.1.2); and
- Other informing policy documents.

The City is undertaking a comprehensive review of its local planning framework with a commitment to prepare a local planning strategy (LPS) and a new local planning scheme No. 4 (LPS No.4) and the preparation of a PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a coherent and robust hierarchy of activity centres (both existing and proposed) within the City.

Local Planning Strategy (LPS) - Under Preparation

A LPS is a fundamental component of the local planning framework. The purpose of a LPS is to set out the long-term planning direction of a local government area, having regard to the State Planning Framework, to provide a rationale for the zoning and other standards and requirements included in a planning scheme. The City does not currently have a Local Planning Strategy (LPS), as one was not required at the time of the current TPS2's preparation.

It is intended that the new LPS will apply the State Planning Framework (including sub-regional frameworks) by ensuring that appropriate planning directions and actions are consistent with the State Planning Framework (as outlined). The LPS will be required to be endorsed by the WAPC upon finalization.

The LPS will provide the long-term planning directions and actions to manage any land use change and development as it relates to existing (and proposed) activity centres and existing (and potential) employment generating land use in the City.

The implementation framework (as set out in Section 5 of this Strategy) and the transition to the use of precinct structure plans will need to be reflected in the LPS including resultant modifications to the local planning framework. It is intended that the LPS will consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines. The LPS informed by this LCACS (and Needs Assessment) will examine potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP 4.2 Guidelines.

The LPS, informed by this LCACS and Needs Assessment will examine the estimated range of housing, economic and employment lands needed and the indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy. The City has undertaken research studies on a suite of issues which has assisted the preparation of the draft LPS, including Housing, Environment, Transport and Employment. Key findings from these studies have also been considered in the preparation of this strategy.

As part of the Local Planning Strategy process, Local Governments are required to produce an assessment of the "projected retail needs of communities in a local government area and its surrounds." The Pracsys (2022) *Needs Assessment* is a guiding document to assess the projected demands of the local government area and its surrounds and shows the estimated retail need and indicative distribution of floorspace across the activity centres in the local government area. Changes to the activity centre hierarchy can only occur if identified within an endorsed LPS.

The LPS also provides the strategic objectives and guidance for key planning actions that will be started to be implemented by the next Local Planning Scheme (LPS No.4).

Town Planning Scheme No. 2 (TPS2) - Under Review.

The City's Town Planning Scheme No. 2 (TPS2) was gazetted on 19 November 2004.

In accordance with statutory requirements, the City has commenced a review of TPS No. 2 and has prepared a Report of Review. Key priorities identified in this report, relevant to activity centres include:

- The provision of strategic objectives and guidance for development within the Rockingham Strategic 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;
- Inclusion of enabling provisions for precinct planning and design review; 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.

Land use permissibility set out in the new scheme (any subsequent amendment(s)) must be carefully considered to ensure that the local schemes reinforce the objectives and requirements of draft SPP 4. 2. Careful consideration should be given to land use permissible in the Centre zones to provide for sufficient development intensity and appropriate land use mix that supports the role and function of activity centres.

A comprehensive local planning scheme review will allow the City to implement key planning outcomes identified through this Strategy and RSC Plan Review, which is being developed in parallel.

The new LPS No. 4 will need in accordance with SPP 4.2 (Checklist) which includes:

- the standardised zones and land use definitions from *the LPS Regulations 2015* as it applies to activity centres.
- land use permissibility in the new local planning scheme will need to be carefully considered to ensure that the scheme reinforces the objectives and requirements of SPP 4.2.
- offices and commercial uses within industrial zones should be restricted to incidental uses only.
- apply R-Codes within walkable catchments to meet the density requirements set out in the LPS.
- identify bulky goods/large format retail precincts as ‘Service Commercial’ and provide clauses requiring Local development plans (where appropriate).
- Scheme provisions relating to the preparation and assessment of Structure Plans require review due to recent changes to the *LPS Regulations*. This includes a review of the Scheme’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.

Rockingham Strategic Centre Planning Framework - Under Review

Concurrent to the preparation of LCACS, the City is reviewing the composition and content of the RSC local planning framework, which currently includes the Centre Plan, contemporary local planning scheme provisions, and the local planning policies for specific precincts.

Under SPP 7.2, activity centres such as the RSC are identified as a type of precinct. Activity Centre Plans (as they exist today) are to be replaced by precinct structure plans. Just like Activity Centre Plans, a Precinct Structure Plan sets out land use, density and built form outcomes, movement and access arrangements, infrastructure, environmental assets and community facilities to facilitate future subdivision and development. This guidance will come primarily from the design elements identified in the SPP 7.2 Precinct Design Guidelines, which will replace the Model Centre Framework (currently provided in Appendix 2 of SPP 4.2).

The City and the Hames Sharley consultant team have prepared a draft Rockingham Strategic Centre Precinct Structure Plan (RSCPSP) (draft 2022) to replace the current Centre Plan under the guidance provided by SPP 7.2. The draft RSCPSP is a contemporary planning instrument, and along with other elements of the State and local planning framework, will coordinate future subdivision, zoning and development of the RSC. The accompanying local scheme amendment (No. 191) to TPS2, facilitates the implementation of the RSCPSP and updates the RSC Scheme provisions, by consolidating the existing 'Primary Centre' zones, into a single 'Strategic Centre' zone, consistent with the revised Rockingham PSP area (and boundary), and introduces key development control scheme provisions. Consequently, the new RSCPSP will supersede the existing Rockingham Strategic Regional Centre - Centre Plan (Centre Plan) and associated Development Policy Plans (DPPs) or Local Planning Policies. The RSC (and this LCACS) is underpinned by a *Needs Assessment* prepared by Pracsys in 2022. Further information on the RSCPSP is set out in section 4 of this Strategy.

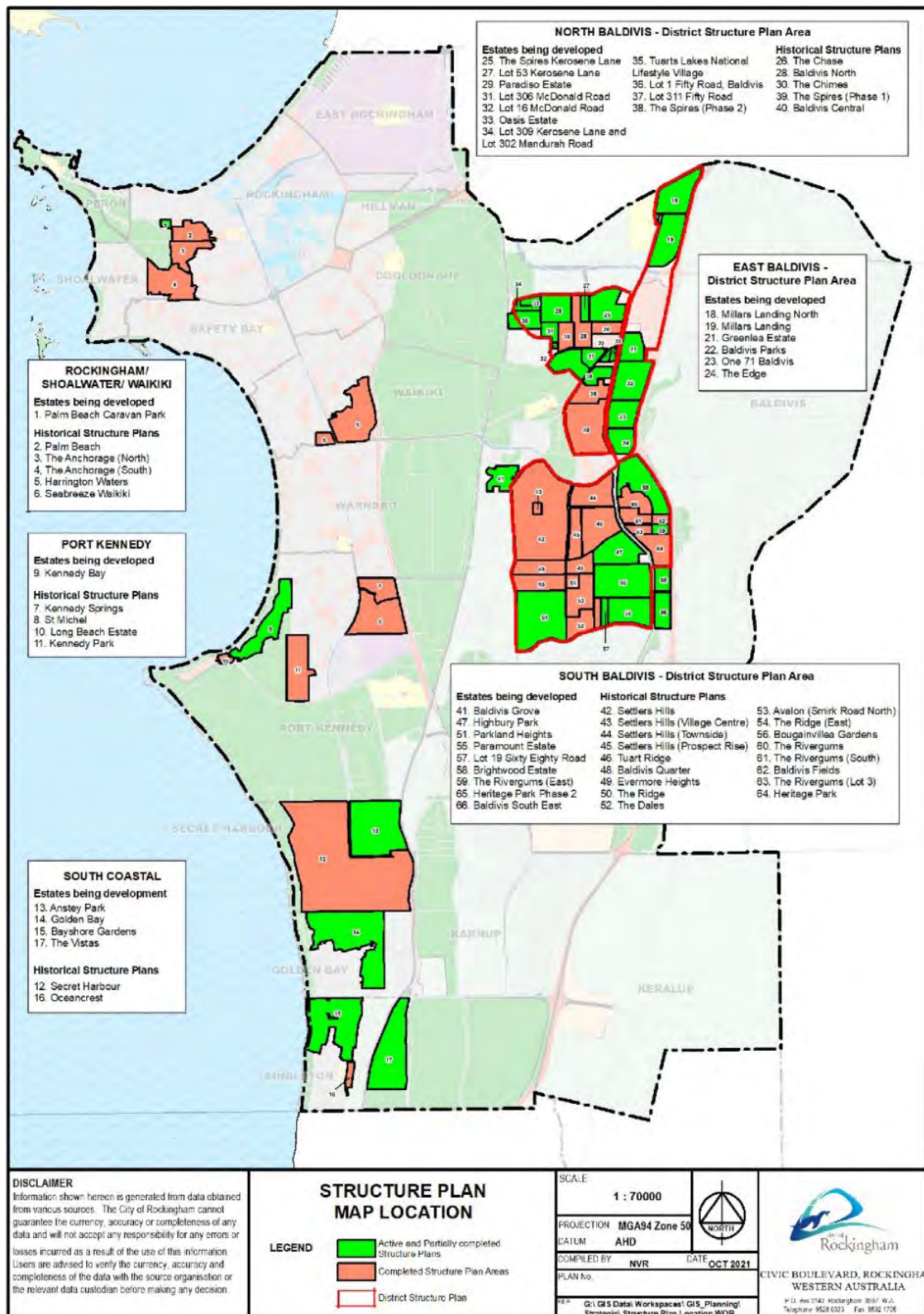
Structure Plans (District and Local)

Structure plans (including standard structure plans and precinct structure plans) can be prepared in accordance with Schedule 2 of the LPS Regulations to provide the basis for zoning and subdivision of land. The City has over 60 operational structure plans shown in Figure 7.

The City has adopted a series of District Structure Plans over the Baldivis locality which is identified for future urban development and held in multiple ownership. The purpose of a District Structure Plan is to ensure that coordinated development at a district level including the provision of activity centres. The City will shortly be preparing a District Structure Plan for the Karnup locality consistent with the South Metropolitan Peel Sub-regional Planning Framework (SMPSPF) which will be precursor to rezoning and more detail local structure planning and development.

A local structure plan is a statutory spatial plan, prepared by local government, a landowner, or a landowner representative, and approved under the provisions of a local planning scheme. Local structure plans provide more specific detail on the proposed pattern of land use for a certain area, such as a residential neighbourhood. They provide a framework for the assessment of detailed scheme amendments, subdivision and development proposals. These plans include details of location and density of housing, road layout, pedestrian and cycle network, public open space, school sites, servicing infrastructure, community purpose sites and activity centre locations. The plans must be advertised by local government for public comment, and are required to be assessed and endorsed, subject to any necessary modifications, by the WAPC.

Figure 7: Summary Map of Structure Plans (2021)



Source: City of Rockingham (2021)

Precinct Structure Plans for Activity Centres

Given the recency of SPP 7.2 and relevant changes to the LPS Regulations, the City does not currently have any operational Precinct Structure Plans. The PSP for the RSC is the City's first structure plan to be prepared under this new State framework. Precinct structure plans (PSPs) outline land use, density and development (including built form), access arrangements, infrastructure, environmental assets and community facilities at a precinct scale to facilitate future subdivision and development. In the short to medium term, it is expected that precinct structure plans will be prepared/reviewed for the City's strategic, district and specialised activity centres.

In accordance with draft SPP 4.2 PSPs are to be endorsed by the WAPC prior to a major development being approved (some exceptions apply) to ensure the development of the activity centre is integrated, cohesive and accessible. Major development may be considered in the absence of an endorsed precinct structure plan where exceptional circumstances are fully evidenced and justified. ("State Planning Policy 4.2 Activity Centres") Furthermore, any major development must satisfy relevant requirements of SPP 7.2 Precinct Design and Precinct Design Guidelines.

Local Development Plans

Local development plans (LDPs) have been adopted by the City (and/or proponents) in accordance with Schedule 2 of LPS Regulations to coordinate and assist in achieving better built form outcomes by linking lot design to future development. The City has 220 Local Development Plans (LDPs) inclusive of residential and activity centres detailing site-specific design control measures and urban design considerations. Local and Neighbourhood development plans have been assessed and endorsed by the City according to local scheme provisions and are used to assess applications for planning or building approval. With the preparation of the LPS and the review of TPS No.2 there is an opportunity to review the ongoing relevancy of these LDPs ensuring a coordinated and streamlined approach.

Various Local Planning Policies

A local planning policy (LPP) can be prepared in accordance with Schedule 2, the deemed provisions of the *LPS Regulations* which allows the City to prepare local planning policies relating to planning and development within the Scheme area. The City currently has 39 operational LPP's which outline the development standards and provisions used by the City in assessing and making decisions on planning applications including for development within activity centres.

The City's current LCS was adopted as LPP No. 3.1.2 in 2004. In August 2012, the City reviewed the LPP as it applies to the Baldivis locality, to guide the long-term distribution of retail and commercial floor space via a network of Centres consistent with the newly released SPP 4.2 - Activity Centres for Perth and Peel (2010). Several minor reviews have been undertaken of LPP No. 3.1.2 since that time, with the most recent version of the LPP adopted by the Council in July 2018. It is the intention that LPP No. 3.1.2 will remain in force, to guide decision making until this LCACS is endorsed. Upon the completion of the LPS, this Strategy will inform the preparation of a new LPP outlining the planning and urban form considerations, application information and supporting documentation and provisions used by the City in assessing and making decisions on planning applications related to activity centres.

The City's Report of Review of TPS No.2 has also determined that there are opportunities to reduce duplication and provide a simplified and coherent Local Scheme and Local Planning Policy suite. A comprehensive review of these policies will occur as part of the LPS process.

2.4 Other City Informing Documents

The City has prepared and continues to keep under review, other relevant informing documents and strategies that directly relate to planning for activity centres and general economic and community development within the City and include:

- Strategic Community Plan (as updated 2020);
- Economic Development Strategy 2020-2025 (2020);
- Tourism Destination Strategy (2019);
- Community Infrastructure Plan (2021); and
- Public Open Space Strategy (2020).

2.5 Implications for the LCACS

State and Local Planning Framework: Key findings and considerations for the Strategy

State Planning Framework

- Support the role and function of activity centres including the Rockingham Strategic Centre in the hierarchy in accordance with draft SPP 4.2.
- The City to continue to liaise with WAPC (DPLH) in its review of the Sub-regional Framework (late 2023).
- METRONET sets out proposals with specific relevance to the City and the strategy. Future activity centre planning within the City will need to consider the METRONET proposals, particularly in regard to the RSC with optimisation with public transport servicing and the future station identified at Karnup as well as its surrounding precinct.
- Any required City inputs regarding activity centres including the future district structure planning of Karnup Specialised Node to be informed by the LCACS and Pracsys Needs Assessment (2022)

Local Planning Framework

Local Planning Strategy - under preparation

- The LPS will provide the long-term planning directions and actions to manage the land use change and development as it relates to activity centres and existing (and potential) employment generating land use in the City.
- The implementation framework and the transition to the use of precinct structure plans will need to be reflected in the LPS including resultant modifications to the local planning framework.
- The LPS is to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines.
- The LPS informed by the LCACS (and Needs Assessment) to review potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP 4.2 Guidelines.
- The LPS to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines.
- The LPS, informed by this LCACS and *Needs Assessment* (2022) to show the estimated range of housing, economic and employment lands needed and the indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy.

Town Planning Scheme No. 2 (TPS2) - under review. New LPS No. 4

A comprehensive local planning scheme review will allow the City to implement key planning outcomes identified through this Strategy and RSC Review, which is being developed in parallel (draft 2022).

- New LPS No.4 will need in accordance with SPP 4.2 (Checklist) which includes:
 - the standardised zones and land use definitions from *the LPS Regulations 2015* as it applies to activity centres.
 - land use permissibility in the new local planning scheme will need to be carefully considered to ensure that the scheme reinforces the objectives and requirements of SPP 4.2
 - offices and commercial uses within industrial zones should be restricted to incidental uses only.
 - apply R-Codes within walkable catchments to meet the density requirements set out in the LPS.
 - identify bulky goods/large format retail precincts as 'Service Commercial' and provide clauses requiring Local development plans (where appropriate).
 - Scheme provisions relating to the preparation and assessment of Structure Plans require review due to recent changes to the *LPS Regulations*. This includes a review of the Scheme'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.

Structure/Activity Centre Plans

- In the short to medium term, it is expected that precinct structure plans will be prepared/ reviewed for the City's RCS, district and specialised activity centres.

Local Planning Policies/ Local Development Plans

A comprehensive review of these policies/plans will occur as part of the LPS process.

3. Demand Profile: Drivers and Trends

3.1 Introduction

Sections 3 and 4 of this Strategy provide a synopsis of key findings from the *City of Rockingham Needs Assessment Needs Assessment* (Needs Assessment) and the implications for land use planning, however for further detail on the modelling and results outlined in this LCACS.

The City's commercial floorspace demand profile, employment quantum and type are influenced by several key drivers:

- socio-economic characteristics (demographics).
- residential property market.
- retail patterns and consumer behaviours.
- business and employment profile.

The combination of these factors has shaped the centres hierarchy that exists today and will affect the direction of future commercial provision in the City. An overview of the findings for each factor, as presented in the *Needs Assessment* and other sources such as the *City's Rockingham Employment Planning Study* (Syme Marmion & Co, 2020), is provided below.

Benchmarking of characteristics is based on comparisons with catchments for the Mandurah, Armadale, Cannington, and Joondalup Strategic Centres, as well as the Greater Perth region. A 25km radius (broadly aligned to the *Needs Assessment* Analysis Catchment) was set as the study area for all benchmark centres to enable comparability.

3.2 Demographics and Residential Property Trends

The following summary of demographic and residential property trends for the City has been sourced from several related background documents including: the *Needs Assessment*, *Rockingham Employment planning study* and preparatory studies undertaken for (the City's draft Local Planning Strategy. To avoid duplication, the findings relating to activity centre planning are highlighted below. Please refer to the source reports noted if seeking further information or a more detailed interrogation of the data.

Age

Analysis of the City's age profile reveals the importance of responding to the retail needs of young families when designing and planning activity centres. With the predominance of young children (aged 0-9 years) and their parents (aged 20-40 years) integration with and connection to nearby public open space, schools, childcare centres is recommended. The provision of cycling/pedestrian pathways to and through activity centres that encourage active travel and mobility for the young and seniors, rather than solely a car dominated environment is also recommended.

Dwelling Forecast

The forecast increase in dwellings for the City of Rockingham will continue to attract young families. Therefore, activity centres servicing new dwellings in emerging neighbourhoods should specifically target a family friendly demographic. Centres providing a range of facilities with safe, hassle free access for children and parents will likely enjoy greater patronage and activation, throughout the life stages of these consumers.

Education

There is a relatively high proportion of persons with Certificate III and IV as their highest level of educational attainment indicating that a large portion of residents work in trades and related roles. It is likely the residential construction industry and high rates of growth in the City and sub-region are linked with this employment profile. However, there are opportunities for wholesale and retail uses that support tradespersons and skilled professionals. These findings relate less to the consumer spending patterns and more to potential activity centre tenants and range of goods and services provided, especially in service commercial.

Ethnicity

The City's Analysis Catchment includes a slightly higher than benchmark concentration of Indigenous persons and a low proportion of residents that speak a language other than English at home. Whilst these findings represent a relatively low level of diversity or could be unlikely immediate drivers of a specific retail offer within the Analysis Catchment, it is possible that with the forecast high growth in dwellings this may change over time. Planning guidance is not required because activity centre developers through tenant strategies and products offered are adept at responding. They do this through understanding the nuances and demands of their local catchment populations and create activity centres that have points of difference ultimately generating success for centres.

Income

The City demonstrates a lower proportion of households earning in the highest income quintile than Greater Perth and most benchmark Strategic Centres (only Mandurah has a lower percentage with Joondalup, Cannington and Armadale having higher percentages in this top earning bracket). This indicates that residents are required to spend a greater proportion of their income on convenience retail and accordingly, will spend less on comparison shopping (e.g. fashion, furniture, gifts, toys, books).

The City will need to monitor the potential shift in income levels as Westport develops and attracts more strategic and knowledge-intensive employment to the sub-region (as workers in these roles generally earn higher incomes).

Should this eventuate, the businesses will likely adapt to changing purchasing behaviours by these households and the outcome could be changes in floorspace requirements, for instance towards a greater retail focus on comparison goods. Future monitoring and review of this LCACS and Westport is required to inform the floorspace mix and demand within the City.

The City is forecasting significant dwellings growth over time and may attract construction businesses to support this development. Employment land (i.e., light industrial land and service commercial) should develop to offer services and products that directly support the significant number of construction businesses, particularly with continued residential dwelling development.

Property Index

The relatively consistent house prices and the increase in rental prices have increased the rental yield of residential properties in the City (yields increased from 4.8% in 2017 to 5.5% in 2021). Increased rental yield reflects the increased demand for properties in the City and provides encouragement for investors. Housing affordability impacts of these trends mean that greater breadth in housing choice and availability to house future population projected for the City.

3.3 Business and Employment Trends

Business Entries and Exits data (ABS) registered a slight decline in the total number of businesses in the City down from 5,564 in 2018 to 5,497 in 2020. The construction industry has experienced a significant decline, down from 1,505 in 2018 to 1,318 in 2020. With the exception of construction, business growth in other sectors in the City has been relatively strong between 2018-2020.

Evaluation of the sectors of employment and businesses within the City indicates that there are opportunities for wholesale and retail uses that support tradespersons and skilled professionals. These are relevant to Other Retail (bulky goods) centres and tenants that can respond to the growth in construction businesses linked with the housing development growth trajectory in the City. Highlights of the sectors and their implications for the LCACS are outlined below:

- High growth has been experienced in the business sectors of Arts and Recreation, Health and Education related businesses. This aligns with the high levels of population growth and would be expected to continue, although not at the same rate.
- Declines in Retail, Accommodation and Food Services are seen as temporary, and it is anticipated there will be business growth to support continued population growth. Restaurants/cafes/takeaway food businesses are likely to locate within activity centres, generating beneficial day and evening footfall.
- Transport, Postal and Warehousing, and Professional, Scientific and Technical Services related to Westport are anticipated to grow as the transition of this project occurs.

These businesses should develop in strategic industrial areas and within the RSC which is suitable for administration and office-based uses.

3.6% of Analysis Catchment Employees use public transport to travel to work in contrast to the 10.6% WA benchmark. The high level of car dependence in the City has developed due to the combination of:

- Insufficient transport links to key employment centres within the Analysis Catchment are underpinning the high private car usage rates. Public transport routes being perceived to be not convenient and/or too infrequent; and
- The transport network and system that has been designed to encourage travel by car and provides fragmented infrastructure for travel by public transport, cycling and walking.

A limited number of dwellings are located within walking distance of jobs, activity centres and other services due limited mixed use and low-density residential development. The top employing industries include Primary Education, Defence, Supermarket and Grocery Stores, and eight of the top ten industries are population-driven (so expected to grow in line with the population over time). The demand for employment in Secondary Education is expected to grow proportionately faster than the population as children age throughout the analysis catchment. As the population ages the demand for Aged Care services are also expected to rise. Drivers for strategic industries such as Defence and Road Freight Transport include increased federal government spending and the development of Westport at the Western Trade Coast industrial area. The growth and development of these sectors are dependent on factors other than changes in population in the Analysis Catchment.

The City of Rockingham has a relatively high level of unemployment in contrast to the Greater Perth region and has high youth unemployment. Should current trends continue, the issue is likely to be exacerbated as employment opportunities in the City of Rockingham could further lag behind the population driven demand.

In understanding and forecasting the future trajectory of employment and targets for Employment Self-Sufficiency (ESS), the *Needs Assessment* utilised the findings of the City's *Employment Planning Strategy*. They assessed the current state of employment in the City of Rockingham and evaluated potential employment scenarios going forward until 2050. Several major employment centres that are likely to be the sites for employment growth over the next 30 years were highlighted in the study, these include:

- Rockingham City (Strategic) Centre
- East Rockingham Industrial Area
- Port Kennedy Industrial Area
- HMAS Stirling (Defence)
- North East Baldivis Industrial Area
- Karnup Industrial Area
- Baldivis - Kerosene Lane

Figure 8 below illustrates how the ESS will vary according to the scenarios for employment and population growth.

Figure 8. Employment Self-Sufficiency Scenarios in the City of Rockingham

Scenario	1	2	3	4	5	6
Population Growth	Low	Low	Medium	Medium	High	High
Employment Growth	Low	Medium	Low	Medium	Medium	High
Town Centre Population*	26,030	26,030	32,321	32,321	48,580	48,580
Jobs: Town Centre	11,193	13,693	13,898	19,307	25,262	34,422
Jobs: Rest of City	30,721	33,221	34,426	39,926	38,980	43,480
Total Jobs - Base	41,914	46,914	48,324	59,233	64,241	77,901
Additions						
North East Baldivis	8,300	8,300	8,300	8,300	8,300	8,300
Karnup (Core)	12,500	12,500	12,500	12,500	12,500	12,500
Karnup (South)	12,400	12,400	12,400	12,400	12,400	12,400
Employment Self-Sufficiency	Jobs/Workers	Ratio				
Base	0.45	0.50	0.44	0.53	0.49	0.59
With North East Baldivis	0.53	0.59	0.52	0.61	0.55	0.66
Plus Karnup (Core)	0.67	0.72	0.63	0.72	0.65	0.75
Plus Karnup (South)	0.80	0.85	0.75	0.84	0.74	0.85

* Rockingham Strategic Centre
Source: Syme, Marmion & Co 2020

The City of Rockingham's employment growth advantages/strengths include:

- A major defence establishment at Garden Island;
- An internationally competitive heavy industry zone at the Rockingham/Kwinana Industrial complex;
- An internationally competitive naval and maritime industries construction, maintenance and services complex at Henderson in the Western Trade Coast; and
- A City Centre designated as the primary activity centre for a very large region, connected to regional transport systems and with an attractive ocean-front location for part of it.

There are several weaknesses including:

- Employment opportunities in the City of Rockingham are specialised in construction and defence, reflective of the expansion in greenfield residential development and employment based at HMS Stirling on Garden Island. Additional strategic employment opportunities need to be generated over time to increase the current level of ESS in the City of Rockingham.
- Current employment-generating land is under threat from competing non-industrial uses.
- The City's current planning framework for the Rockingham Strategic Centre identifies the need to allocate more land for employment generating purposes.

The *Needs Assessment* identified the City of Rockingham will have a relatively low level of ESS unless additional employment opportunities in industrial areas are capitalised on going forward.

The City's *Employment Planning Strategy* (Syme Marmion & Co, 2020) report has also highlighted that it is critical every opportunity to increase the amount of diversity of economic activity in the Rockingham City Centre is taken.

Later in this Strategy, the analysis and results of the estimation of the appropriate provision of floorspace by type in activity centres required to help meet certain levels of ESS is provided in response to these employment trends.

3.4 Retail and Consumer Trends

The identified trends outlined in the *Needs Assessment* and captured in Figure 9 underscore the rapidly changing nature of the retail environment that businesses and in turn the City need to respond and adapt to in Activity Centres.

Figure 9. Trends in Retail influencing Activity Centres

Trend	Description	Drivers
Conscious Retail	Conscious retail is increasingly keeping customers loyal to a brand /distributor.	Many consumers have made a lifestyle choice to have a smaller global footprint, support brands that provide better conditions for factory workers in developing countries or support local products. Consumers are often willing to pay a premium for these products.

Trend	Description	Drivers
Data Retail	'Big Data' is being used to continually monitor and respond to changing consumer desires, shortening the product cycle.	Collecting and analysing data on retail sales is being used to inform all parts of the retail sale process, from supply chain to understanding customer satisfaction with their purchase. Retailers who don't use data to inform their decisions are much less likely to understand their customer's preferences or forecast demand and may find it difficult to remain competitive with those who do.
International Retail	The last few years have seen an influx of international brands penetrating the Australian market.	An untapped Australian market and Australian's demanding goods they can see online but cannot purchase locally. Additionally, the ability to geoblock products and charge higher prices in the Australian market has driven demand.
Omnichannel Retail	Digital marketing has been used to keep customers loyal to a brand/distributor.	The emergence of digital marketing across a range of devices, platforms and applications have provided multiple channels for retailers to market their products. Physical stores need an online presence to be competitive, as a consumer may shop using both means at different times.
Mobile Devices	Accessing retail via mobile devices and integrating mobile devices.	Mobile devices are providing unprecedented 24/7 access to retail offerings.
Subscription retail	Subscription retail allows retailers to encourage increased loyalty and connection to their brand.	Retailers need a business model that 'locks in' customers to increase the threshold of switching brand
Fast Retail	Business models comprised of virtual stores accessible from anywhere with fast distribution networks.	Technology has enabled customers to decide when, how and where to go. Consumers are no longer beholden to opening times or physical geography, consumer desires rather than retailers are driving consumption.
Retailtainment	Entertainment as an integral part of the retail experience.	The popularity of online retail channels has resulted in physical retailers needing to provide a retail experience or social experience as a point of difference. Millennials integrate retail and entertainment as a single social experience.
Small Retail	Speciality shops and smaller floorplates are becoming more popular.	Smaller stores with more curated selections, and specialty shops with niche products and more knowledgeable staff are predicted to be more competitive than larger stores where products can be harder to find.
Personal Retail	Consumers are increasingly desiring products that can be personalised.	Consumers are going shopping with a strong idea of what they want, rather than shopping to see what is available and fits their needs. They want to find a product that reflects their personal brand and is tailored to their needs rather than generic and mass-produced.
Ethical Consumerism	Consumers are considering the ethical and environmental impact of their purchases; where the product was produced and if it reflects their values.	This has been driven by a range of factors such as COVID-19, social media raising awareness around working conditions and environmental impact, news, Oxfam and other organisations that rate brands.

Trend	Description	Drivers
Ecommerce	The rise of online shopping coincides with a rise in e-commerce. Online shopping provides the ability of consumers to stay home and e-commerce has revolutionised who can be a retailer.	This has been driven by fast-paced lives, the rise of social media, more people starting online businesses. Online shopping is what customers are doing and ecommerce is what businesses are doing. This also means in-store shopping must be enticing or convenient enough to attract consumers.
Buying Local	Supporting local businesses and individuals	Consumers are becoming increasingly willing to purchase from small businesses and locally. This has been exacerbated by COVID-19, with small businesses struggling and a lack of imported goods.
Open Air Shopping Experiences	People are starting to prefer outdoor malls rather than enclosed malls.	People wanting to be in nature, prefer to walk between shops outside rather than in a shopping centre, however, the trade area pull is larger for indoors than outdoors
Circular Fashion	More consumers are turning to be a part of a circular economy model in which they consume and give away items in a more sustainable manner.	This has been driven by second-hand ecommerce like Etsy, people both buying and selling as individuals or small 'brands' and the growth of the sharing economy.
Authenticity	Customers are increasingly wanting to feel a personal connection with brands and are becoming more aware of manipulative advertisements.	Increased availability of information is making consumers more aware of marketing tactics. This is making consumers more inclined to purchase from brands/retailers they feel are authentic.

Source: Pracsys, 2022

Understanding the activation and development opportunities arising within the City's activity centre network that the retail and consumer behaviour trends present is valuable. For instance, considerations include recognising that in activity centres (both new and redeveloped) should provide:

- emphasis on locally authentic and relevant tenants;
- highly walkable/cyclable and outdoor retail experiences (main street and smaller specialty store formats); and
- ethical consumerism and sustainable/circular retail (for instance spaces for second hand/pop-up stores or markets for buy/swap/sell, in addition to permanent retailers) because these are increasingly important priorities for communities. These sentiments mean that the importance of each activity centre reflecting and embracing their community and sense of place and role they play in the hierarchy, is critical.

This LCACS responds to these retail and consumer behaviour trends in the first instance by the City creating a planning framework that encourages development within activity centres with cognisance of current trends and consumer sentiments. This provides the best opportunity for responsive delivery of goods and services to occur, maximising demand and expenditure ultimately leading to successful and vibrant centres that meet community needs. The *Needs Assessment* highlights that activity centres in the City will be trading in a high population growth environment which provides significant opportunities for businesses to increase their sales and profitability over time. Therefore, activity centres planning should allow for flexibility in uses and floorspace areas which will generate locally specific outcomes for consumers and successful businesses within centres.

3.5 Implications for the LCACS

Demographic Trends

Addressing the needs of young families and seniors to enable equity of access to centres without heavy reliance on private car transport is the focus of the urban form and movement principles within this Strategy. Strong linkages between surrounding uses that complement vitality and activation of centres significantly such as schools, childcare centres and local parks will assist in daily and weekly cross-utilisation of facilities. The movement and urban form initiatives detailed in section 4.3.7 respond to these trends and issues.

Retail and Consumer Trends

Retail and consumer trends reflect the changes that have occurred since the existing LCS was prepared in terms of changes in technology, demographics and patterns of consumer behaviour. The impact of these changes on new and redeveloping activity centres is responded to by business innovations in part and can also be addressed in policy and strategy by the City through a framework that:

- Complies with the strategic land use policy context which applies to the South-West Sub-Region of Perth and City of Rockingham.
- Reflects the latest trends and challenges for activity centre planning and development.
- Is based on up-to-date economic analysis (provided within the *Needs Assessment*); and
- Provides a robust framework for the application of activity centres policy in the City of Rockingham that reflects the goals and aspirations of the *Strategic Community Plan 2019-29* and LPS, once completed.

Housing

The planning framework does not appropriately facilitate for a wider choice of dwelling types, especially in key locations such as the RSC. Increasing the proportion of people with walkable access to centres and housing suited to their needs are important considerations for the LPS.

Employment

Diversification and growth of employment into strategic industry sectors will be underpinned by factors other than the City's population growth. The implication for the LCACS is that the majority of these jobs and business growth is expected to occur in the RSC.

4. Centres Review and Needs Assessment Findings

This section of the LCACS details the current situation and future projections for floorspace and employment, based in the *Needs Assessment* findings and analysis undertaken. The analysis models the demand over time generated by the population living within the City's centre catchments and the supply of activity centre floorspace existing and projected to meet these needs. The LCACS includes commentary and assessments of:

- the hierarchy of activity centres;
- centres review including vision, intent and boundaries;
- floorspace and allocation to the City's precincts and individual centres;
- employment locations and job targets, consistent with the Sub-regional framework; and
- walkable catchments for the activity centres and dwelling target ranges.

4.1 Activity Centres Function and Hierarchy

The Role and Function of Activity Centres

The purpose of this component of the LCACS is to ensure the City maintains a hierarchy of centres that as a network evolve and grow to meet the needs of their precinct catchments for various types of goods and services and activities. It is critical in the consideration of future additions to the hierarchy that the economic benefits and anticipated trading impacts to other centres deliver a net community benefit. In sections 2 and 5, the use of Impact Tests is discussed.

The value of an activity centre hierarchy is that it:

- Provides high-level guidance in terms of the location, scale, land uses intended, and nature of investment expected in activity centres.
- Ensures policy reflects the differing roles and functions of the range of centre typologies.
- Creates a coherent network of activity centres which meet the various needs of the community at the locations where these needs can, and should, be met; and
- Guides the planning and provision of transport infrastructure and other aspects of urban development influenced by activity centres.

Although 'floorspace' may be used as an indication of the role of a particular centre this Strategy emphasises that the variety and type of facilities and services that is offered provides a better indication of the role played within the hierarchy.

For this reason, when using the City's activity centre hierarchy as a planning tool for assessing development/planning applications, greater weight should be placed on whether the application changes the functional 'role' of the centre (redevelopment or newly proposed) rather than simply the quantum of floorspace proposed. The Needs Assessment provides appropriate future floorspace guides relative to the anticipated growth in catchment need as a complement to the movement and urban form objectives of this Strategy for consideration.

The key roles and attributes typically associated with each tier of the hierarchy as per the policy and as expected within the City's network are outlined in Figure 10. Currently, there are no Secondary or Specialised centres within the City (though may be in future), and Karnup is denoted as an emerging Specialised Node in the Sub-Regional Framework (to be further explored in DSP preparation).

Larger comparison goods and services anchored in larger centres are visited less frequently but usually for longer durations and often via car or public transport, due to the type and volume of goods purchased.

Differentiating features of **Strategic Centres** are floorspace dedicated to health, community, education, and business services and in the case of the Rockingham Strategic Centre these are key attractors. There is also a tourism, entertainment and hospitality offer both at the foreshore and within the city centre in the form of restaurants, café's, bars and cinemas.

District Centres are preferred places for many households to undertake a larger weekly or twice weekly food and grocery shopping, with a car often an essential component of this activity. The City of Rockingham has three established District Centres: Baldivis, Secret Harbour and Warnbro and one planned for Karnup (as identified in Draft SPP 4.2).

Smaller Local and Neighbourhood Centres provide for daily and weekly needs and rituals, such as basic food shopping, a coffee or buying the newspaper. These smaller centres are more often accessed by walking or cycling as part of a daily routine and offer children and seniors in the community the opportunity to visit centres independently and gain the social benefits of this visit alongside transactional activities.

Refer Figure 2 for an overview of the City of Rockingham's commercial and activity centres within the context of the South Metropolitan Sub-region.

Current Floorspace Supply

The City of Rockingham has five catchment precincts as outlined in the existing LCS (2004) and these have been continued to be utilised in the *Needs Assessment 2021* as valid policy parameters. This is because they remain a geospatial indication of the distinct catchments for respective Strategic and District Centres located in each (except for Precinct 5: Karnup) (refer Figure 11). Retail floorspace provision associated with each precinct and the centres within it is based on the City of Rockingham population projections and the modelling detailed in the *Needs Assessment*). Precinct 5 - Karnup is excluded from the Needs Assessment due to the precinct's early stage of planning. It should be noted that in the overall City projections, the population forecasts for Karnup precinct are based on the existing population and planning framework.

Figure 10. Centre Functions and Land Use Guidance

Classification	Main Role and Typical Attributes	Potential Mix of Uses and Tenants
STRATEGIC CENTRES	Strategic centres are the main regional activity centres. They are multipurpose centres that provide a diversity of uses. These centres provide the full range of economic and community services necessary for the communities in their catchments. These centres are expected to service substantial populations, providing health, community and social services, be integrated with public transport and provide opportunities for business agglomeration. Access is a priority for these centres.	Residential integrated within centre Department store/s, Discount department store/s, Supermarkets Specialty shops Major offices Professional and service businesses Medium and higher density residential
SECONDARY CENTRES	Secondary centres share similar characteristics with strategic centres but serve smaller catchments and offer a more limited range of services, facilities, and employment opportunities. They perform an important role in the regional economy and provide essential services to their catchments.	Department store/s, Discount department store/s, Supermarkets Specialty shops Major offices including professional and service businesses Medium and higher density residential
DISTRICT CENTRES	District centres have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the needs of their catchments.	Discount department store/s, Supermarkets, Specialty shops District level office and medical services, local professional services Entertainment, Food and beverage Bulky goods (at the periphery of centres) Medium and higher density residential

Classification	Main Role and Typical Attributes	Potential Mix of Uses and Tenants
SPECIALISED CENTRES	Specialised centres focus on regionally significant economic and institutional activities. Planning for these centres should aim to protect the primary land use while improving the growth and clustering of business activity of State and regional significance, particularly in knowledge-based or logistics-based industries. These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing.	Examples include logistics-based businesses for airports, ports or knowledge-based industries for health and tertiary education precincts.
NEIGHBOURHOOD CENTRES	Neighbourhood centres are important local focal points that provide for daily to weekly household shopping needs, community facilities and a small range of other convenience services. They are also a focus for medium density housing. These centres play an important role in providing walkable access to services and facilities for local communities.	Supermarket (variety of sizes including full range and mid-size formats), range of specialty stores and personal services. Local services and commercial facilities, including banks, post office, real estate agents. Medium density and shop-top residential.
LOCAL CENTRES	Local centres provide for the day to day needs of local communities. These centres provide an important role in providing walkable access to services and facilities for local communities.	Convenience shops, limited specialty stores, personal services. Supermarkets are generally not appropriate for local activity centres.

Source: Draft SPP 4.2, DPLH, City of Rockingham

The population levels used to guide the analysis and resulting estimates for the level of supportable floorspace at each major activity (RSC/District) centre going forward until 2041 are shown in Figure 12. The level of supportable floorspace is dependent on population thresholds and at the time that these are met then it would be appropriate, with consideration of other factors, that the City could consider an increase in floorspace at the relevant activity centre.

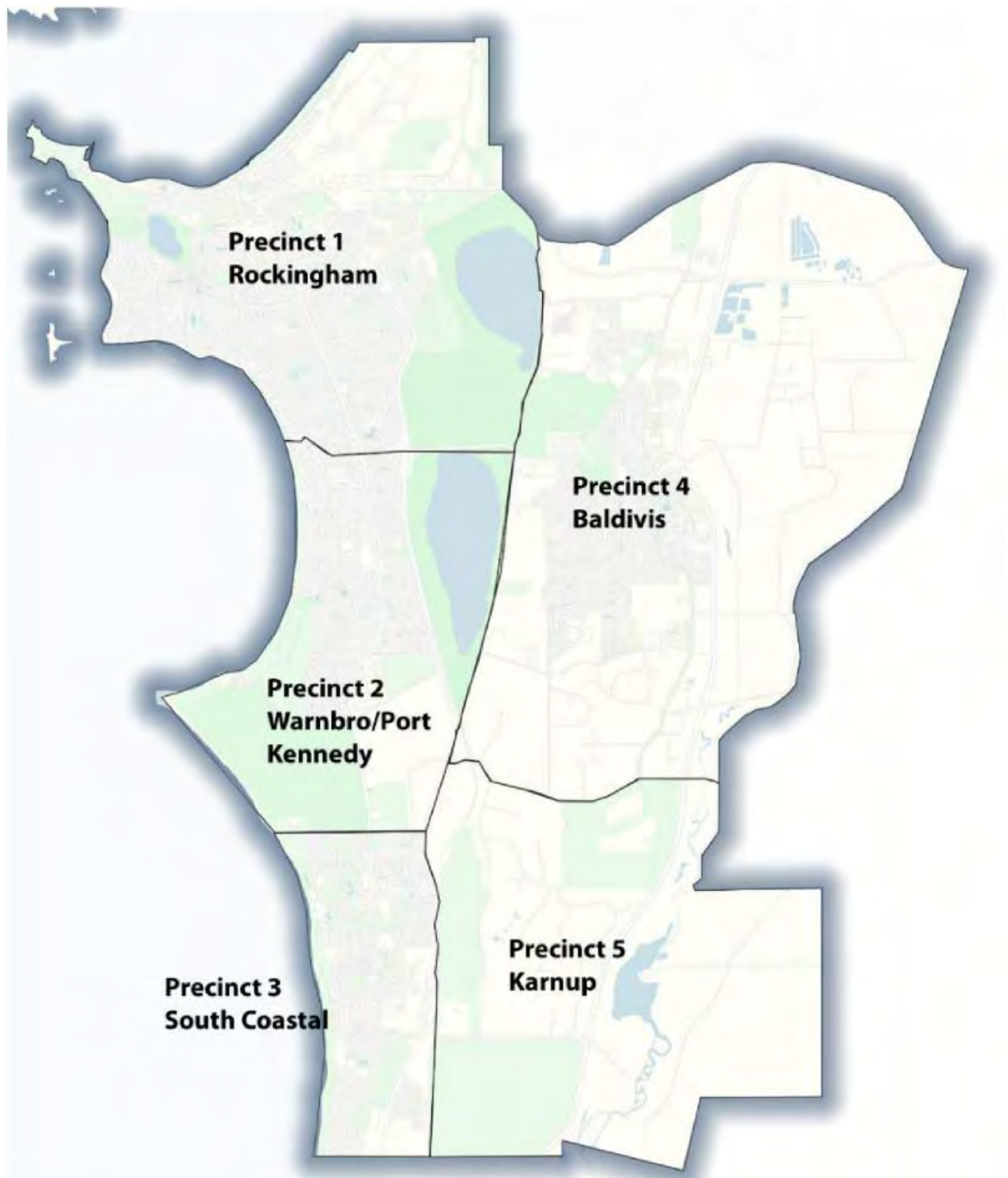
The *Needs Assessment* outlines that in circumstances where one centre in a fully developed area has not expanded to the level identified in forecasts at a given timepoint, another centre within the catchment should not be allowed to justify an expansion on this basis alone. Though this approach may be reconsidered in developing areas based on robust supporting evidence where another centre is constrained and there has been population growth within the catchment.

When assessing the potential for a large expansion of a current centre (see Draft SPP 4.2, Table 2). Major activity centre use floorspace thresholds) or for a proposed new centre the City should consider the several factors and be satisfied that strong evidence has been provided to demonstrate that:

- There is a need (i.e. high population growth within the centre's catchment);
- There is demonstrated alignment with Draft SPP 4.2 objectives (i.e., walkable catchment, public transport access, etc.);

- The development would not affect the viability of the activity centre hierarchy;
- The proposed uses are viable (i.e., if a supermarket is proposed the applicant's evidence must demonstrate there is sufficient demand for that offering). Where the demand for uses can be demonstrated, there should be flexibility to allow for a variety of uses across all centre types to enable operators to meet specific and potentially changing needs of consumers; and
- There are wider community benefits such as improved service, increased employment, reduced travel times, etc.

Figure 11. Precincts within the City of Rockingham



Source: Pracsys, 2022

Figure 12. Population by Precinct Over Time

Precinct - Major Centre	2021	2026	2031	2036	2041
Precinct 1 - Rockingham SC	46,491	54,021	61,387	71,139	84,042
Precinct 2 - Warnbro DC	23,996	24,039	24,202	24,377	24,562
Precinct 3 - Secret Harbour DC	23,186	28,600	34,717	42,143	51,159
Precinct 4 - Baldivis DC	46,324	54,063	62,194	71,548	82,308

Source: City of Rockingham 2021, Pracsys 2021

The information above relates to the whole precinct population projections. As the Strategic Centre is a key focus and for the purposes of the PSP preparation Figure 13 below details the growth anticipated for the Strategic Centre boundary area only.

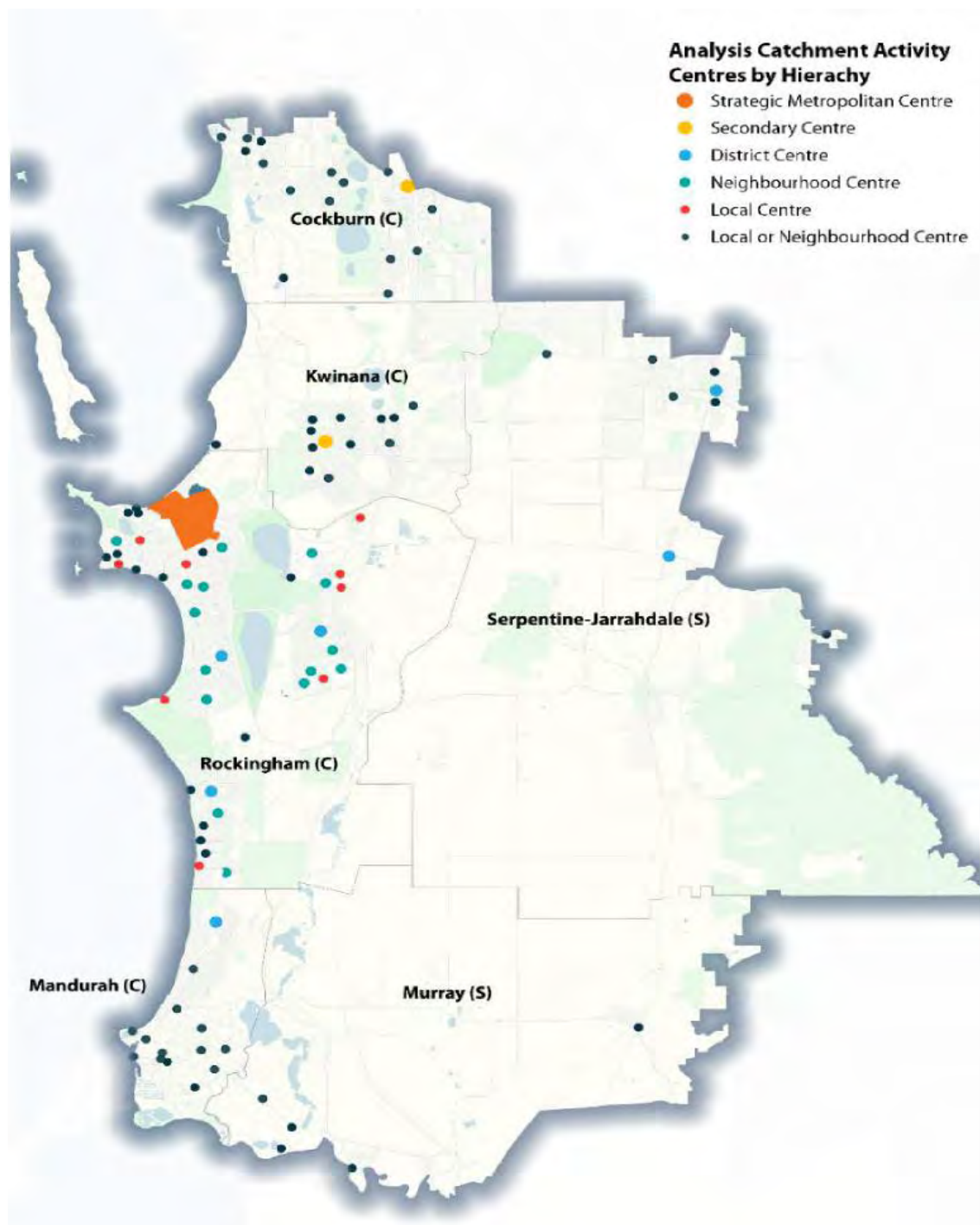
Figure 13. Rockingham Strategic Centre Population Over Time

	Population			
Rockingham Strategic Centre	2026	2031	2036	2041
Scenario 1 (WA Tomorrow)	6,212	6,462	6,722	6,992
Scenario 2 (CoR)	13,903	18,370	24,272	32,070

Source: City of Rockingham 2021, Pracsys 2021

Figure 14 shows the existing Activity Centres Hierarchy within the City and the surrounding Analysis Catchment. The *Needs Assessment* analysed the current floorspace gap in the City through consideration of both access to centres and the quantum of floorspace provided. This included the modelling and mapping of where new centres may be required and the degree of additional floorspace that could be supported, based on the City's population forecasts.

Figure 14. Analysis Catchment Activity Centres by Hierarchy



Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

Note: Centres were listed as 'Local or Neighbourhood Centre' if they were outside the City of Rockingham or their established position in the activity centre hierarchy was unclear.

The existing floorspace supply within the City of Rockingham totals approximately 240,000m² and the activity centres and their place within the hierarchy by each of the precincts is outlined within Figure 15.

Figure 15. Existing Activity Centres by Precinct and Hierarchy

Precinct 1 Rockingham				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Rockingham	63,978	7,526	128,912	Strategic Metropolitan Centre
Rockingham Beach	13,848	306	35,661	Strategic Metropolitan Centre
Charthouse	1,166	-	-	Neighbourhood Centre
Elanora Drive	1,359	-	-	Neighbourhood Centre
Grange Drive	1,702	-	1,394	Neighbourhood Centre
Shoalwater	3,260	219	1,254	Neighbourhood Centre
Waikiki Village	11,206	330	1,310	Neighbourhood Centre
Arcadia Drive	382	218	274	Local Centre
Belgravia Terrace	2,000	-	913	Local Centre
Bell Street	98,611	-	489	Local Centre
Bent Street	570	-	-	Local Centre
Fisher street	200	-	-	Local Centre
Malibu	1,090	-	912	Local Centre
McLarty Street	482	-	-	Local Centre
Parkin Street	246	-	130	Local Centre
Safety Bay	2,033	-	961	Local Centre
Safety Bay Road	548	-	192	Local Centre
Soyara Place	70	-	150	Local Centre
Waikiki Hotel	-	138	40	Local Centre
East Rockingham	-	22,049	-	Other Retail Centre
Enterprise	7,298	17,368	2,787	Service Commercial
Total	112,049	48,154	175,378	

Precinct 2 Warnbro				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Warnbro	21,029	685	2,079	District Centre
Palm Meadows	3,555	-	6,280	Neighbourhood Centre
St Clair	4,625	-	560	Neighbourhood Centre
Hokin Street	1,489	460	2,762	Local Centre
Kennedy Bay	1,500	-	684	Local Centre
Port Kennedy Enterprise Park	-	17,139	-	Other Retail Centre
Total	32,198	18,284	12,365	

Precinct 3 Secret Harbour				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre Type
Secret Harbour	15,000	-	3,531	District Centre
Bayshore Gardens	527	-	559	Neighbourhood Centre
Golden Bay Neighbourhood	3,240	-	1,478	Neighbourhood Centre
Singleton Village	5,351	-	-	Neighbourhood Centre
Foreshore Village Secret Harbour	330	-	400	Local Centre
Golden Bay Local	737	-	707	Local Centre
Golden Bay South	307	-	-	Local Centre
Mandurah Road	150	-	3,160	Local Centre
Total	25,642	-	9,836	

Precinct 4 – Baldivis				
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	Centre type
Baldivis	29,435	16,795	13,411	District Centre
Settlers Hills	2,061	1,179	7,384	Neighbourhood Centre
Spud Shed	5,500	-	2,510	Neighbourhood Centre
Tuart Ridge	3,015	-	1,376	Neighbourhood Centre
Lakeside Caravan Park	360	-	-	Local Centre
The Ridge	583	333	418	Local Centre
Total	40,954	18,307	25,099	

Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

These activity centres are used in the Retail Gravity Modelling to estimate current demand for retail in the City of Rockingham from the wider Analysis Catchment.

Future Floorspace Supply

The City has planned as part of its structure planning for the development of several activity centres to support its growing population in new broadacre areas. Figure 16 outlines that there is a total of approximately 31,000m² of additional retail floorspace planned for the City of Rockingham in new or emerging activity centres on the horizon. It should be noted that Figure 16 sets out the initial planned floorspace for these centres, although it is envisaged that all these centres will expand beyond these initial stages of development within the lifetime of LCACS. Detail on the projected growth of these centres is provided within the *Needs Assessment*.

Figure 16. Planned Future Activity Centres within the City of Rockingham by Hierarchy

Activity Centre Name	Initial Planned Retail Floorspace (m ²)	Activity Centre Hierarchy
Baldivis North	5,200	Neighbourhood Centre
Golden Bay Neighbourhood	3,240	Neighbourhood Centre
Paramount Estate	4,500	Neighbourhood Centre
Parkland Heights	10,000	Neighbourhood Centre
Avalon	1,500	Local Centre
Baldivis Parks	1,515	Local Centre
Fifty Road	1,300	Local Centre
Kennedy Bay	1,500	Local Centre
Millars Landing	2,500	Local Centre
Singleton	1,000	Local Centre
Total	32,255	

Source: DPLH 2016, City of Rockingham 2021, Pracsys 2021

Note * A District Centre and Specialised Centre in Karnup is also planned, however, this analysis does not assess Karnup and has excluded these activity centres from the analysis as explained earlier.

Floorspace from these yet to be developed activity centres is included in the Retail Gravity Modelling after their expected date of completion. Additionally, if the analysis identifies the potential to expand or develop additional centres to what is currently planned, these centres will need to be included in the review and monitoring of the LCACS overtime.

Potential Activity Centre Hierarchy Changes

The Needs Assessment evaluated the current hierarchy and assessed that there are several centres that could potentially change centre classification based on projected growth (summarised in Figure 17).

Figure 17. Potential Future Hierarchy Changes

Centre and Current Classification	Floorspace change to 2036 (m ²)	Hierarchy Changes	Guidance
Baldivis Town Centre District Centre	+7,000m ² Shop Retail +8,032m ² Other Retail +12,629m ² Non-Retail	Secondary Centre	Classification to be confirmed through the preparation of the Karnup District Structure Plan and review of the <i>Needs Assessment</i> at this time.
Parkland Heights Neighbourhood Centre	+6,500m ² Shop Retail +5,000m ² Non-Retail	District Centre	Classification to be confirmed through the preparation of the Karnup District Structure Plan and review of the <i>Needs Assessment</i> .
Millars Landing Local Centre	Millars Landing is expanding from 2,500m ² to over 5,000m ² Shop Retail floorspace.	Neighbourhood Centre	Reclassification subject to preparation of an Impact Test addressing Draft SPP 4.2 and Section 5. Any major development would expand the catchment of the centre with a selection of goods and services that could cater more for the weekly shopping requirements of the surrounding population.
Local Centres	See floorspace expansion projections (Appendix 1)	No changes	A number of local centres could expand beyond the notional Shop Retail provision of 1,500m ² for a local centre. Expansions are to be supported by an Impact Test. Proposals to change the centres hierarchy level to Neighbourhood are unlikely to be supported.

4.2 Equity of Access to Activity Centres

Complementing hierarchy establishment and role and function of centre, the *Needs Assessment* also includes region wide and City-wide analysis of access to retail and other retail floorspace. The provision of centres was assessed to identify any potential gaps in the activity centre hierarchy (refer Figure 18). Distance to access centres from where residents live was used to assess the provision of centres. Several iterations were undertaken to assess the provision of centres, using the following filters and parameters:

Minimum Access: The spatial area has overall access to at least one centre and can therefore access a minimum standard of retail service. This was measured based on approximate catchment boundaries (i.e., 10km for a district centre).

Daily/Weekly Access: The spatial area has overall access to at least one Neighbourhood or Local centre (or larger) and can therefore access an activity centre that provides for daily/weekly shopping needs. This was assessed based on a 1km radius around all centres.

Walkable Access: The spatial area has walkable access to at least one centre (this was assessed at 200m to 800m walkable catchments).

It was decided that 1km was a reasonable distance to assess provision given the relatively low residential density and suburban nature of Rockingham. Therefore, any ABS SA1 spatial areas that were over 1km from an activity centre were identified as having an under-provision (refer Figure 17).

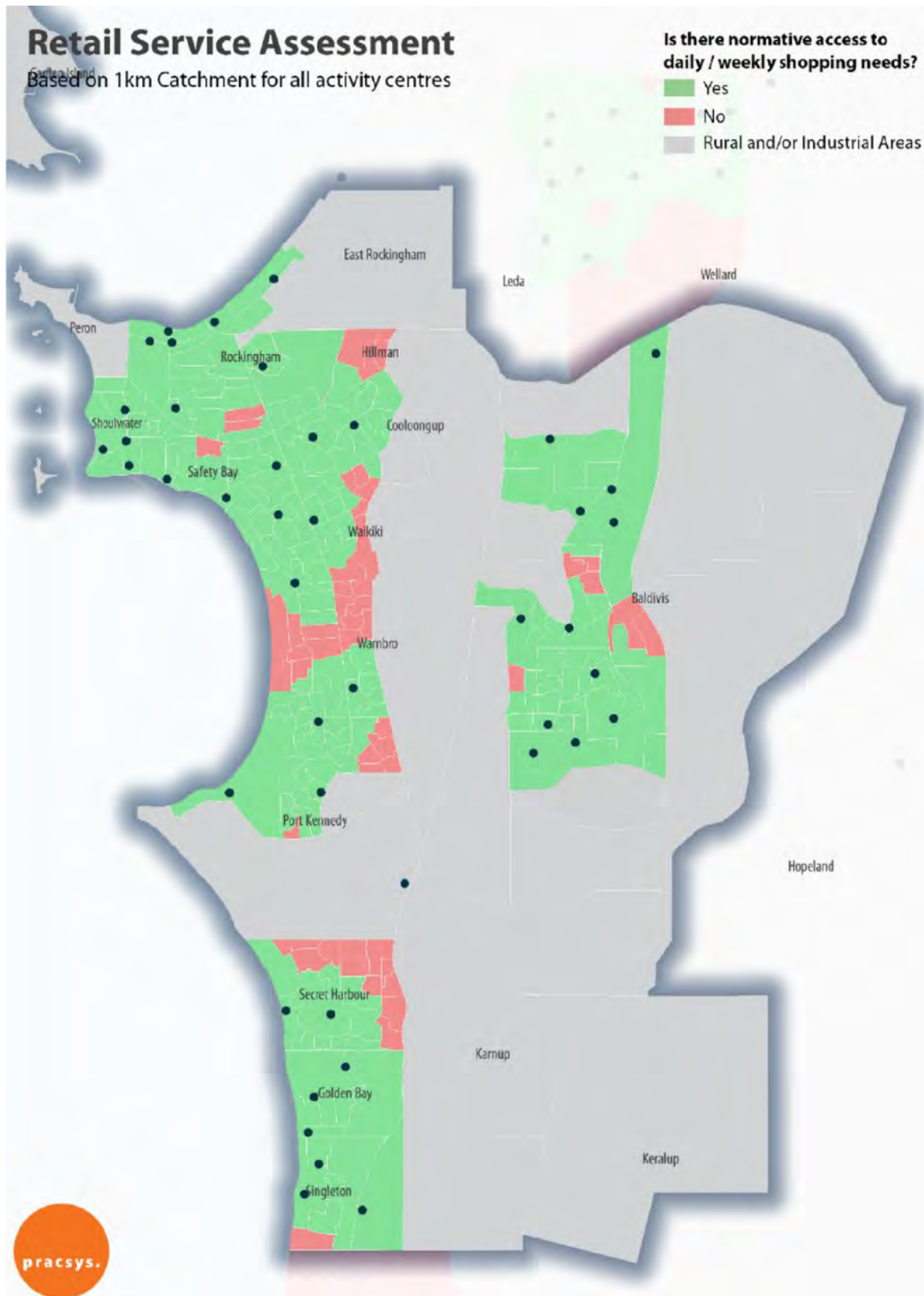
Using a 1km catchment from all centres, an estimated 35,000 residents do not currently enjoy normatively adequate walkable access to an activity centre providing for their daily/weekly shopping needs, with this number set to grow to 60,000 by 2041, if no changes are proposed to activity centre provision. The analysis highlights a potential gap in the Warnbro/Port Kennedy (Precinct 2), Secret Harbour area (Precinct 3) and to a limited extent eastern Baldivis (Precinct 4).

New local centres should be considered in areas where the normative daily/weekly shopping needs of the population (access to a centre within a 1km radius) are not being met and there is sufficient demand to support a centre.

As future structure planning for Karnup progresses, there is potential for modelling to address whether further retail floorspace is supportable in these locations, to address the gap in access.

Where new residential developments occur (i.e., Karnup), planning must ensure that the location of new centres provide for the daily/weekly shopping needs of residents through an appropriate distribution and hierarchy of high and lower order centres. This matter should be considered further in the preparation of the LPS and the continued monitoring and review of the LCACS and any required updates to the Needs Assessment when significant future planning has progressed (i.e. Karnup)

Figure 18. Access to Centres Providing for Daily/Weekly Shopping Needs in the City of Rockingham



Source: DPLH and Draft SPP 4.2 2020, Pracsys 2021

4.2.1 Access to Other Retail Centres (Bulky goods)

Other retail centres were assessed based on adequate driveable distance due to the nature of the goods sold and frequency with which consumers would visit such centres. The *Needs Assessment* assumed that large centres are accessible if they are within 10km, and medium centres are accessible if they are within 5km. To be considered a 'large' Other Retail centre, it must be a significant employment node and provide bulky goods shopping needs for both residents and businesses. 'Medium' sized Other Retail centres are smaller in size and primarily provide bulky goods retailing for residents in the proximate area. Currently there is one large Other Retail centre, located along Dixon Road and Patterson Road and two medium sized Other Retail Centres, in Baldivis and Port Kennedy.

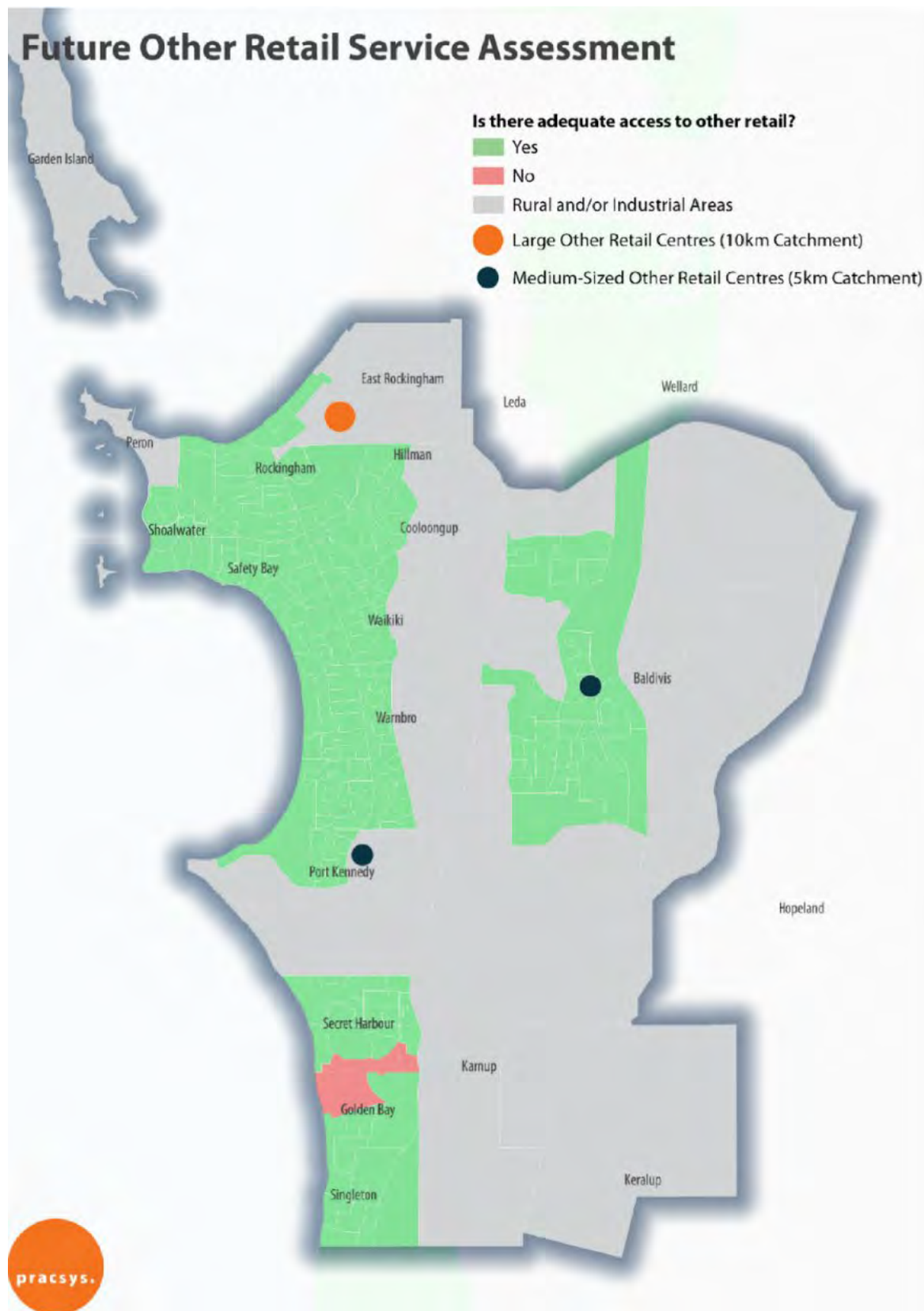
Figure 19 shows the majority of existing households in Catchments 1 and 2 have adequate access to an Other retail Centres (bulky goods/showroom floorspace). Given the spatial distribution of Other retail is currently appropriate and consistent with State policy, future development of this type (within existing areas) should be focused within existing Bulky Goods retail centres, with out of centre development including extensive highway 'ribbon' development discouraged.

The *Needs Assessment* findings show that a significant amount of bulky goods retail floorspace will be needed in Catchment 4 to accommodate the growing requirements for Baldivis from 18,307m² to 31,621m² in 2041. This quantum of increase cannot be accommodated in the District Centre due to availability of suitable land.

The provision of these uses will need to be considered as part of the City's LPS, identifying land in alternative locations for instance, north of Kerosene Lane.

The *Needs Assessment* analysis also highlights a potential gap in provision of other retail space in the Secret Harbour area (Precinct 3). Future planning for Karnup will need to address the provision of additional Other Retail floorspace, to address this gap. District Structure planning for Karnup should ensure that all types of floorspace (including bulky goods/showroom) are assessed and appropriate access provided (dependent on Centre Hierarchy) for existing and future residents within the precinct catchment area.

Figure 19. Access to Other Retail Centres within the City of Rockingham



Source: DPLH and Draft SPP 4.2 2020, Pracsys 2022

4.3 Residential Density Targets

As outlined earlier in this Strategy and the City's *Local Planning Strategy Issues Paper* prepared to inform the LPS, demographic drivers anticipated to influence housing needs in the future include:

- 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 priorities taking on a greater emphasis in buying decisions; and
- A growing desire for “lock and leave” properties.

A Housing Hotspot analysis has been undertaken by the City to identify the locations where the greatest potential likelihood for redevelopment exists in the foreseeable future and implications on existing activity centres. The City considers that these redevelopment opportunities should be supported by preparation of Precinct Structure Plans to support infill development and increased dwelling yields and housing diversity within activity centre and walkable catchments.

Additionally in Draft SPP 4.2 there are residential density targets indicated for each centre type within the City's hierarchy, as set out in Figure 20:

Figure 20. Draft SPP 4.2 (APPENDIX 1: Activity Centre Functions and Land Use Guidance)

Classification	Residential density target - dwellings per gross urban zone hectare within the walkable catchment
Strategic Centres	50+ (800m)
Secondary Centres	40+ (800m)
District Centres	30+ (400m)
Specialised Centres	NA
Neighbourhood Centres	25+ (200m)
Local Centres	25+ (200m)

Source: DPLH and Draft SPP 4.2 2020

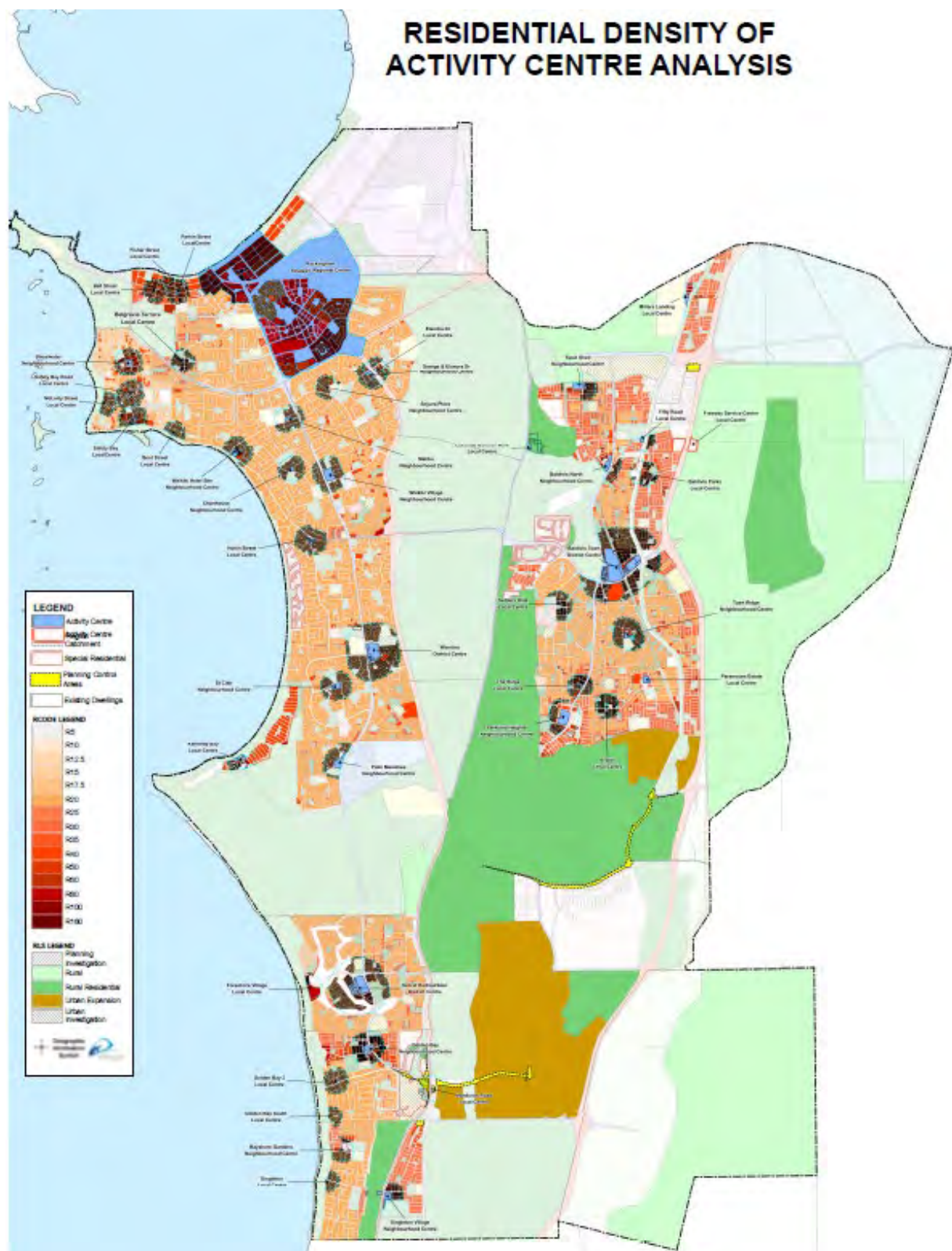
In seeking to identify where centres are currently tracking relative to residential targets within these walkable catchments, the City prepared mapping and analysis as outlined in and demonstrated in Figure 21. The activity centre catchment area in hectares, the proportion that is zoned commercial is then subtracted from this and then the existing dwellings noted. The dwelling target is then calculated using the available urban zoned land and the Draft SPP 4.2 gross dwellings per hectare target.

Figure 21. Draft SPP 4.2 Dwelling Targets in Activity Centre Catchments by Hierarchy level and Precinct

		AREA		DWELLINGS	DWELLING TARGET	
		AREA OF ACTIVITY CENTRE CATCHMENT (Hectares)	AREA OF COMMERCIAL ZONE (Hectares)	EXISTING DWELLINGS	GROSS DWELLING YIELD TARGET	GROSS DWELLING YIELD TARGET (exclude Commercial area)
Strategic Centre (100,000m²+)						
	Rockingham	339	36	3114	29637	
Specialised Centre						
	Kamup*					
District Centres (20,000m²- 50,000m²)						
				30 Dwellings/ Hectare Area		
	Baldivis	164	35	1252	4920	3633
	Kamup*					
	Secret Harbour	115	15	602	3450	2833
	Warnbro	105	8	739	3150	2403
Neighbourhood Centres (3,000m² - 10,000m²)						
				25 Dwellings/ Hectare Area		
	Shoalwater	24	1.47	198	600	401
	Waikiki Village	34	4.40	233	850	613
Precinct 1 – Rockingham						
	Grange Drive		1.51	190	575	383
	Charthouse	23	0.83	155	525	369
		21				
	St Clair	27	2.13	222	675	451
Precinct 2 - Warnbro Port Kennedy						
	Palm Meadows		3.49	153	550	394
		22				
Precinct 3 South Coastal						
	Bayshore Gardens	18	0.39	93	450	357
	Golden Bay	35	3.54	418	875	453
	Singleton Village	31	3.48	146	775	626
Precinct 4 Baldivis						
	Baldivis North		2.83	62	675	610
		27				
	Paramount Estate					
	Parkland Heights	35	5.11	149	875	721
	Settlers Hills		0.73	153	625	471
		25				
	Spud Shed	25	3.01	160	625	462
	Tuart Ridge	32	2.74	329	800	468
Precinct 5 Kamup						
	*Subject to planning outcomes within Kamup District Structure Plan					
Local Centres (<1,500m²)						
				25 Dwellings/ Gross Hectare Area		
Precinct 1 Rockingham						
	Bell Street	16	0.18	185	400	215
	Belgravia Terrace	17	0.22	180	425	245
	Bent Street	9	0.18	86	225	139
	Elanora Drive	20	0.64	120	500	379
	Fisher Street	11	0.26	103	275	172
	Malibu	23	0.95	153	575	421
	McLarty Street	11	0.19	107	275	168
	Parkin Street	17	0.33	121	425	304
	Safety Bay Centre		1.45	151	450	298
		18				
	Safety Bay Road	23	0.68	190	575	384
	Soraya Place	16	0.14	126	400	274
	Waikiki Hotel	22	2.58	171	550	376
Precinct 2 Warnbro Port Kennedy						
	Hokin Street	27	1.53	254	675	419
	Kennedy Bay	14	1.59	57	350	291
Precinct 3 South Coastal						
	Foreshore Village Secret	12	0.73	31	300	268
	Golden Bay	19	0.49	81	475	394
	Golden Bay South	7	0.09	81	175	94
	Mandurah Road	20	0.51	12	500	487
	Singleton	9	0.15	94	225	131
Precinct 4 Baldivis						
	Avalon (Smirk Road)	19	0.50	271	475	204
	Baldivis Parks	21	0.85	163	525	361
	Fifty Road	13	0.80	73	325	251
	Lakeside Caravan Park	8	0.72	9	200	190
	Mandurah Road					
	Millar's Landing					
	Freeway Service Centre					
Precinct 5 Kamup						
	*Subject to planning outcomes within Kamup District Structure Plan					

Source: City of Rockingham, 2021

Figure 22. Existing Residential density in Activity Centre Catchments



Source: City of Rockingham, 2021

The residential dwelling targets outlined above (refer Figure 22) represent aspirational targets to work towards for activity centres. Whilst in initial stages in greenfield broadacre development these targets may not always be met, urban structuring and based on *Liveable Neighbourhood* principles, opportunities should be optimised for greater housing yields and diversity within walkable catchments of new and emerging centres. Achieving increased residential density within the catchment of the Strategic Centre in the first instance is a priority of the RSCPSP and its policy setting. For vibrancy, activation, footfall, and liveability it is essential to have higher residential density development and diversity of housing types in proximity to/within activity centres. Extending these principles and achieving greater walkable catchment residential intensity within District Centres and through future precinct structure planning of lower order centres is essential to deliver on the City's residential targets.

4.3.1 Implications for the LCACS

This Strategy promotes the provision of medium and higher density residential within and at the periphery of activity centres to facilitate greater housing choice as well as vibrancy, footfall, and more effective and efficient investment in transport and infrastructure.

As detailed in the RSCPSP and in the following sections 4.4.2-4.4.4 of this LCACS for each of the three District Centres, the priority is for increased residential density through infill development in proximity to activity centres.

This will assist in achieving the objectives of this LCACS through seeking to reach Draft SPP 4.2 targets. It is an expectation that the RSC and District Centres endeavour through future (re)development, meet or where possible exceed density targets.

Secondly, increased residential densities should be a key consideration in the planning and urban design of greenfield activity centres and when undertaking Precinct Structure Planning for existing centres.

Spatial allocation of increased housing density and a broader range of housing typologies is highlighted as being achieved through a combination of urban infill within the City Centre and in the long term along the Read Street/Warnbro Sound Avenue activity corridor between the City Centre and the proposed Karnup train station.

Additionally, activity centres that are recommended for future increased housing development via infill development are:

- Penguin Road/Safety Bay Road Local Centre precinct.
- Malibu Road (East) Local Centre Precinct
- Malibu Road (West) Coastal Node Precinct
- Waikiki Village Activity Centre Precinct
- Warnbro Fair Activity Centre Precinct
- Hokin Street Local Centre Precinct

4.4 Centres Review

4.4.1 Rockingham Strategic Centre

The RSC is one of ten Strategic Metropolitan Centres within Perth and Peel Metropolitan area that is intended to be a *“multi-purpose centre that provides the full range of economic and community services necessary for the communities in its catchment”*. It is the primary activity centre between Fremantle and Mandurah servicing a broad urban catchment that captures people from the Cities of Rockingham, Kwinana, Mandurah and parts of the Shire of Serpentine Jarrahdale. Rockingham has been the highest-order centre in the south-west corridor of the Perth Metropolitan Region since the State Government's Corridor Plan was released in 1970.

The Centre's catchment principally comprises the local government areas of Rockingham and Kwinana and is forecast to substantially increase, reaching almost 278,000 by 2036 and upwards of 330,000 by 2050.

The planning envelope as outlined in the Centre Plan covers nearly 600 hectares from the new Rockingham Rail Station to Rockingham Beach and includes the City Centre, the Rockingham Waterfront Village, the joint education campuses and associated service commercial, residential and recreation areas.

The footprint and planning for the centre are underpinned by the establishment of transit orientated development following the alignment of the Rockingham City Centre Transit System, a frequent public transportation route which connects the railway station with the City Centre, education campuses and beachfront.

Vision

The vision for the RPSP is:

*Rockingham leverages off its **unique coastal atmosphere** to establish a **green and walkable** centre that offers a **diversity of uses and building types**, **celebrates local culture**, and promotes a relaxed lifestyle. It is a **regional employment destination** that connects its **distinct activity hubs** via a **high-frequency public transport**.*



- + Embrace the relaxed, welcoming ambiance of a coastal lifestyle in streets and public spaces.
- + Value the rich tapestry of cultural and social experiences are found throughout Rockingham's diverse neighbourhoods.
- + Promote the Rockingham foreshore as a unique natural place that builds on a proud legacy.



Strategic Centre Objectives

The following objectives apply to the Rockingham Strategic Centre and detail the future characteristics, activities, and values that the centre is expected to develop over time. The planning considerations and responses to these directions are contained within the RSCPSP (draft 2022). These objectives respond to the following key criteria of this Strategy:

- establishing and maintaining the primacy of the RSC and its role for the sub-region;
- encouraging the urban form of centres supports vibrant, occupied centres;
- outline opportunities and recommendations for the provision of strategic employment; and
- in benchmarking against 'like' SC's of Mandurah, Armadale and Joondalup it is evident in the Needs Assessment findings that Rockingham has scope for non-retail floorspace growth in several key areas: visitors accommodation; State government offices; Gymnasiums/health clubs; and tertiary education. Advocacy by the City to attract these uses will be better supported by the planning framework contained within the recently completed PSP for the centre.

Urban Ecology

- Adopt an environmentally sustainable approach to development within the RSC which encourages conservation of resources, including reduced waste, energy, and water use.
- Create a green urban centre supported by open spaces, streets, and development sites which promote enhanced tree canopy to lessen impacts of climate change and urban heat island effect.
- Celebrate local Aboriginal, cultural, and built heritage in the design of buildings and public spaces to enhance Rockingham's place identity.

Urban Structure

- Establish a highly interconnected urban environment that links key precincts together through a network of green links and enhanced public transport connections.
- Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with the centre's needs over time.
- Planning provisions and land assembly strategies support high-quality development outcomes in nominated infill areas.

Public Realm

- Create high quality connected public spaces that permit a range of recreation and social activities, retain mature trees where possible, and foster high quality development along their edges.
- Encourage an attractive urban environment through the use of high-quality design, materials, street furniture, and public art.
- Enhance the quality and consistency of streetscapes through targeted greening which includes new planting and retention of existing vegetation where appropriate.

Movement

- Establish the Rockingham City Centre Transit System (RCCTS) as a high amenity, street based public transit system that will catalyse transit-oriented development and provide for sustainable movement.
- Create a permeable, well-connected network of public streets and spaces that provide legible and high amenity linkages, prioritised towards pedestrians and cycle movement.

Land Use

- Encourage and facilitate a broad range of employment opportunities to promote diversity and help meet the self-sufficiency targets of the sub-region.
- Foster the provision of a balanced and diverse mix of uses which contribute to the development of an active and interesting character in the public and private realm of the Strategic Centre.

- Encourage increased development intensity, through mixed use and high density in key precincts and along transport corridors to increase the Strategic Centre's population base.
- Promote active day and night-time retail and social environments.

Built Form

- Foster the development of a Strategic Centre which possesses a diversity of built form typologies, framed around a legible public street pattern guided by the Movement and Place framework.
- Provide high-quality streetscapes through well considered approaches to building frontages, which ensure generally contiguous and active street front buildings in the mixed use/commercial precincts.
- Achieve appropriate built form outcomes, including a range of medium to high density housing, within the walkable catchment of the Rockingham City Centre Transit System.

Precinct Boundary and Rationale:

Draft SPP 4.2 requires the preparation of precinct structure plans for strategic, secondary, district and specialised activity centres.

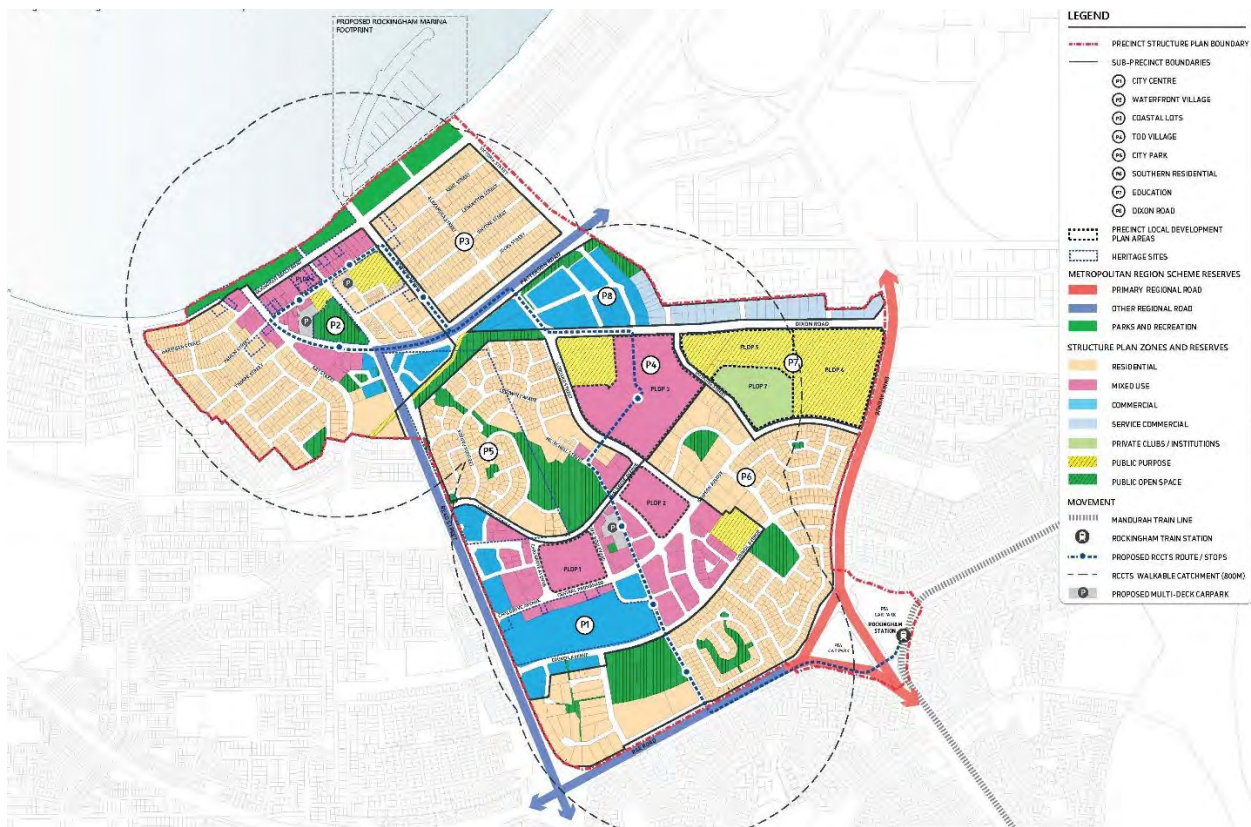
A revised boundary for the RSCPSP is recommended in accordance with SPP 7.2 – Precinct Design.

The Centre Plan preceding the PSP included a larger area that encompassed industrial land north of Dixon Road. The reason this land has been omitted in the new boundary is there is the expectation that there will be limited change in the development intent of this area.

The boundary is also recommended to be expanded to include additional residential land (Waterfront village precinct) due to its proximity to the waterfront, public transport and established amenity.

The revised boundary, as shown in Figure 23, provides for a rationalised RSC area of 521 Ha.

Figure 23. RSC Precinct Structure Plan Map



Source: RSCPSP, Hames Sharley 2022

The plan above illustrates the extent of the Strategic Centre as well as key land uses, activity, and density considerations. The RSC has and is proposed to include a diverse land use mix of residential and non-residential uses are distributed throughout the Centre as described below:

- There are two primary mixed-use nodes being the City Centre and Waterfront. These areas provide a variety of retail, food and beverage, commercial and residential uses. They are also the primary attractors for medium-high density residential;
- South Metropolitan TAFE, Murdoch University and Kolbe Catholic College form an education/ campus precinct in the northeast;
- A Service Commercial/Light Industrial area exists between Dixon and Patterson Roads;
- The RSC has three existing residential areas, being the northern waterfront, central and southern residential. All areas comprise low-scale housing stock, however, the lots sizes and character vary throughout; and
- Two TOD Villages are proposed in the existing Centre Plan, the intent for these areas was to provide a mix of uses.

Desired Outcomes

Within the PSP a series of Character Statements for each of the sub-precincts within the Strategic Centre form a clear picture of the desired outcomes as they vary across the large extent of the centre. An overview of the priorities and desired design outcomes for each of the precincts within the RSCPSP is provided within Figure 24 below. For the specific objectives and development standards applying to each precinct within the RSC refer to the PSP.

Figure 24. Rockingham Strategic Centre Design Outcomes and Drivers by Precinct

Precinct	Design Outcomes and Drivers
P1 - City Centre	<ul style="list-style-type: none"> • Primary economic and employment focus of the RSC • Provision of strategic employment • High quality office development • Higher density housing • Framed streets with high street front activation • Permeable movement network with pedestrians and cyclist priority over vehicles and strong connections to public transit
P2 - Waterfront Village	<ul style="list-style-type: none"> • Regional beach and coastal node • Significant entertainment, culture, and tourism hub • Medium to high density residential development • Short-stay accommodation • Hospitality-focused retail • High quality public spaces
P3 - Coastal Lots	<ul style="list-style-type: none"> • Urban infill for high-quality medium density development within the walkable catchment of the RCCTS. • Combination of semi-detached and terraced grouped and multiple dwelling typologies enable an increased density, balanced with generous street setbacks and open space to encourage improved tree canopy as the neighbourhood evolves.
P4 - TOD Village/Campus	<ul style="list-style-type: none"> • Extend the established RCCTS • Provide for higher density transit orientated development surrounding the RCCTS • Encourage strategic employment opportunities • Provide a Local Centre to service residential development within the precinct • Provide high quality public open spaces
P5 - City Park	<ul style="list-style-type: none"> • Provide high quality medium density development • Promote high quality urban infill outcomes that respect the established character and scale of the precinct • Provide high quality public open spaces
P6 - Southern Residential	<ul style="list-style-type: none"> • Provide high quality medium density development • Promote high quality urban infill outcomes that respect the established character and scale of the precinct • Provide high quality public open spaces
P7 - Education	<ul style="list-style-type: none"> • Maintain and enhance this precinct as place of learning and discovery, linking local residents to trade, research and recreation opportunities • Provide connectivity between institutions • Plan for the provision of and additions to new and existing education facilities • Campus buildings are arranged around an internal loop which enhances connectivity between institutions and the neighbouring TOD Village • Provide for playing fields for organised sport
P8 - Dixon Road	<ul style="list-style-type: none"> • Provide a gateway to the City Centre from the East • Improve streetscape and built form outcomes • Encourage a service and employment hub opportunities • Create a new business park with an employment focus south of Patterson Road

Precinct Structure Planning Considerations

A Precinct Structure Plan is required to be prepared for the Rockingham Strategic Centre in accordance with State Planning Policy 7.2 - *Precinct Design*. This is to ensure the currency of the local planning framework, assist in meeting the objectives for the RSC and guide effective decision-making.

4.4.2 Baldivis District Centre

The review of the planning framework and centre assessment undertaken for this LCACS found that the 2012 Structure Plan Urbis vision is still appropriate but could benefit from review when a PSP is prepared.

Vision and Intent Statement:

"In 2031, the Baldivis Activity Centre will have a mixture of housing, office, shops, dining, community, entertainment and recreational uses that together create a harmonious and vibrant centre that is a community focal point for social interaction and effectively services the urban needs of the Baldivis locality."

This vision holds true today and is appropriate for the centre with the addition of the following: *Comprising of several activity and service nodes, Baldivis offers a wide range of bulky goods, retail, commercial, health-based services and consumer experiences, including a local eat-street and Mary Davies community centre. It continues to build on its strong regional and local road connections to provide convenient access for its catchment, encouraging pedestrian and other transport modes links to and within the precinct.*

Importantly, the City's LPP 3.2.4 for the Baldivis Town Centre (2013) includes the intent statement for the Core Precinct that is most relevant to the activity centre:

".... creation of an urban scaled, mixed use 'main street' that achieves a lively character with an emphasis on land uses which will generate interest and pedestrian activity. Attractive streetscape and the provision of kerbside parking will be important elements in the development of a viable street-based town centre environment."

This aim is being realised today and is fit for purpose, however, there remains capacity for greater emphasis on human scaled and pedestrian oriented experiences within the town centre, as expressed in the following LCACS proposed desired outcomes. Whilst a relatively vehicle-based destination, the Centre prioritises development of a comfortable pedestrian environment, in its future expansion. Proposed uses including entertainment cater encourage walking and cycling to and within the centre and encourage longer stays for a wider variety of activities.

Desired Outcomes:

- Provide a high amenity attractive public realm.
- Strengthen pedestrian and cycle connections to the District Centre.
- High quality-built form outcomes in an urban context.
- Structured in a predominantly main street mixed-use layout, preferably multi-storey, with on-street parking, and additional parking at the rear of buildings. Secondary streets should also be fronted by development to encourage active and safe streets.
- Provide for entertainment and uses that encourage a vibrant and active centre beyond daytime and weekday timeframes.
- Identify a variety of appropriate locations for live and work dwellings and home-based businesses, and to ensure that detailed design and planning provisions can encourage their use for workplaces.

- Facilitate the identification of, and the achievement of appropriate employment and jobs targets in association with new residential areas.

It is noted that these desires are also captured in the residential intent statements of the LPP where “people oriented” development is highlighted.

Boundary map and rationale:

The boundary for the Baldivis District Centre was identified in the ACSP and remains applicable and is included for the purposes of this Strategy. Further refinements to the boundary should be considered in the preparation of a future PSP (refer Figure 25).

Various precincts within the centre were outlined in the ACSP 2012 document as follows:

- Core (shopping and community uses focused including Settlers Avenue main street);
- Transition (mix of uses and urban lifestyle area);
- Northern (residential - links the transition precincts urban housing with suburban areas to the north);
- Eastern (other retail - bulky goods); and
- Southern (residential). It is noted that the core retail precinct is anticipated to require expansion to the north to accommodate future centre growth. Additionally, Figure 26 provides considerations for future preparation of a PSP.

Figure 25. Baldvis Activity Centre Boundary, for consideration in future PSP

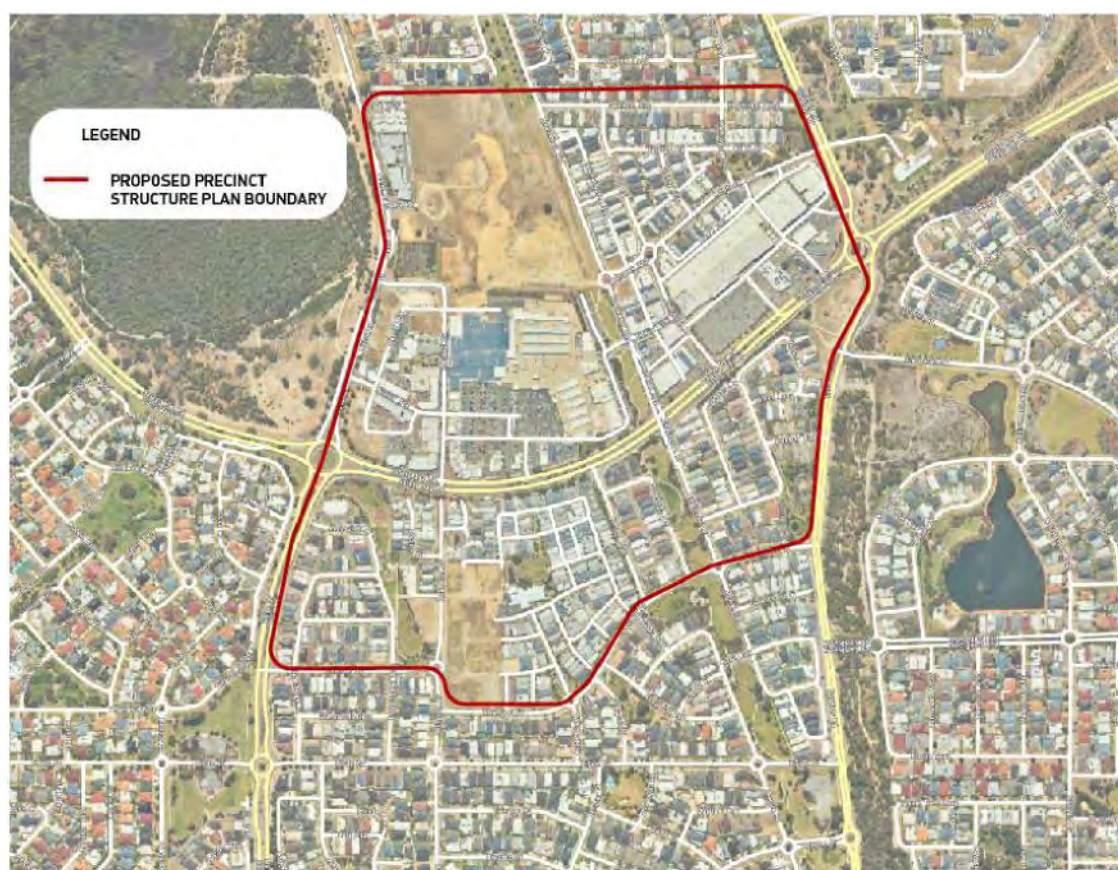


Figure 26. Baldvis District Centre Precinct Boundary Rationale and Considerations

Baldvis District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	Precinct boundary development has considered walkability as the precinct aligns with a 800m walkable catchment. Precinct includes undeveloped land parcels which could accommodate a significant number of future dwellings.	Explore options for increased residential density to meet dwelling targets. Modelling and planning of Karnup centres and neighbourhoods and the implications for Baldvis District Centre role and functions.
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Precinct captures core retail zone and Settlers Avenue main street. Surrounding medium and low-density zoning has potential to accommodate target dwellings.	Future retail floorspace expansion anticipated.
Existing Land Ownership		
Existing Built Form Characteristics		
Physical Characteristics/Features	Physical barrier: Precinct bounded by major roads to the west Baldvis Road and east Nairn Drive.	
Transport Infrastructure	Within 250m of bus stops located on Safety Bay Road, providing frequent access connecting with Warnbro train station.	
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH and Hames Sharley

Precinct Structure Planning Considerations

As the Baldivis catchment population grows over time, there is potential for the centre to expand further to meet the goods and services needs of the population. Commentary elsewhere in this LCACS relating to the Karnup DSP and the need to provide future centres in this area to complement Baldivis and reduce the requirement for these households to travel to access centres is an important consideration.

The information contained in this LCACS on floorspace and employment that is drawn from the *Needs Assessment* should supersede the content of the *Activity Centre Structure Plan* (Urbis 2012).

4.4.3 Secret Harbour District Centre

Vision and Intent Statement:

“The Town Centre will be the major commercial and social centre of Secret Harbour and its wider district centre catchment. An integrated, distinctly urban townscape character is envisaged, with a legible network of human scaled streets and public spaces defined by an ordered and generally contiguous framework of active, street front buildings.”

Source: Policy No. 3.2.3 Secret Harbour Town Centre

Today, much of this intent has been realised, with the LCACS proposed vision for the centre being: well-connected to a regional road, Secret Harbour is a maturing, convenient, local destination for daily and weekly services. Building on this vision, the Strategy expects that Secret Harbour will continue its growth as an activity node with a focus on providing a wider range of small-scale retail and community services to shape its evolving main street. To accommodate the anticipated doubling in floorspace for the centre forecast in the *Needs Assessment* to 2041 a PSP is expected to be an important mechanism in achieving the intent and outcomes sought. The intent for the centre going forward should be consistent with LCACS objectives.

Desired Outcomes:

- Continue the existing design direction for the centre through sleeving buildings to provide street front activity (delivering on main street principles already established).
- Create an attractive and walkable environment within the centre through improving and enhancing streetscapes as has been implemented on Oasis Drive.
- Preferable location for non-retail floorspace such as office/medical/professional services is within the western portion of the activity centre boundary, complementing the existing uses.

Boundary Map and Rationale:

The existing planning framework via the *Secret Harbour Indicative Development Guide Plan (IDGP)*, adopted 2004 provides the below core precinct boundary outline for the centre (refer Figure 27). The considerations in the future PSP boundary proposed on the diagram are outlined in Figure 28 and the accompanying text.

Figure 27. Secret Harbour Activity Centre Boundary, for consideration in future PSP



The rationale for the larger boundary extent to be considered in future PSP preparation is detailed further as follows:

- The centre is constrained by major roads, recreational reserves and open space.
- Given the current extent of development since the establishment of the IDGP, it is recommended that a slightly broader boundary be considered in future Precinct Structure Planning, when it occurs.
- The larger extent suggested extends further to the west towards the golf course to encompass the mixed use and community facilities that are related to the retail core of the activity centre, providing an emphasis on vibrancy and movement east-west as well as north-south within the centre.

Figure 28. Secret Harbour District Centre Precinct Boundary Rationale and Considerations

Secret Harbour District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	Expanded precinct remains highly walkable – precinct extent is within 400m walking catchment. Expanded precinct has potential to absorb a significant number of future dwellings.	Oasis Drive main street continuation and maturity as a key pedestrian artery and local destination to visit a range of small-scale shops and linger over a meal.
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Precinct incorporates entire commercial zone and surrounding medium density residential zones of R30-40.	Encouragement of future uses such as entertainment will complement the existing community and office uses that would cater for a broader demographic and encourage longer stays.

Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Existing Land Ownership		
Existing Built Form Characteristics		
Transitions	Inclusion of medium density zoning surrounding shopping centre ensures future precinct structure plans consider an appropriate transition into the surrounding golf course and low-density housing.	
Physical Characteristics/Features	Physical barriers: Warnbro Sound Avenue on the eastern boundary and the private golf course along south-west boundary edge.	
Transport Infrastructure	Within 250m of frequent bus stops located on Warnbro Sound Avenue.	Direct pedestrian connections and building frontage to the adjoining Secret Harbour Golf Links can be beneficial to strengthen reciprocity between uses.
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH and Hames Sharley

4.3.4 Warnbro District Centre

Vision and Intent Statement:

With the emergent diversity of activities appearing within and around the centre, Warnbro continues to provide daily and weekly shopping. It is a destination welcoming all ages by leveraging off the strong connections to surrounding education, community and recreation uses and facilities.

Desired Outcomes:

- Stronger pedestrian and public realm connections to residential and community uses surrounding the centre, to encourage more frequency of use and convenience, for the immediate catchment.
- Greater focus on uses complementary to the existing services, including entertainment, medical services and an enhanced food and beverage offering. This would welcome visitors from different demographic groups and encourage longer stays.

Boundary Map and Rationale:

The boundary for the Warnbro District Centre is proposed as shown in Figure 29 below. It is recommended that in future a precinct structure plan be prepared in the case where a major expansion of the centre is proposed. This would assist in achieving some of the desired outcomes for the centre outlined in the vision and intent statement. Considerations in forming the indicative boundary are detailed in Figure 30.

Figure 29. Warnbro District Centre Boundary, for consideration in future PSP



Figure 30. Warnbro District Centre Precinct Boundary Rationale and Considerations

Warnbro District Centre		
Considerations	Precinct Boundary Rationale	Future Considerations in Precinct Structure Plan preparation
Higher Order Strategic Direction	The precinct extent is within a 400m walkable catchment.	
Legislative Boundaries		
Existing Land Use Pattern and Zoning	Includes entire commercial zone. Excludes low density residential surrounds and High School.	Explore opportunities in a PSP to encourage new housing stock in proximity to the centre to increase the access to amenity for the local catchment.
Existing Land Ownership		
Existing Built Form Characteristics		As a big box centre sited within extensive car parking the PSP should explore ways to encourage better engagement with the surrounding neighbourhood through active frontages and more attractive streetscapes and human scaled development.
Transitions		
Physical Characteristics/Features	Bordered by a major regional road to the west – Warnbro Sound Avenue.	
Transport Infrastructure	Within 250m of frequent bus stops located on Warnbro Sound Avenue.	Active transport infrastructure.
Servicing Infrastructure		

Source: SPP 7.2 A2 – Precinct Boundary Considerations, DPLH and Hames Sharley

4.4.5 Neighbourhood and Local Centres

Overview

Currently the existing neighbourhood (and local) centres within the City of Rockingham, especially in the more established precincts of 1 - Rockingham SC, 2 - Warnbro DC and 3 - Secret Harbour DC, demonstrate good walkable and bus access for residents. Often these centres are anchored by small supermarkets or general stores alongside cafés and takeaway food tenants. Many of the City's Neighbourhood centres include services such as hairdressers and medical centres plus facilities supporting daily needs and a range of ages such as post offices or boxes, public telephones.

Some neighbourhood (and local) centres are adjacent to schools or aged care / retirement living housing and local parks. This proximity enables centres and their tenants to capitalize on increased footfall and vibrancy throughout the day and week that these uses generate. Inclusion of childcare centres and ancillary services at the periphery of centres is increasingly evident, with several childcare centres noted as under construction during the site visit period (refer Appendix 1). This clustering of uses offers families the ability to undertake several tasks in one trip such as drop-off/pick-up of children, medical appointments, shopping for dinner and dry-cleaning collection for instance within one centre. In addition to the community benefits, these co-located activities outlined above, also encourage reciprocal use of parking which is a positive outcome for the overall streetscape and activation of spaces throughout the day.

Vision and Intent Statement - Neighbourhood Centres:

Neighbourhood Centres play a key role in providing access to daily and weekly household shopping needs and often include community facilities and convenience services specific to their catchment and prioritise active and public transport connections. In the future the City's neighbourhood centres are envisioned as *Places that bring people and communities together serving daily and weekly needs plus provide for local employment. They are vibrant attractive environments that provide a sense of local identity.*

Desired Neighbourhood Centres Outcomes:

- Welcoming and comfortable pedestrian environments with links to public transport are instrumental in connecting residents, especially young, senior, and disabled, with the important daily services.
- For centres to be co-located with short-stay accommodation, education, recreation, or community uses and offering convenient walkable access and wayfinding features are important for ease of access. This assists residents and visitors to complete multiple tasks in one trip.
- Further consolidation and co-location of the existing and future uses, including social infrastructure, would enable centres vitality and create opportunities for all-day vibrant, neighbourhood destinations.

Vision and Intent Statement - Local Centres:

Local centres focus on day to day needs of their communities. *Albeit small in scale, these centres link local communities with essential services and provide with locally responsive uses.*

Desired Local Centres Outcomes:

- Walkable access and inviting public realm are paramount for the centres to enable residents to use the services daily.

- Shared parking and infrastructure arrangements are encouraged to benefit individual tenants, increase diversity of offering, and minimise their visual impact on the streetscape.
- Adjacent social infrastructure and community uses support vulnerable members of community and assist with all-day activation.
- Uses that are appropriate for these centres have been outlined in Figure 31 noting that it is inappropriate for medium to large format supermarkets to locate in these settings.

The planning and urban design desired outcomes for Neighbourhood Centres and Local Centres are captured in Figure 31 below which summarises elements to be encouraged and enhanced in (re)development of centres, to achieve the objectives of this strategy:

Figure 31. Neighbourhood and Local Centres Desired Outcomes

Design Outcomes and Drivers	Neighbourhood Centres	Local Centres
Designed to facilitate main street (or hybrid) centre urban design principles	●	○
Provide for pedestrian focus to encourage patronage through increased alternative mode share	●	●
Should be serviced by public transport	●	○
Encourage compact, vibrant centres supporting daily and weekly needs the surrounding population.	●	●
Discourage encroachment of centres into residential areas or ribbon/linear expansion of centres.	●	●
Centres should be designed carefully to consider and minimise the impacts on nearby sensitive land uses of noise and servicing/loading.	●	●
Provide opportunities for public art and a locally relevant community focus.	●	○
New neighbourhood centres should be located to serve full population catchments within a walkable catchment whilst maximising exposure to passing trade from higher order roads.	●	●

Partially applies ○ Wholly applies ● to centre type

Neighbourhood and local centres, given their scale and level of complexity, generally do not require the preparation of PSPs. There may be some instances, however, where these frameworks may be warranted to guide and enhance development outcomes and to ensure activity centre or other strategic planning objectives are met.

The City's *Local Planning Strategy - Issues Paper* prepared to inform the LPS, has identified the following Local and Neighbourhood Centres that may require a PSP to be prepared in the term of the LPS (previously discussed in section 4.3):

- Penguin Road/Safety Bay Road Local Centre precinct*
- Malibu Road (West) Coastal Node
- Malibu Road (East) Local Centre Precinct
- Waikiki Village Activity Centre Precinct
- Hokin Street Local Centre Precinct

The Strategy recommends that these locations be addressed in the LPS and prioritised as

potential PSP projects. Consistent with the City's Issues Paper, Penguin Road/Safety Bay Road Local Centre precinct has been identified by this assessment in consultation with the City as potential for an early PSP. *Refer to Appendix 1 for a case study of the Penguin Road, Safety Bay and the indicative area for consideration in this work.

Other commercial uses, such as service stations, fast food outlets and hardware (other large format) stores are often pioneer tenants in new broad acre subdivision and new activity centres and require careful consideration and policy guidance in their siting, access and urban design to ensure that the staged development of the centre is not compromised, and the strategic planning objectives are met. It is recommended that the City's local planning framework including local scheme development and subdivision requirements and any relevant local planning policies for these uses are prepared/reviewed to ensure the objectives of the LCACS are met.

Refer to Figure 31 for desired outcomes for local centres together with the neighbourhood centres guidance.

Local centres often provide opportunities for small businesses that require low-cost business accommodation and allows them to act as incubators for local businesses and support local employment opportunities. The City should encourage both public and private sector investment in existing local centres in order to contribute to their future viability and role within the hierarchy. Where opportunities for new local centres become apparent due to nearby population or employment growth, these should be supported so long as they don't impact the broader activity centre hierarchy or adopt the role and function of other higher order centres.

4.4.6 Implications for the LCACS

As highlighted in the previous sections outlining each centre type in the City's hierarchy and in the Case Studies by centre type within Appendix 2 the objectives of this LCACS (refer to Figure 3) are met through the following urban design principles for movement and urban form.

MOVEMENT principles that the LCACS seeks to achieve are:

Strategic Centre - RCCTS implemented to achieve an integrated movement system within and beyond the Strategic Centre, linking with the train station and key activity nodes and streets.

District Centres - Should be accessible to/located on a high frequency bus route. These routes should support connections to the Rockingham Train Station and the Strategic Centre. Movement linkages to and within District Centres should prioritise high quality, comfortable (sheltered/shaded) and safe, pedestrian and cycling environments. Local community nodes such as schools and childcare centres should also be safely connected to these centres. Ideally servicing and storage areas are located on rear laneways enabling active streets and reducing conflicts.

Neighbourhood Centres/Local Centres - Should have a bus stop adjacent to or within short walking distance of centre, ideally with a shelter. Bus stop should be linked to the centre by a safe, accessible path. Include connections to surrounding catchment population via pedestrian and cycle paths. Link with nearby bus routes where possible. Some short-term on street parking can enable visitors to undertake errands easily, though with active modes are emphasised.

URBAN FORM principles as highlighted in Case Studies by centre type, that the LCACS seeks to achieve are:

Strategic Centre - Each of the precincts within the RSC PSP has its own defined context and character that the urban form of each area should respond to. The specific controls and guidance relating to each precinct are outlined in the PSP to enable the varied outcomes sought to be achieved.

District Centres - Ideally should be designed to an intensity that supports ground floor uses that are active, human scaled and encourage safe streets. This can then be complemented by medium to high density residential and commercial land uses on upper levels above. Where a main street or hybrid centre design is possible and parking located in areas where joint / reciprocal use with other community uses can occur, this is beneficial to the centre experience. Pocket parks, playgrounds, piazzas, squares and their relationship to centre elements such as cafés and restaurants should be well considered to enable easy access and safe observation by parents.

Neighbourhood Centres - New built form should be orientated outwards to engage with and frame the streetscape. Main street/hybrid layouts as noted above are one way this can be achieved (rather than internalised shopping mall style form). Where centres are adjacent to public open space reinforce links and relationships through build form that overlooks playgrounds and dog exercise areas for instance, encouraging activation throughout the week and various times of the day.

Local Centres - Support and encourage fine grain, human scaled development that relates well to the local area and streets. Include Post Office boxes, public telephones/WIFI and other local services on street within the centre, encouraging services and daily needs shopping visits where people can meet and feel included in their local community.

4.5 Needs Assessment Outcomes

The City's activity centres hierarchy, catchment expenditure and population growth and capacity for future changes to existing or additional centres is informed by the analysis and findings of the *Needs Assessment*.

The *Needs Assessment* considers the employment profile and quantum within the City and the future trajectory for jobs is forecasted. This analysis provides an understanding of the changes required to reach the self-sufficiency targets set for the City within the South Metropolitan Peel Sub-region.

4.5.1 Floorspace

This Strategy is informed by the findings contained within the *Needs Assessment* and addresses the planning considerations and actions the City will need to take to the future to facilitate employment, centre growth, development/redevelopment of centres to achieve the objectives informed by the empirical modelling undertaken by Pracsys.

It is recommended that in utilising the outcomes of the *Needs Assessment* floorspace projections, a stage gate approach should be taken, rather than a literal interpretation of the forecast year as the timing for floorspace to come on stream. That is, it is less important when the population stage gate is reached but that the floorspace associated with that population level is not developed prematurely in a precinct. The results of the Pracsys modelling and the policy responses in this LCACS are designed to help guide the City in planning for its activity centres.

4.5.2 Population and Floorspace Forecasts by Precinct

Floorspace Gap Analysis by Precinct

The analysis has been prepared for four of the five precincts within the City of Rockingham (refer Figure 5 for the precinct boundaries). Excluded from the *Needs Assessment* is Precinct 5 - Karnup due to the early stage of planning.

Implementation section 5 of this LCACS incorporates advice for inclusion of the District Structure Plan for Karnup into the *Needs Assessment* (at an appropriate time) and the potential implications on the future hierarchy of this precinct coming on-stream are outlined further.

It is recommended that the DSP should be prepared to refine medium to long term floorspace considerations for the activity centre hierarchy. This will assist in the consideration of any potential changes to activity centre classifications in Precinct 3 (Secret Harbour) and Precinct 4 (Baldivis).

The *Needs Assessment* provides guidance for estimates of floorspace allocation until 2031. As development of the Karnup precinct is not likely to take place in the short term, it is recognised that a revised *Needs Assessment* will be required. This will assist with guiding future floorspace and within the timeframe of the approval of the Karnup District Structure Plan.

The *Needs Assessment* projects additional floorspace and employment for each precinct up to 2041. Figure 32 references 2036 to reflect the anticipated timeframe of the Local Planning Strategy. Maps for these precincts showing the existing centres in the hierarchy within each catchment precinct, plus the employment and floorspace projections to 2036 are shown in Appendix 1 (sourced from the *Needs Assessment*).

Figure 32. Viable Retail and Non-Retail Floorspace Increases in 2036 by catchment Precinct

Precinct 1 (Rockingham)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	48,308	227,366
WA Tomorrow (low)	8,327	175,298
Precinct 2 (Warnbro)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	4,659	23,638
WA Tomorrow (low)	1,990	20,627
Precinct 3 (Secret Harbour)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	21,442	10,497
WA Tomorrow (low)	12,336	8,090
Precinct 4 (Baldivis)		
Floorspace Type	Shop Retail	Other Retail + Non-Retail
Population Projection Scenario	Floorspace	Floorspace
City of Rockingham (high)	29,350	53,116
WA Tomorrow (low)	13,603	40,828

Source: Pracsys 2021

Note: Precinct 5 (Karnup) is excluded from the analysis for the reasons outlined above.

Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing). Detailed Floorspace definitions are provided in the Needs Assessment appendices.

4.5.3 Viable Future Floorspace

The current and future household demand for retail within the Analysis Catchment has been mapped at detailed spatial areas by applying the Pracsys Retail Gravity Model. Based on this analysis, the total supportable increase in Shop Retail and Other Retail floorspace over time has been estimated for the City (Figure 33).

Figure 33. Total Supportable Increase in Shop Retail and Other Retail Floorspace Over Time

City of Rockingham Population Projections Scenario				
Population Projections Scenario				
Year	Shop Retail	Other Retail	Total	Estimated Population
2021	20,889	6,380	27,270	142,002
2026	26,954	18,634	45,588	163,062
2031	58,976	33,720	92,696	185,190
2036	102,759	52,051	154,810	212,302
2041	157,438	74,398	231,836	245,632

WA Tomorrow Population Projections Scenario				
Year	Shop Retail	Other Retail	Total	Estimated Population
2021	26,647	6,380	33,027	142,002
2026	20,628	14,602	35,231	153,946
2031	36,692	25,352	62,044	166,233
2036	58,759	38,022	96,780	180,497
2041	84,844	52,975	137,819	197,060

Source: Pracsys 2021

The City of Rockingham can viably increase floorspace by the amounts stated in Figure 33 under the premise that the population estimates detailed are met within the City of Rockingham and wider *Needs Assessment* analysis catchment (refer Figure 11). As noted previously, if a particular population target is not met, the level of additional supportable Shop Retail and Other Retail floorspace can be estimated based on the population target that is closest to the actual achieved at the time.

4.5.4 Major Centres - Floorspace

The three existing District Centres and the Rockingham Strategic Centre provide for the retail needs of a significant proportion of the City's residents. The *Needs Assessment* findings reveal substantial expansions in both retail and non-retail floorspace for these major centres under both the low and high population growth scenario projections (refer Figure 34). These centres will accommodate a significant amount of the overall increase in retail and non-retail floorspace, the City should closely monitor their performance over time.

The implications of the floorspace forecasts on this LCACS are that it provides a consistent evidence base when the City approves centre expansions or new centres by assessing the health of the activity centre hierarchy and individual centres relative to the results outlined in Figure 34. This helps ensure the ongoing health of the major centres is not negatively impacted by changes to other activity centres in the hierarchy. For instance, by 2036, the RSC is expected to experience an increase of between:

- 6,200-39,100m² retail floorspace;
- 4,500-8,000m² in bulky goods retail floorspace; and
- 147,000-186,000m² non-retail floorspace*;

*These ranges indicate the variance between the low and high population growth forecasts.

Spatially, there are several approaches to accommodating this additional floorspace which this Strategy advocates and should be further considered within the LPS or PSPs as appropriate and include:

- Where there is limited land to expand centres at grade, increased building height within the core of activity centres should be considered to generate increases in floorspace and intensity.
- Encouraging designs that use undercroft/rooftop parking to improve land efficiency/rationalisation of parking ratios?

In the Baldvis District Centre, the anticipated quantum of bulky goods retail space forecast will require a separate Service Commercial Out-of-Centre precinct in order to cater for floorspace demand.

At Secret Harbour accommodating the increased floorspace projected will be challenging without the use of more efficient parking design and potentially increased building heights within the core of the centre area. Investigation of options within a PSP will reveal the most appropriate approach.

Figure 34. Major Activity Centres Floorspace Increases - High and Low Growth Projections

City of Rockingham Population Projections (High Growth)						
Year	Current Floorspace (2021)			Additional Floorspace by 2036		
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Rockingham	63,978	7,526	128,912	34,834	7,722	171,799
Rockingham Beach	13,848	306	35,661	4,334	265	14,152
Rockingham Strategic Centre	77,826	7,832	164,573	39,168	7,987	185,950
Warnbro	21,029	685	2,079	1,534	136	1,383
Secret Harbour	15,000	-	3,531	11,782	-	3,726
Baldivis	29,435	16,795	13,411	7,037	8,032	12,629
WA Tomorrow Population Projections (Low Growth)						
Year	Current Floorspace (2021)			Additional Floorspace by 2036		
Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Rockingham	63,978	7,526	128,912	6,212	4,441	136,615
Rockingham Beach	13,848	306	35,661	-	144	10,282
Rockingham Strategic Centre	77,826	7,832	164,573	6,212	4,585	146,896
Warnbro	21,029	685	2,079	442	109	1,269
Secret Harbour	15,000	-	3,531	6,527	-	2,755
Baldivis	29,435	16,795	13,411	2,519	6,332	10,713

Source: Pracsys 2021

Note: Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing).

Note: Rockingham Strategic Centre = Rockingham + Rockingham Beach

Catchment Precinct 1 is the most significant precinct in the City of Rockingham as it contains the Rockingham Strategic Metropolitan Centre, Rockingham District Hospital, the Enterprise Service Commercial precinct and East Rockingham Industrial Area. The Rockingham Strategic Centre is expected to grow significantly over time and facilitated by the proposed PSP will accommodate an additional 14,000 dwellings by 2041. Consequently, significant employment and floorspace increases have been attributed to this precinct, in line with the centre's role within the hierarchy and for the sub-region.

4.5.5 Non-Retail Floorspace Projections

Retail Floorspace gaps were calculated by identifying a suitable floorspace per person ratio by PLUC code based on several benchmarked areas including 25km catchments from the Mandurah, Armadale and Joondalup Strategic Activity Centres. Based on these benchmarks, provision ratios were identified for Entertainment (ENT), Health/Welfare/Community (HEL), Manufacturing (MAN), Office (OFF), Service (SER) and Storage (STO).

The identified Floorspace Provision Gap was then multiplied by the population in the City at each time interval assessed to determine the current gap in Non-Retail Floorspace for Rockingham. Using this approach, the *Needs Assessment* revealed that the City of Rockingham can significantly increase Non-Retail floorspace in both the City of Rockingham Population Projection and the WA Tomorrow Population Projection scenarios (Figure 35).

Figure 35. Total Supportable Increase in Non-Retail Floorspace Over Time

City of Rockingham Population Projections Scenario								
Year	ENT	HEL	MAN	OFF	SER	STO	Total	Estimated Population
2021	9,944	47,510	7,641	22,221	13,189	15,207	115,712	142,002
2026	16,997	63,321	9,092	33,493	16,347	20,674	159,923	163,062
2031	24,407	79,663	10,617	45,337	19,665	26,418	206,106	185,190
2036	33,486	99,563	12,485	59,847	23,730	33,456	262,566	212,302
2041	44,647	123,873	14,781	77,687	28,728	42,108	331,824	245,632
WA Tomorrow Population projections Scenario								
Year	ENT	HEL	MAN	OFF	SER	STO	Total	Estimated Population
2021	9,944	47,510	7,641	22,221	13,189	15,207	115,712	142,002
2026	13,944	59,505	8,464	28,614	14,980	18,307	143,814	153,946
2031	18,058	71,728	9,310	35,190	16,822	21,497	172,607	166,233
2036	22,835	86,250	10,293	42,825	18,961	25,200	206,365	180,497
2041	28,382	103,534	11,434	51,690	21,445	29,499	245,984	197,060

Source: Pracsys 2021

Note: ENT = Entertainment/Recreation/Cultural, HEL = Health/Welfare/Community Services, MAN = Manufacturing/Processing/Fabrication, OFF = Office/Business, SER = Service Industrial, STO = Storage/Distribution

The City of Rockingham can viably increase floorspace by the amounts outlined in the tables above under the premise that the population estimates detailed are met within the City of Rockingham and *Needs Assessment* analysis catchment. As noted earlier, a stage gate threshold approach should be taken, so that if a particular population target is not met in the City, the level of additional supportable Non-Retail floorspace should be estimated based on the population target that is closest to actual achieved at the time.

Other Retail (Bulky Goods/Showroom)

In terms of Other Retail, the City has three existing bulky goods retailing precincts:

1. At the periphery of the Rockingham Strategic Centre, north of Dixon Road and over Ennis Avenue.
2. To the east of the Baldivis District Centre along Safety Bay and Baldivis Roads.
3. Opposite the Port Kennedy Neighbourhood Centre, addressing Warnbro Sound Avenue (and bounded by Bakewell Drive and Port Kennedy Drive).

The separation of showrooms from retail and other activity centre functions in each centre is well defined and they are well located on major roads providing servicing access for truck/heavy vehicle-based deliveries plus customers to drive to visit the operations and where possible take home goods conveniently. The RSC and Baldivis District Centre have limited land to expand their bulky goods floorspace, whereas the Port Kennedy precinct could potentially extend if required to the east. The LPS should carefully consider the potential extension east of the Port Kennedy precinct. A key consideration of any expansions being the effect on pedestrian safety and amenity and the relationship between the bulky goods retailing precinct and surrounding residential areas.

Draft SPP 4.2 outlines that the preferred location for these types of uses is on major transport routes and at the periphery, not the core of activity centres due to their large format and vehicle dominated access requirements. The LCACS supports the containment of this type of retailing to such locations and avoiding its encroachment into adjacent industrial or residential areas.

In terms of allocating this floorspace spatially, it is recommended that non-retail floorspace is located in the Port Kennedy Business Enterprise Park, Dixon Road area and at the northern end of Baldivis District Centre and potentially in future as part of the Karnup Specialised node. It is recommended that to ensure such land is available to meet these important employment generating uses shop retail floorspace should not be encouraged in these areas and in particular for example in the Port Kennedy Business Park.

4.5.6 Implications for the LCACS

In summary, the floorspace projections provide an understanding of the activity centre quantum required to support population driven demand for goods and services. The floorspace attributable to each centre within the hierarchy by Precinct is provided in both maps and tables in Appendix 1. The key findings include:

- The current estimated total retail demand from residents within the Analysis Catchment of \$5.4 billion, increases to \$9.9 billion in 2041.
- Additionally, international visitors annually generate an estimated \$20 million in retail expenditure. As the analysis of floorspace gaps highlighted, in contrast to 'like' Strategic Centres increased accommodation floorspace is a key future spatial implication within Rockingham SC.
- By 2041:
 - total additional retail floorspace in the City is estimated to be between 138,000m² and 232,000m²
 - total additional non-retail floorspace in the City is estimated to be between 246,000m² and 333,000m²
- In spatial terms, the key activity centres where significant additional commercial land and floorspace to accommodate the growing catchment floorspace demands is forecast are:
 - **Precinct 1 - Rockingham:** Rockingham Strategic Centre (including Rockingham Beach), Waikiki Village neighbourhood centre, Shoalwater Neighbourhood Centre, Safety Bay Local Centre, Belgravia Terrace Local Centre.
 - **Precinct 2 - Warnbro:** Warnbro District Centre, Palm Meadows Neighbourhood Centre, Kennedy Bay Local Centre.
 - **Precinct 3 - Secret Harbour:** Secret Harbour District Centre, Golden Bay Neighbourhood Centre, Singleton Village Neighbourhood Centre, Singleton Local Centre.
 - **Precinct 4 - Baldivis:** Baldivis District Centre, Parkland Heights Neighbourhood Centre, Baldivis North Neighbourhood Centre, Spud Shed Neighbourhood Centre, Paramount Estate Neighbourhood Centre, Millars Landing Local Centre.
- The significant population relying on Rockingham as their primary Strategic Metropolitan Centre would benefit from having access to higher-order services such as a university, reducing their need to travel significant distances to access the services elsewhere in the metropolitan area.

This would be particularly beneficial to raising equity of access to education for residents of surrounding areas that have lower socio-economic status and may have limited ability to access tertiary education elsewhere. To address this issue, the City will need to maintain a strategic focus on a planning and advocacy agenda that promotes investment that leads to better tertiary education access and outcomes.

4.5.7 Employment

Methodology

Activity Centre Employment is population driven and found in businesses and uses within the hierarchy of centres. Whereas **Strategic Employment** is that which comes from industries which are mostly separate to the drivers that activity centre employment is as it mainly relies on the comparative advantages of an area (i.e. resources, location) and individual decisions of businesses. Growth in Strategic Employment can be achieved through promoting the unique advantages of the area to businesses, encouraging business collaboration and other business-friendly policies. The primary locations that can accommodate strategic employment with the City are the RSC and Rockingham Industrial Area.

In addition to understanding the distribution and quantum of future commercial floorspace within the City, the LCACS includes employment forecasts, sourced from the *Needs Assessment*. Each of the current (and future) activity centres has a role in contributing to meeting the employment targets for Employment Self Sufficiency (ESS) for the City. ESS represents the jobs available in a sub-region compared to the labour force. An ESS of 100% means that a sub-region has an equal number of jobs and labour force. ESS targets for the region are provided in the South Metropolitan Peel Sub-Regional Planning Framework and the City of Rockingham's is 74%.

The rationale for including this information is that the land use and activities and employment occupying them are closely linked and the Rockingham Strategic Centre has a critical contributory role to improving the ESS of the City as a whole, due to the variety and quantum of employment generating land uses it currently and intends to provide.

The *Needs Assessment* and the City's *Employment Planning Study* (2020) outline recommendations to achieve this target as follows:

1. The Needs Assessment estimates the employment supportable at the City's Activity Centres based on population growth; and
2. The City's Employment Planning Study (2020) considered the potential employment requirements of the City with projections based on population growth and other development opportunities.

The results of these analyses are outlined in this summary and tables that follow.

Jobs/employment data referred to in this LCACS and the *Needs Assessment* results, capture total employment (both full-time and part-time). To reach the City's ESS target of 74%, the employment estimates from the Rockingham *Employment Planning Study* for non-activity centre employment have been combined with activity centre estimates to approximate the additional employment required (the gap).

The additional employment will need to be in strategic in nature and suitable to the RSC and other employment lands such as industrial areas. Without considering future employment land (not activity centre based) and catalyst projects in the RSC, the employment gap amounts to between 31,000 and 40,000 jobs (refer Figure 36) depending on the population projection used (WA Tomorrow Employment or CoR Employment).

Figure 36. Employment Gap Without Future Employment Land

Employment Category	WA Tomorrow Employment	CoR Employment
Employment Target 2041 (74% ESS)	70,833	88,292
Needs Assessment 2041 - RSC	10,697	14,252
Needs Assessment 2041 – Other Centres	13,139	15,442
Jobs Rest of City	15,572	18,984
Gap to Target ESS	31,425	39,614

Source: Syme Marmion & Co 2020, Pracsys 2021

The City's *Employment Planning Study* (Syme Marmion & Co, 2020) identified North-East Baldvis, Karnup (core) and Karnup (South) as Future Employment Land. Although employment in the Study was projected to 2050 for the purpose of understanding implications for the *Needs Assessment*, these jobs have been estimated to 2041. These employment estimates have been used to refine the gap estimate for both scenarios (Figure 37).

Figure 37. Employment Gap with Future Employment Land

Employment Area	WAT (jobs)	CoR (jobs)
Gap to Target ESS	31,425	39,614
Future Employment Land	22,897	22,897
Additional RSCM Employment (based on the City's Employment Planning Study)	2,101	5,055
Remaining Gap	6,428	11,662

Source: Syme Marmion & Co 2020, Pracsys 2021

It is estimated that the employment gap to reach a target ESS of 74% would require an additional 2,100 to 5,100 jobs in the RSC and 6,400 and 11,700 jobs on other employment lands. This highlights the importance of the RSC in providing employment opportunities to meet Sub-regional employment targets.

It is noted that the South Metropolitan Peel Sub-regional Planning Framework currently provides a target of only 12,290 jobs in the RSC. Under the CoR scenario the Strategic Centre will need at least 14,252 jobs to meet the goods and services needs of the surrounding population, with a total of 19,307 jobs by 2041 to contribute to an ESS of 74%. The combination of both types of employment (Activity Centre/population driven and Strategic) is required to grow over time to reach the ESS targets for the City.

The findings of the *Rockingham Employment Planning Study* and the *Needs Assessment* indicate that regional ESS targets would not be achievable unless a greater concentration of employment is planned for in the RSC. Importantly, this additional employment would be in keeping with its role in the activity centres hierarchy and the Sub regional Framework.

Several employment activities that if targeted and attracted to the RSC are expected to stimulate increased quantum and diversity of employment profile, identified in the *Employment Planning Study* include:

- Primary regional institutions including a full-service university, major health campus with teaching capabilities, State government administration, and high-level arts and entertainment;
- Business services for nearby industrial areas, the naval base and Westport; and
- Tourist activities including business travel and visitation for the surrounding area.

To allocate these employment floorspace targets spatially, it is noted that out of centre development will be driven by strategic employment opportunities, particularly associated with the Western Trade Coast (WTC) and Westport; and population-driven light industrial services for the wider sub-region. The Port Kennedy Business Enterprise Park and its expansion and the exploration of Kerosene Lane Urban Expansion Area to complement the WTC for out-of-centre development is recommended. Thirdly, the Karnup DSP will also need investigate provision of employment land to meet ESS targets.

It is estimated that the RSC would need an additional 126,000m² to 273,000 m² in commercial floorspace to support the additional employment estimates (Figure 38). Further, an additional 733,000m² to 1,330,000m² in light Industrial floorspace uses would be required on other employment lands.

Figure 38. Additional Floorspace Estimates to Meet ESS Target

Floorspace Uses	WAT Floorspace (m ²)	CoR Floorspace (m ²)
RSC		
Education	45,600	91,200
Accommodation	48,200	96,800
Office	32,317	85,098
Other Employment Land		
Light Industrial	732,990	1,329,878

Source: Pracsys 2022, DPLH 2016

In terms of the spatial allocation forecast in the *Needs Assessment*, the preferred location for the additional floorspace forecast for office, accommodation and education uses in the *Needs Assessment* is in the first instance in Precinct 1 – Rockingham Strategic Centre. As the highest order centre within the City and the South-West sub region it is the priority place for these strategic employment generating uses and the City's local planning framework should support this.

4.5.8 Employment Forecasts by Precinct

Like floorspace forecasts provided earlier, the *Needs Assessment* has prepared the expected increases to employment by both Shop Retail and Other Retail (bulky goods) and Non-Retail types. These are founded on high and low scenarios and Figure 39 shows the results by precinct.

Figure 39. Viable Retail and Non-Retail Employment Increases in 2036 by Precinct

Precinct 1 (Rockingham)				
Floorspace Type		Shop Retail	Other Retail	+
Population Scenario	Projection	Employment	Non-Retail	Employment
City of Rockingham (high)		1,862		4,477
WA Tomorrow (low)		330		3,433
Precinct 2 (Warnbro)				
Floorspace Type		Shop Retail	Other Retail	+
Population Scenario	Projection	Employment	Non-Retail	Employment
City of Rockingham (high)		189		501
WA Tomorrow (low)		95		433
Precinct 3 (Secret Harbour)				
Floorspace Type		Shop Retail	Other Retail	+
Population Scenario	Projection	Employment	Non-Retail	Employment
City of Rockingham (high)		799		279
WA Tomorrow (low)		535		203
Precinct 4 (Baldivis)				
Floorspace Type		Shop Retail	Other Retail	+
Population Scenario	Projection	Employment	Non-Retail	Employment
City of Rockingham (high)		1,230		1,521
WA Tomorrow (low)		902		1,176

Source: Pracsys 2021

Note: Precinct 5 (Karnup) is excluded from the analysis for the reasons outlined earlier in the LCACS.

Shop Retail = Convenience/Comparison Retail, Other Retail = Bulky Goods Retail, Non-Retail Floorspace = (Entertainment, Health, Office, Service Commercial, Storage, Manufacturing).

Figure 40. RSC Activity Centre Employment to 2041

Rockingham Strategic Centre		Activity Centre Jobs			
		2026	2031	2036	2041
Scenario 1	WA Tomorrow	8,851	9,365	9,974	10,697
Scenario 2	CoR	9,199	10,367	11,917	14,252

Source: Pracsys 2022

Assumptions

- the Department of Planning, Lands and Heritage Land Use and Employment Survey was used to develop floorspace to employment ratios by centre type (i.e., SMC, Secondary, etc.)
- employment will increase based on additional commercial floorspace
- floorspace to employment ratios are constant
- full-time and part-time employment split remains constant

Figure 41. RSC Strategic Employment to 2041

Rockingham Strategic Centre	Strategic Employment Jobs			
	2026	2031	2036	2041
Strategic Employment WAT	1,738	1,839	1,959	2,101
Strategic Employment CoR	3,263	3,677	4,227	5,055

Source: Pracsys 2022

Assumptions

- Strategic employment figures are a goal seek based on the City's *Employment Planning Study*.
- Strategic employment has been annualised based on the RSC employment growth in the relevant scenario
- Strategic employment is needed to reach the defined ESS target (74%), there is no measured demand for the employment (unlike activity centre employment which is based on population growth).

This Strategy recommends the following major employment centres should be the locations for (strategic) employment growth over the longer term these include:

- Rockingham City Centre
- East Rockingham Industrial Area
- Port Kennedy Industrial Area
- HMAS Stirling (Defence)
- North East Baldivis Industrial Area
- Karnup Industrial Area
- Baldivis - Kerosene Lane

4.5.9 Implications for the LCACS

In summary, the employment projections provide an understanding of an estimate of the additional employment and floorspace required for the City of Rockingham to achieve an ESS of 74%. The findings of the *Needs Assessment* in relation to current and future employment within the City and its precincts include:

- It is estimated that the employment gap to reach a target ESS of 74% would require an additional 2,100 to 5,100 jobs in the RSC and 6,400 and 11,700 jobs on other employment lands. These results reflect the importance of the RSC in providing employment opportunities to meet Sub-regional employment targets.
- The Southern Metropolitan Peel Framework currently provides a target of only 12,290 jobs in the RSMC. Under the CoR scenario the RSMC will need at least 14,252 jobs to meet the goods and services needs of the surrounding population, without further contributing to ESS targets.
- There is a need for the City of Rockingham to improve its ESS to:
 - improve broader productivity in the sub-region
 - reduce congestion to the regional transport network
 - implications to the planning provision of public infrastructure.
- In response, it is recommended that the City advocates for future strategic employment to be sited in Rockingham, as the principal centre of the south west Sub-region.
- The findings of the *Rockingham Employment Planning Study* and *Pracsys Needs Assessment* analysis indicate that regional ESS targets are not likely to be achieved without a greater concentration of employment in the RSC.
- The strategic East Rockingham area should see significant land demand as Westport develops. These uses are likely to be heavy industrial in nature and land intensive. The *Employment Planning Study* indicates this land could support an additional 5,900 jobs. Another strategic industrial opportunity identified in the City's *Employment Planning Study* is HMAS Stirling, which is identified as having the potential to expand to 7,000 jobs in the medium term.
- The *Employment Planning Study* indicated that Future Employment Land could support a total of almost 23,000 jobs in the long term.
- To achieve an ESS of 74% it is estimated that:
 - the RSC would need an additional 126,000m² to 273,000m² in commercial floorspace to support the additional employment
 - an additional 733,000m² to 1,330,000m² in light Industrial floorspace uses would be required on other employment lands within existing precincts designated for this use as well as potentially Karnup, in future.

- Should additional employment lands need to be identified in the long term, some key economic considerations to assist in identifying the most appropriate land for these uses include:
 - Proximity to relevant customer (i.e. population - light industry, businesses - heavy industry)
 - Appropriate road and/or freight access
 - Compatible uses (i.e. heavy industry uses are not compatible with residential development)
 - Access to necessary infrastructure (i.e. special waste disposal requirements, etc.)
 - Land constraints (if site works will be too expensive, commercial uses may not be viable)

5. Implementation and Next steps

5.1 Introduction

This section sets out the key planning tools and accompanying implementation framework and priorities ‘road map’ for the City to achieve its identified objectives for the planning for its activity centres and achieving ESS targets. In turn, outlining required changes to the local planning framework to ensure contemporary best practice planning principles, governance and guidance for the development of the City’s existing and future activity centres.

This LCACS is intended to inform and relate to several key planning initiatives currently being undertaken by the City and proponents, including:

- Preparation of a Local Planning Strategy;
- Review of TPS No.2 and preparation of a new local scheme (LPS No.4);
- Preparation of an updated Local Planning Policy;
- District level (i.e. Karnup) and local structure (precinct) plans;
- Assessment of subdivision and development applications for major developments within activity centres; (“State Planning Policy 4.2 Activity Centres”);
- major development (including Bulky Goods retail) outside designated activity centres; and
- Other City strategic and statutory planning initiatives including informing the City’s response to the State’s review of South Metropolitan Peel Sub-regional Framework.

As part of the State’s Planning Reform, a substantial review has been undertaken in relation to the planning for activity centres with the release of draft SPP 4.2 and accompanying Implementation Guidelines. Additionally, there is now a greater emphasis on the comprehensive precinct structure planning for activity centres to better coordinate infrastructure and facilitate high quality-built form outcomes with the need for precinct structure plan to be prepared for strategic, secondary, district and specialised activity centres. The City is now undertaking a substantial review of its local planning framework, in part to respond to these policy changes but also to ensure a contemporary local planning framework to delivery “the best activity centres and employment opportunities for the City”.

It is the intent of this Strategy to be “fit-for-purpose”, to ensure direct transferability to the new Local Planning Strategy (currently under preparation) both in format and scope and to guide the planning and development of the RSC and the City’s other activity centres.

5.2 Activity Centre Policy and Implementation Framework

The draft SPP 4.2 Implementation Guidelines provides a checklist for the relevant considerations in the planning of activity centres. This checklist has been used as a basis for the implementation section of the LCACS. A review has been undertaken of the key summary of implications (as set out in Section 2) together with the analysis and implications for activity centres relating to: demographic and economic trends, centres hierarchy, activity, movement, and urban form set out in Sections 3 and 4 of the LCACS, to compile an implementation framework as set out in Figure 42. These implementation considerations and/or actions have been structured to align with the LCACS objectives for activity centres under SPP 4.2 policy headings of Centres Hierarchy, Activity, Movement. Urban Form and Governance.

The following provides a set of implementation actions to assist in implementing the objectives for the LCACS. For each guiding objective, a supporting rationale is provided, together with detailed implementation actions. The format of this Implementation Schedule is intended to be directly transferrable to the LPS to ensure alignment and coherence, comprising an informing document to the LPS.

The suggested timing for implementation is set out broadly, as follows:

- Short-term: From 1 year to 5 years
- Medium-term: From 5 years to 15 years
- Long-term: > 15yrs (beyond LPS scope)
- On-going: An existing/new action that is ongoing.

Figure 42. Rockingham LCACS Objectives/Local Planning Framework Implementation Table

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
STATE PLANNING FRAMEWORK Sub-Regional/District Structure Plan				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	<ul style="list-style-type: none"> Continue to advocate the City's position in relation to Activity Centres as set out in the updated planning framework with WAPC (DPLH) in its review of the Sub-regional Framework. 		Short term <5yrs
		<ul style="list-style-type: none"> Activity centres including the future district structure planning of Karnup Specialised Node to be informed by the LCACS and Pracsys <i>Needs Assessment</i> (2022). 		Short term <5yrs
		<ul style="list-style-type: none"> Prepare a Needs Assessment to inform the Karnup District Structure Plan and to inform the classification of the Baldivis District Centre and Parkland Height Neighbourhood centre. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Investigate the provision of employment land to address non-retail and light industry floorspace demands specified by the Needs Assessment within <ul style="list-style-type: none"> Planning Investigation Area at North-East Baldivis. Urban Investigation Area at Kerosene Lane; and Urban Expansion Area within Karnup. 		Long term >15yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> Undertake future investigation and design of a RTTS within the RSCPSP. 		Short term <5yrs
		<ul style="list-style-type: none"> Advocate for the Baldivis-Warnbro High Priority Transit Corridor (HPTC) and support further investigations for the Rockingham-Karnup corridor and its possible upgrade from a high-frequency to High Frequency Transit Corridor (HFTC) high-priority transit corridor. 		Medium term 5 to 15yrs
GOVERNANCE.	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks</i>	<ul style="list-style-type: none"> Review the LCACS and Local Planning Strategy to address changes to the Sub-Regional Planning Framework 		Long term >15yrs
		<ul style="list-style-type: none"> Keep under review future the Other Planning Investigation areas (i.e., North-East Baldivis and Urban Expansion Area – South Baldivis) and Golden Bay which are not included in this strategy or Pracsys <i>Needs Assessment</i> (2022). 		Long term >15yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
LOCAL PLANNING FRAMEWORK				
Local Planning Strategy				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	<ul style="list-style-type: none"> Review potential changes to the classification of existing activity centres in regard to policy measures (Section 7) in SPP 4.2 and the draft SPP 4.2 Guidelines including: <ul style="list-style-type: none"> Millars Landing 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The LPS to consider the needs of the activity centres, within the City, the impacts of activity centre proposals on the overall balance of activity centres across a district, and sub-regional context, and the policy measures in SPP 4.2 (Section 7) and guidance provided in Section 4 of the Guidelines. 		Short term <5yrs
		<ul style="list-style-type: none"> Provide the estimated range of housing, economic and employment lands needed and the indicative distribution across the activity centres in the local government area, consistent with the activity centre hierarchy. 		Short term <5yrs
		<ul style="list-style-type: none"> The LPS process to investigate options for mixed-use urban infill redevelopment within selected activity centres and along public transport corridors in the established western areas of the City. 		Short term <5yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> Review residential density coding within the walkable catchment of selected activity centres and set out higher residential densities in close proximity to activity centres, high frequency public transport routes and stations and POS through a mix of housing types and lot sizes to support self-contained mixed-use centres. These proposals are to inform the preparation of LPS No. 4. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Advocate for the Baldivis-Warnbro High Priority Transit Corridor (HPTC) and support further investigations for the Rockingham-Karnup corridor and its possible upgrade from a high-frequency to a High Frequency Transit Corridor (HFTC) high-priority transit corridor. 		Medium term 5 to 15yrs
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> Investigate the provision of employment land to address non-retail and light industry floorspace demands specified by the Needs Assessment within: <ul style="list-style-type: none"> Planning Investigation Area at North-East Baldivis. Urban Investigation Area at Kerosene Lane, Baldivis; and Urban Expansion Area within Karnup. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Address the Provision of other retail floorspace in Secret Harbour (Precinct 3) subject to district structure planning being substantially progressed for Karnup. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Investigate the additional provision of other retail (bulky goods/large format showroom) in the Baldivis (i.e., North Kerosene Lane) and Port Kennedy (i.e. Port Kennedy Business Park) localities with the identification of potential expansion areas subject to other planning considerations that need to be addressed. 		Medium term 5 to 15yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
		<ul style="list-style-type: none"> Define employment locations within the Rockingham Strategic Centre and job targets for activity centres, reflective of the <i>Needs Assessment</i> findings and consistent with the sub-regional targets within the sub-region. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Identify the walkable catchments for the activity centres and include a range of dwelling targets within walkable catchments. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The LPS, informed by this LCACS and the <i>Needs Assessment</i> should show the estimated range of housing, economic and employment lands needed and the indicative distribution across activity centres. 		Short term <5yrs
GOVERNANCE	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i>	<ul style="list-style-type: none"> Identify and prioritise activity centres that will require the preparation or review of a Precinct Structure Plan(s). Centre boundaries for PSPs to be informed by SPP 7.2. The three District Centres within the hierarchy, as well as the following lower order centres are to be considered: <ul style="list-style-type: none"> Penguin Road/Safety Bay Road Local Centre precinct* Malibu Road (East) Local Centre Precinct Waikiki Village Activity Centre Precinct Hokin Street Local Centre Precinct 		Short term <5yrs
		<ul style="list-style-type: none"> The City to finalise the draft for advertising PSP for the RSC in the next 18-24 months to provide a contemporary planning framework to support the delivery of the RSC and a hierarchy of activity centres (both existing and proposed) within the City. 		Short term <5yrs
		<ul style="list-style-type: none"> Identify locations and prioritise the preparation of standard structure plan(s) are required and accompanying planning considerations. 		Short term <5yrs
Local Planning Scheme				
CENTRES HIERARCHY	<i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	<ul style="list-style-type: none"> Introduction of zones for the complete hierarchy of activity centres. 		Short term <5yrs
		<ul style="list-style-type: none"> Review and update of Scheme Objectives in relation to the activity centre hierarchy and centre and align with this LCACS. 		Short term <5yrs
		<ul style="list-style-type: none"> Introduce standardised zones and land use definitions from the LPS Regulations 2015 as it applies to activity centres and Commercial land use. 		Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
GOVERNANCE	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks</i>	<ul style="list-style-type: none"> The Manner and Form of LPS No. 4 to be consistent with LPS Regulations. 		Short term <5yrs
		<ul style="list-style-type: none"> Review Scheme provisions relating to the preparation and assessment of Structure Plans consistent with <i>LPS Regulations</i>. This includes a review of the Scheme'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. 		Short term <5yrs
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> LPS No. 4 (informed by the LPS) to protect strategic industries and land classified for this purpose, together with their buffers, from the encroachment of non-strategic and/or incompatible land uses. 		Short term <5yrs
		<ul style="list-style-type: none"> In LPS No. 4 identify bulky goods/large format retail precincts as 'Service Commercial' and provide clauses requiring the preparation of Local development plans (where appropriate). 		Short term <5yrs
		<ul style="list-style-type: none"> Apply R-Codes informed by the LPS (ST/MT priority), within/adjacent to Activity Centre walkable catchments to meet the density requirements. 		Short term <5yrs
		<ul style="list-style-type: none"> Review and amend (Table1) land use permissibility's for land uses commonly provided for in Centre zones. 		Short term <5yrs
		<ul style="list-style-type: none"> The new scheme to consider restriction of offices and commercial uses within industrial zones to (I) incidental uses only. 		Short term <5yrs
		<ul style="list-style-type: none"> LPS No. 4 to identify bulky goods/large format showroom retail precincts as 'Service Commercial' and provide clauses requiring Local development plans (where appropriate). 		Short term <5yrs
		<ul style="list-style-type: none"> Provide for new employment land (zoned land) informed by LPS in New LPS No. 4 or subsequent amendments. 		Medium term <15yrs
URBAN FORM	<i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	<ul style="list-style-type: none"> Apply R-Codes within walkable catchments to meet the density requirements set out in the LPS. 		Short term <5yrs
		<ul style="list-style-type: none"> Review and amend the local scheme development and subdivision standards applicable to centre zones and commercial zoned land. 		Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
Precinct Structure Plans Rockingham Strategic Centre				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce, including a range of experiences and that provide community benefit.</i>	<ul style="list-style-type: none"> The PSP provisions to facilitate a broad range of employment opportunities by promoting a diversity/intensity of land use to help meet the self-sufficiency targets of the sub-region. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The PSP to foster the provision of a balanced and diverse mix of uses which contribute to the development of an active and interesting built form in the public and private realm of the Strategic Centre. 		Medium term 5 to 15yrs
MOVEMENT	<i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes.</i>	<ul style="list-style-type: none"> The PSP to establish the Rockingham City Centre Transit System (RCCTS) as a high amenity, street based public transit system that will catalyse transit-oriented development, and provide for sustainable movement 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> The PSP to facilitate a permeable, well-connected network of public streets and spaces that provide legible and high amenity linkages, prioritised towards pedestrians and cycle movement. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Undertake investigations and detailed design of various central intersections to enhance safety for all modes, in alignment with the intended land use. 		Short term <5yrs
		<ul style="list-style-type: none"> Undertake investigations and detailed design of RCCTS Route with the possible extension to Waterbank Village in the longer term. 		Medium term 5 to 15yrs
URBAN FORM	<i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	<ul style="list-style-type: none"> Develop more detailed Public Realm Style Guide for key precincts as recommended in the PSP and include an audit of existing assets. 		Short term <5yrs
		<ul style="list-style-type: none"> The City to monitor development activity to ensure proposed subdivision and amalgamation controls are leading to positive built outcomes. 		Short term <5yrs
		<ul style="list-style-type: none"> Prepare a local planning policy regarding tree retention on existing lots to help minimise tree loss and contribute to enhanced urban tree canopy. 		Short term <5yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
Precinct Structure Plans District Centres				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> A review of the Baldivis District Centre (2012) should be undertaken and can be triggered either when a major floorspace expansion is proposed and/or when district planning (associated retail modelling) for Karnup has substantially progressed. This issue should be addressed further in the LPS review. 		Short term <5yrs
		<ul style="list-style-type: none"> Undertake a review of the Secret Harbour policy framework to ensure alignment with contemporary planning practice, SPP 4.2 requirements and the LCACS. The review should include review of vision statements and centre boundaries prepared in accordance with SPP 7.2 - Precinct Planning. 		Medium term 5 to 15yrs
		<ul style="list-style-type: none"> Undertake a review of the Warnbro DC policy framework to ensure alignment with contemporary planning practice, SPP 4.2 requirements and the LCACS. The review should include a review of vision statements and centre boundaries prepared in accordance with SPP 7.2 - Precinct Planning. 		Short term <5yrs
GOVERNANCE.	<i>Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.</i>	<ul style="list-style-type: none"> The preparation of activity centre PSPs to be the responsibility of landowners and developers. 		Short term <5yrs
Precinct Structure Plans - New Precinct Plans				
ACTIVITY	<i>Support activity centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	<ul style="list-style-type: none"> Informed by/as prioritised by the LPS prepare a Precinct Structure Plans for these centres. Centres boundaries to be informed by SPP 7.2 guidance. <ul style="list-style-type: none"> Penguin Road/Safety Bay Road Local Centre precinct*; 		Short term <5yrs
		<ul style="list-style-type: none"> Informed by/as prioritised by the LPS prepare a Precinct Structure Plans for these centres. Centres boundaries to be informed by SPP 7.2 guidance. <ul style="list-style-type: none"> Malibu Road (East) Local Centre Precinct Waikiki Village Activity Centre Precinct Hokin Street Local Centre Precinct 		Medium term <15 yrs

Theme	Planning Direction/ Objective	Implementation Action	[Link to document section /reference documents]	Timeframe/ Priority
GOVERNANCE.	Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.	<ul style="list-style-type: none">The Precinct Structure Plans for activity centres to be prepared in accordance with the requirements of the LPS Regulations, SPP 7.2 Precinct Design.		Medium term <15 yrs
		<ul style="list-style-type: none">The Precinct Structure Plans are to be prepared to the appropriate hierarchy level and meet draft SPP 4.2 objectives and requirements.		Medium term <15 yrs
		<ul style="list-style-type: none">The preparation of activity centre PSPs to be the responsibility of landowners and developers.		Medium term <15 yrs
Local Development Plans Neighbourhood/Local Centres				
GOVERNANCE.	Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.	<ul style="list-style-type: none">Where appropriate or as identified in the LPS, Local Centre LDPs to be prepared/reviewed for lower order centres (Local/Neighbourhood). The information to be included in a LDP is to be relevant to the site and commensurate with the scale of planning being undertaken. Generally, a LDP for precinct planning purposes will address the following matters: (i) Built form (ii) Movement and (iii) Public realm. Neighbourhood/Local Centres to be considered.		Short term <5yrs
		<ul style="list-style-type: none">Golden Bay (Existing)North BaldivisParkland HeightsSingleton VillageSpud ShedTuart RidgeLot 1 Fifty RoadSecret Harbour Village Centre Precinct		
Other Local Policies				
GOVERNANCE.	Ensure consistency and rigour in the planning and development of activity centres supported by State and local policy frameworks.	<ul style="list-style-type: none">Informed by the LCACS, review the City Local Planning Polices that related to Activity Centres and uses that are commonly found in Activity Centres and Commercial areas. These include:<ul style="list-style-type: none">Planning Policy No.3.3.4 cash-in-lieu of car-parkingPlanning Policy No.3.3.5 - Child Care PremisesPlanning Policy No.3.3.9 - Fast Food OutletsPlanning Policy No.3.3.14 - Bicycle Parking and End of Trip FacilitiesPlanning Policy No.3.3.19 - Licensed PremisesPlanning Policy No.3.3.24 - ParkletsPlanning Policy No.3.3.25 - Percent for Public Art - Private Developer Contribution		Short term <5yrs
		<ul style="list-style-type: none">Informed by LCACS, the City is to prepare a Local Planning-Policy: Planning for Activity Centres which would include accompanying design guidance (guidelines).		Short term <5yrs
		<ul style="list-style-type: none">Informed by LCACS, the City to prepare a Planning Procedure Policy for the Preparation and Assessment of Development Applications for (proposals within) Activity Centres.		Short term <5yrs

5.3 Centre Specific Directions and Actions

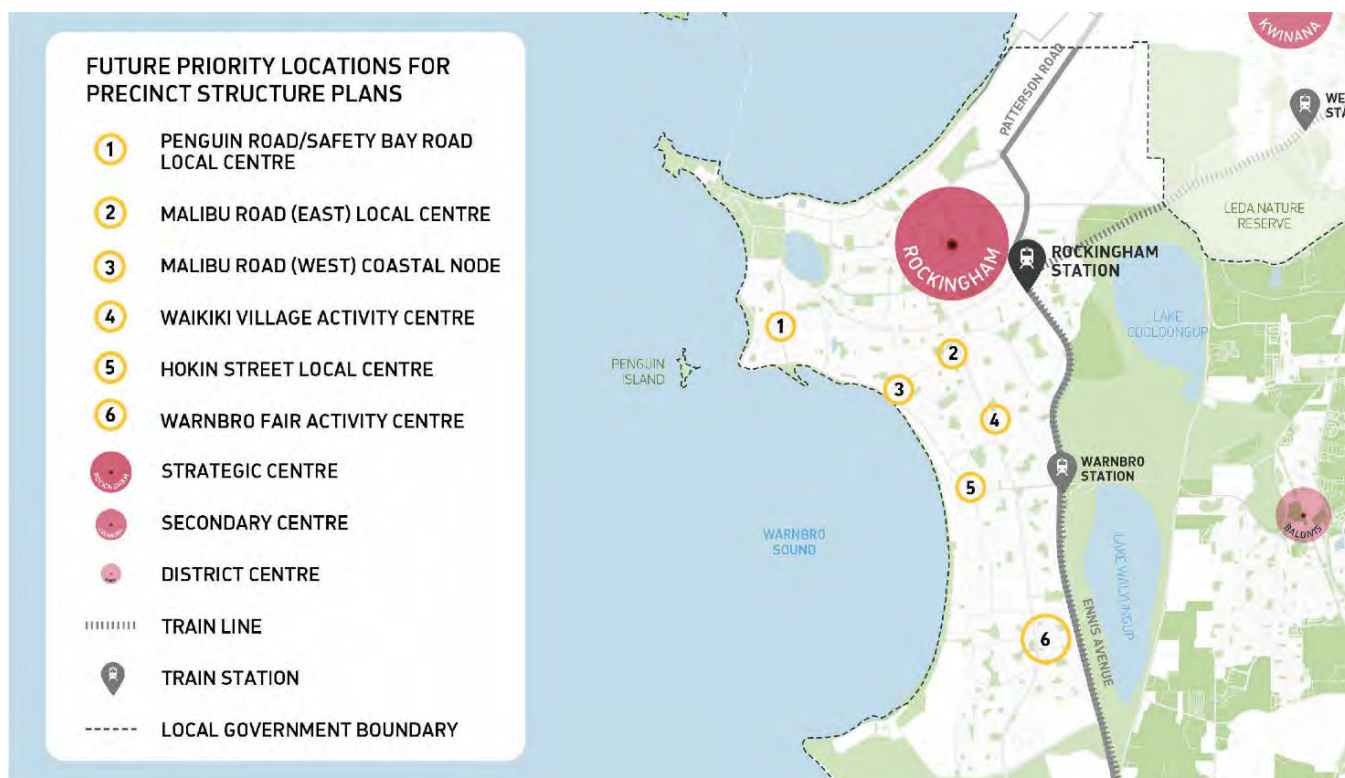
The following provides an overview of the future directions and specific actions for centres within the City of Rockingham activity centre hierarchy.

The City is to be guided by the policy measures (Section 7) in SPP 4.2 and guidance provided in Section 4 of the Implementation Guidelines when considering the impact of the identification of new activity centres and/or changes to the classification of activity centres on the overall balance of activity centres across a sub-regional and or catchment. Under SPP 7.2 Precinct Design, activity centres are a type of precinct, so activity centre plans will be replaced by precinct structure plans which must be prepared for Strategic, Secondary, District and Specialised centres. Consistent with SP 4.2, it is expected that precinct structure plans will be prepared/reviewed for the City's strategic (RSC) and district activity centres in the short to medium term. The City's *Local Planning Strategy - Issues Paper* prepared to inform the LPS, has identified the following Local and Neighbourhood Centres that may require a PSP to be prepared in the term of the LPS (previously discussed in section 4.3):

- Penguin Road/Safety Bay Road Local Centre precinct*
- Malibu Road (West) Coastal Node
- Malibu Road (East) Local Centre Precinct
- Waikiki Village Activity Centre Precinct
- Hokin Street Local Centre Precinct.

Future priority locations for precinct structure plans are shown in Figure 43.

Figure 43: Future Priority Locations for Precinct Structure Plans



The Needs Assessment evaluated the current hierarchy and assessed that there are several centres that could potentially change centre classification based on projected growth (summarised in Figure 17).

5.3.1 Rockingham Strategic Centre

This Strategy supports the City's review of the planning framework for the RSC to develop a more contemporary framework that is aligned with the latest State planning framework including draft State Planning Policy (SPP) 4.2 - Activity Centres for Perth and Peel and SPP 7.2 - Precinct Design. The precinct structure plan (RPSP) and accompanying amendment (No. 191) to TPS No.2 will facilitate a new local planning framework driven by requirements of draft SPP 4.2 and SPP 7.2.

Actions

Prepare a PSP in accordance with the State Planning Framework including the requirements of draft SPP 4.2 and SPP 7.2

- Initiate an Amendment (No.191) to TPS No. 2 to assist in the statutory implementation of the PSP, as follows:
 - A realign the Strategic Centre Boundary in accordance with SPP 7.2 - Precinct Design guidance.
 - Introduce a single Strategic Centre zoning with accompanying objectives (consistent with PSP) and land use permissibility table and other enabling provisions.

5.3.2 District Centres/Specialised Centres

Existing:

- Warnbro
- Secret Harbour
- Baldivis*

Planned:

- Karnup (>15yrs)

Actions

- Existing centre plans for Warnbro, Secret Harbour and Baldivis to be reviewed and replaced by precinct structure plans in the short to medium term.
 - Review/realign centre boundaries in accordance with SPP 7.2 - Precinct Design guidance.
- The classification of Baldivis District Centre to be kept under review within the potential reclassification to Secondary Centre status in the medium term, to be confirmed through the preparation of the Karnup District Structure Plan and a review of the *Needs Assessment*.
- A planned precinct structure plan for the specialised node in Karnup in the long term.

5.3.3 Neighbourhood Centres

Existing:

- | | |
|--------------------|----------------------------|
| • Charthouse | • Bayshore Gardens |
| • Elanora Drive | • Golden Bay Neighbourhood |
| • Grange Drive | • Singleton Village |
| • Shoalwater | • Settlers Hills |
| • Waikiki Village* | • Spud Shed |
| • Palm Meadows | • Tuart Ridge |
| • St Clair | |

Planned:

- Baldivis North
- Golden Bay Neighbourhood
- Paramount Estate
- Parkland Heights
- Karnup Metronet Station Precinct

Actions

- The classification of Parkland Heights Neighbourhood Centre to be kept under review within the potential reclassification to a District Centre status in the medium term, to be confirmed through the preparation of the Karnup District Structure Plan and a review of the *Needs Assessment*.
- PSP to be prepared in the term of the LPS (previously discussed in section 4.3):
 - Waikiki Village*
- A planned precinct structure plan for the Karnup Metronet Station in the medium term.

5.3.4 Local Centres

Existing

- Arcadia Drive
- Belgravia Terrace
- Bell Street
- Bent Street
- Fisher Street
- Malibu Road
- McLarty Street
- Parkin Street
- Safety Bay
- Penguin Road/Safety Bay Road"
- Soyara Place
- Waikiki Hotel
- Hokin Street*
- Kennedy Bay
- Foreshore Village Secret Harbour
- Golden Bay Local
- Golden Bay South
- Mandurah Road
- Lakeside Caravan Park
- The Ridge

Planned:

- Avalon
- Baldivis Parks
- Fifty Road
- Kennedy Bay
- Millars Landing
- Singleton

Actions

- The classification of Millars Landing Local Centre to be kept under review within the potential reclassification to a Neighbourhood Centre status in the Short to medium term, to be confirmed through subject to preparation of an Impact Test addressing Draft SPP 4.2 and the preparation of a precinct structure plan.
- PSP to be prepared in the term of the LPS (previously discussed in section 4.3):
 - Penguin Road/Safety Bay Road Local Centre precinct*
 - Malibu Road (West) Coastal Node
 - Malibu Road (East) Local Centre Precinct
 - Hokin Street Local Centre Precinct*.

It should be noted that based on the Needs Assessment, proposals to change the centres hierarchy level to Neighbourhood (except for Millars Landing Local Centre) are unlikely to be supported.

5.3.5 Other Retail (Bulky Goods/Showroom)

In terms of Other Retail, the City has three existing bulky goods retailing precincts:

- Periphery of the Rockingham Strategic Centre, north of Dixon Road and over Ennis Avenue
- East of the Baldivis District Centre along Safety Bay and Baldivis Roads
- Opposite the Port Kennedy Neighbourhood Centre, addressing Warnbro Sound Avenue (and bounded by Bakewell Drive and Port Kennedy Drive)

Actions

- The LCACS supports the containment of this type of retailing (retail floorspace) to the above locations and consistent with SPP 4.2 guidance avoiding its encroachment into adjacent industrial or residential areas.
- As identified in the *Needs Assessment*, the LPS will need to consider the significant shortfall in bulky goods retail floorspace in Precinct 4 Baldivis investigating in alternative locations for instance, north of Kerosene and east of the Port Kennedy precinct); and potentially in the long term as part of the Karnup Specialised node.

5.4 Needs Assessment

As outlined in Section 4 of this strategy, this *Needs Assessment* provides an information base and analysis to support decision-making by including an assessment of projected land use needs of communities in a local government area and its surrounds. The Pracsys *Needs Assessment* (2022) has been prepared in accordance with the methodology provided within the draft SPP 4.2 Implementation Guidelines. As part of the *Needs Assessment*, proposed floorspace and/or land requirements have been identified, this information has been shown spatially within this Strategy and included an indicative range of land use activity for each activity centre (District Centre and above). This will in turn guide the planning and assessment of planning proposals of existing or proposed activity centres within the City.

Any further Needs Assessment(s) will only be required within the LPS timeframe (<15yrs) where a major development for an activity centre(s) is at variance with this LCACS/LPS or proposes the re-classification of a centre to a higher category in the hierarchy not provided for in the local planning framework.

The Needs Assessment provides guidance for estimates of floorspace allocation until 2031. As development of the Karnup precinct is not likely to take place in the short term, it is recognised that a revised Needs Assessment will be required. This will assist with guiding future floorspace and within the timeframe of the approval of the Karnup District Structure Plan.

5.5 Guidance for Planning and Development Assessment

In accordance with the draft 4.2 Guidelines, development applications should be considered and determined in accordance with:

- an endorsed precinct structure plan (where relevant)
- the Local Planning Scheme
- Regional Planning Scheme (where relevant)
- the assessment requirements outlined in Section 7.3 (the Impact Test) of draft SPP 4.2.

The Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

Section 2 and Appendix 2 of the draft 4.2 Guidelines sets out the Impact Test methodology. The Impact Test replaces the Retail Sustainability assessment process established in the SPP 4.2 (2010). The purpose of the test is to ensure that major development proposals align with the objectives of SPP 4.2. The Impact Test only applies to **major development** or **out of centre development** as outlined in SPP 4.2 and shall be prepared to support the precinct planning or development application process for such proposals.

The Impact Test methodology introduces the concepts of 'proportionality' and 'community benefit' supporting the objectives of SPP 4.2. The detail provided (i.e., proportionality) in the Impact Test should be appropriate to the scale and context of the proposal, drawing on existing information where possible. Community benefit is the public good that a proposal delivers as indicated by (but not limited to) the following factors: (i) Productivity, (ii) Quality of Life (iii) Infrastructure development and (iv) Equity and inclusion.

Main inputs/considerations of this Strategy and *Needs Assessment* (Pracsys 2022) for development applications within activity centres:

- the assessment requirements outlined in Section 7.3 of draft SPP 4.2.
- the Impact Test may be required for development proposals that meet the criteria outlined in section 7.9 of draft SPP 4.2.

5.6 Monitoring and Review

An important part of the implementation process for City of Rockingham LCACS is to ensure that the Strategy remains relevant as circumstances change and as new opportunities arise. Monitoring of progress in the implementation of the Strategy will be important. This will allow proper assessment of how the Strategy is performing and whether changes are warranted as a result of new and emerging trends. Monitoring also enables the City, relevant stakeholders and the community to assess how well and how efficiently the Strategy is being implemented. The City must ensure, therefore, that the Strategy is monitored and reviewed on a regular basis. Some indicators of progress can be readily assessed on an annual basis, while other indicators can be assessed as set out in the *Needs Assessment* over a longer period or sooner if important changes are identified in the marketplace and other conditions. Considerations for monitoring and review purposes are listed below. The City in the preparation of its LPP can set on monitoring and benchmark considerations.

It is the intention that this Strategy will inform the preparation of a new LPP outlining the planning and urban form considerations, application information and supporting documentation and provisions used by the City in assessing and making decisions on planning applications related to activity centres. A guide format is included in Figure 36.

In order, to reinforce and advance in a practical manner the implementation of this LCACS, the City could include within the LPP, urban design principles that relate to each centre type within the hierarchy. The purpose would be to provide a framework for the review of development applications for future centres and expansion of existing centres, elevating the importance of good urban design. The Policy should include principles that are relevant from SPP 7.0 Design of the Built Environment and SPP 7.2 Precinct Design and Structure Planning Guidelines as these relate to the draft SPP 4.2 Activity Centres.

Monitoring and Review Summary

- Significant developments i.e., Westport, Garden Island will need to be kept under review and may require updates to LCACS. The majority of these jobs and business growth expected to occur in the RSC.
- Due to the rapidly changing nature of the retail environment, this LCACS will also need to be kept under review in regard to retail and consumer trends as (refer Figure 9 of this strategy).
- Updates of the planning framework including district structure planning will require a review of the LCACS.
- The *Needs Assessment* (2022) recommends a stage gate approach when applying floorspace forecasts with less reliance on target population forecast years in preference to achieving population thresholds and associated floorspace. It is recommended that this approach is applied to the monitoring and review of the LCACS and in the LPS and local planning framework in general.
- The LPS should identify the need for the NA (2022) to be revisited once the district structure planning for the Karnup locality is progressed noting the potential implications on the City's centre hierarchy. It is noted that the Needs Assessment (2022) estimates for activity centre floorspace distribution will hold for 2026 and potentially 2031 (within the first 10 yrs of the LPS)
- Based on the potential updates to the district planning (retail modelling) for Karnup, the LCACS may need to review.
- Out of centre development will be driven by strategic employment opportunities, particularly associated with the Western Trade Coast (WTC), HMAS Stirling and Westport and these developments will need to be addressed in the LPS and monitored and reviewed in the LCACS.
- The draft SPP 4.2 provides guidance for both Needs Assessments and Impacts Tests; these guidelines will need to be adhered to when developing the analysis for the Karnup DSP. The DSP findings should be incorporated into the next review of the Needs Assessment/LCACS and allow refined estimates of future floorspace demands across the active centre hierarchy.

Appendix 1

Needs Assessment Maps and Tables of Floorspace and Employment by Precinct to 2036 (Pracsys 2021)

Samples of Centres Assessed during site visits and performance against Strategy Objectives (Hames Sharley and Franklin Planning, October 2021)

Introduction/Overview

Site visit assessments informing a centres review was undertaken by the consultant team in late 2021 to provide an understanding of the qualities and characteristics of activity centres that are currently serving the various population catchments and neighbourhoods within the City (findings contained within this Appendix). A matrix identifying how well each of the sample of centres visited within a precinct meets or exceeds the objectives of this Strategy is provided. The purpose is to illustrate potential for improvements and where good planning in practice is currently observed. Additionally, this appendix includes activity centre maps by Precinct with current and 2026 floorspace and jobs projections from the *Needs Assessment*.

Rockingham Strategic Centre - sub precincts

A range of distinct character qualities that applied to these areas, based on their existing built and landscape qualities were established through the Hames Sharley PSP team's site visits and analysis of the RSC. Reflecting these findings future uses and guidance for RSC development is to be undertaken on a sub-precinct basis, divided into eight sub-precincts identified.

P1 - City Centre

Character Statement: *'Varied character and undefined heart'*

Developed over many years, the City Centre represents a tapestry of architectural and landscape styles. Its varied character and lack of coordination have led to a centre without a defined heart or cohesive theme. Though it emblemises potential, large vacant lots provide the opportunity to stitch it together.

P2 - Waterfront Village

Character Statement: *'The beating heart where everyone wants to be'*

Rockingham's foreshore is part of its identity, buildings, businesses, and people want to be here. Scale and height veiled by rows of prominent coastal trees stand aside to give generous room for a vibrant place along the coast for everyone to enjoy.

P3 - Coastal Lots

Character Statement: *'Large lots and modest houses'*

Traditional in nature, the existing development pattern reflect a previous era where large suburban lots reigned supreme. Introduction of new typologies has been intermittent, though a relaxed coastal feel has largely been preserved.

P4 - TOD Village/Campus

Character Statement: *"Pockets of development, but largely empty"*

Existing development includes low scale buildings set within the landscape with space between buildings and prominent greenery. Outside of these pockets, large, vacant under-utilised spaces create a desolate and empty feel.

P5 - City Park and P6 - Southern Residential

Character Statement: *“Contrasting styles”*

The contrasting styles of development are ever present: large lots versus compact lots; greenery versus hardscape. A blend of their positive qualities that could support quality infill.

P6 - Southern Residential Desired Future Intent:

High-quality medium density development support sensitive and quality urban residential infill outcomes, responding to existing open spaces in the area. Heights are generally between two-three storeys, and generous street setbacks align with the existing suburban character of the area.

P7 - Education

Character Statement – *‘Pockets of development, but largely empty’*

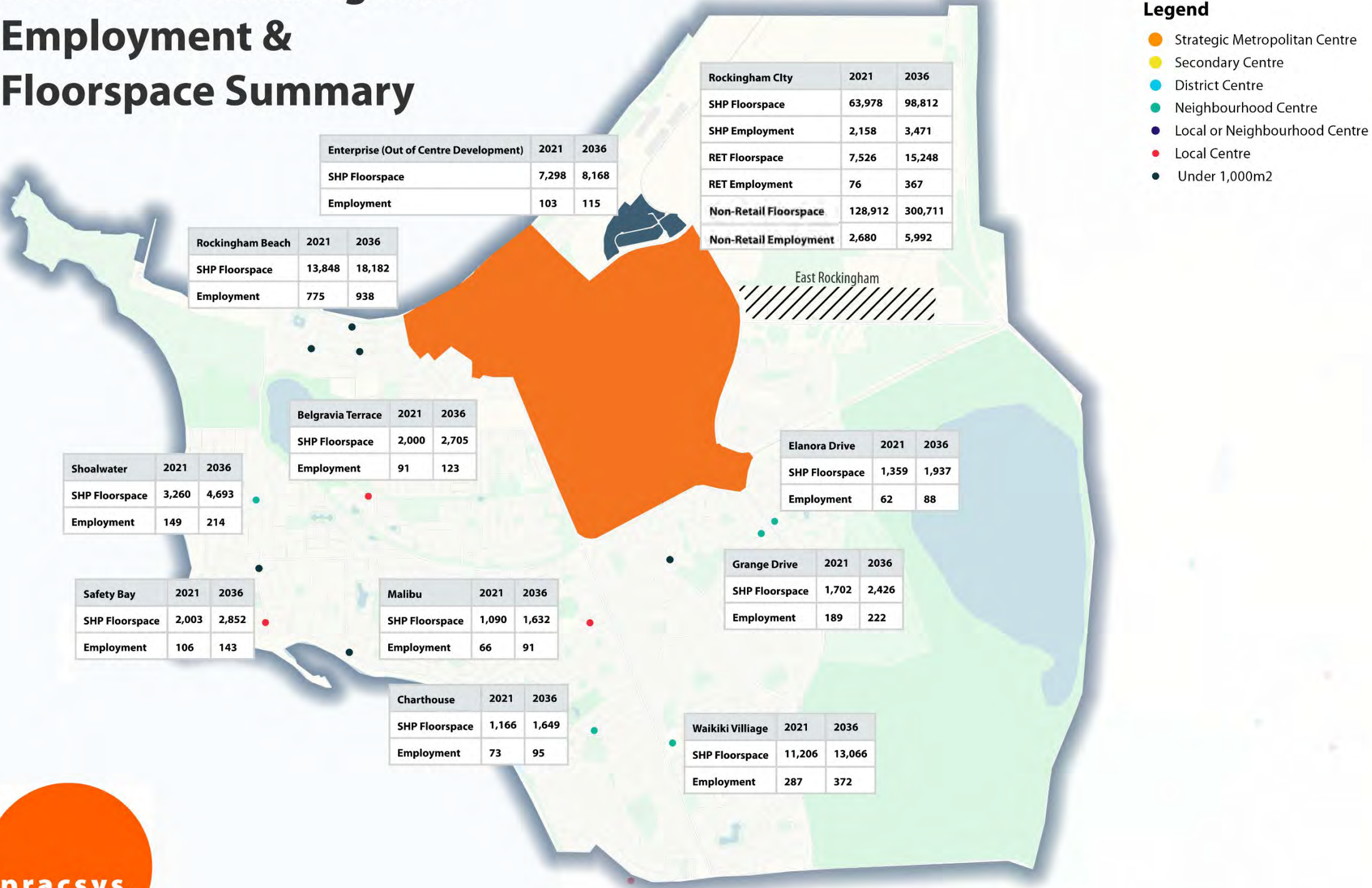
Existing development includes low scale buildings set within the landscape with space between buildings and prominent greenery. Outside of these pockets, large, vacant underutilised spaces create a desolate and empty feel.

P8 - Dixon Road

Character Statement – *‘Harsh and hard’*

Minimal landscaping and a dominance of car parking and hardstand make for a harsh urban environment, with contrasting edge treatments either side of Dixon Road.

Precinct 1-Rockingham: Employment & Floorspace Summary



Sample of Centres Assessed against Strategy Objectives | Precinct 1 (Rockingham Strategic Centre catchment)*

* Refer also to centre images over page and Belgravia Terrace and Safety Bay Case Studies, within main Strategy document

	How well does centre currently meet the objectives? <i>High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>			
Objectives:	Elanora Drive	Charthouse	Shoalwater	Waikiki Village
Centre typology	Neighbourhood Fast Food outlets and external shopping centre	Neighbourhood External shopping centre with small mall	Neighbourhood Internal mall in expansive parking area	Neighbourhood Internal Shopping Centre and Fast Food outlets
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // 'twin' centre on other side of Ennis Ave called Grange Dve provides IGA supermarket and chemist, reducing potential for redevelopment or expansion of offer at Elanora Dve, so may require two trips and vehicle to visit both centres.	High // IGA anchors the centre with most tenants external facing to the car park, it is an open and inviting centre providing for daily needs shopping or meeting at the café, additionally jobs and community benefit is provided by the Salvos Store.	Medium // Anchored by an IGA this older centre includes a variety of medical and office uses in addition to retail specialty shops and services such as hairdressers, café's/takeaways and a tavern, this variety assists in enabling community including seniors to gain social benefits from centre visits.	Medium // Centre is a destination for grocery shopping trips with Aldi and Woolworths as main tenants plus a variety of food retailers. Though other services are limited e.g. no entertainment facilities or community related amenities. This means ability to provide broader benefits including jobs is limited.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // medical and dental facilities beneficial and centre provides local fast food option to catchment population it is quite limited in range of offer, 1 vacant tenancy.	Medium // with the IGA operating 6am-9pm 7 days the centre provides retail vibrancy to the neighbourhood, however the range of non-shop floorspace is limited.	High // A variety of medical and entertainment services are provided at the centre along with shopping, the range of medical providers includes psychology and audiology likely complementing the aged care residential adjacent, the Tavern and TAB offer local meals and activities.	Medium // Major tenants are Aldi and Woolworths plus includes clothing and Red Dot variety store. Centre provides a variety of local food options including cafés and fast food. The petrol station on the corner services the residents and passing by cars. The Centre lacks public/community amenities. 1 vacant tenancy
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Low // parking is irregularly organised, movement is vehicle dominated and has drive-throughs for fast food outlets. Nearest bus is 100m walk away, fencing to railway line and Ennis Ave isolate the centre and reduce pedestrian/cyclist safety. Footpaths terminate at the centre with little sense of pedestrian priority once people arrive.	Medium // Bus access to the centre is 600m walk away on Chighthouse Rd, quite difficult with shopping bags. Though local network of footpaths provides good, safe walking and cycling access.	Medium // Bus access to the centre is within reasonable reach with a stop on Safety Bay Road 150m away, footpaths do extend into parking areas though generally a vehicle and servicing access dominated feel to the centre, potential for safer routes to and through the centre for seniors and children on foot, bikes or with walking aids, would increase appeal.	Medium // Nearest bus stop is 100m away and there is no direct pedestrian path/crossing to the bus stop. Movement is vehicle dominated including drive-throughs for fast food outlet and liquor store and while paths along Read Street Gnaragara Drive exist at the periphery, they do not link people safely into the centre once arrived. Bike racks are available near the drop off for vehicles at the front entrance and zebra crossings are provided.
URBAN FORM <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic, and environmental benefits.</i>	Low // separate buildings lacking relationships or pedestrian links result in poorly presented centre. Landscaping is non-existent creating a hard and harsh environment, low streetscape quality and lacking in public amenities within the centre.	High // centre parking and surrounds include mature trees providing shade and character, servicing is well hidden on rear access road providing this active frontage and pedestrian realm to Resolution Drive and Chighthouse Road, opposite the centre is a dog exercise park, and some external tenants such as the café provide alfresco seating enhancing the activation and safety.	Low // Buildings are older style (except new medical centre) and centre layout is disjointed, contributing to a mixed character. Several vacant tenants within the original centre create a sense of the need for upgrade/renewal. With parking to all sides of the centre the street presence is impacted and walkability less attractive, little landscaping in and around the centre, parking, or streets, meaning they are lacking in shade and shelter for pedestrians.	Medium // Centre includes mature palm trees and presentable main frontages. The tower element in the centre is a noticeable landmark from the surrounding area. The entry to the shopping mall is exceptionally shaded and landscaped, providing a sense of arrival and welcome. Though some parking located at the back of the mall in an area near loading and the blank walls and lack of overlooking to these areas is likely to present an unsafe environment.

Source: Site visits undertaken by Hames Sharley and Franklin Planning, October 2021

Centre Imagery from Site Visits | Precinct 1 (Rockingham Strategic Centre catchment)

ELANORA DRIVE



Rear servicing areas and blank walls



Drive throughs to fast food dominate



Pedestrian paths terminate at centre



Hard and harsh, no landscaping

CHARTHOUSE



Dog exercise park located across the road



Active Centre frontages with outdoor seating



Carpark is surrounded by mature trees

SHOALWATER



Entry to the adjacent age care facilities



Landscaping on inactive edge



Internal mall offers variety of tenancies



Entry signage leading to the Centre. Little landscaping or paths linking across parking

WAIKIKI VILLAGE



Shaded parking and drop off zone



Tower landmark, view from carpark



Prominent shade & landscaping



Entry signage to Read Street frontage

Precinct 1 (Rockingham Strategic Centre catchment) continued

* Refer also to centre images over page

	How well does centre currently meet the objectives? <i>High = addresses well</i> <i>Medium = somewhat addresses</i> <i>Low = poor / little evidence of addressing objective</i>		
Objectives:	Fisher Street	Bell Street	Parkin Street
Centre typology	Local Centre	Local Centre	Local Centre
CENTRES HIERARCHY Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.	Medium // This Centre only includes café. Little to no opportunity for expansion. Does provide small scale local node.	Medium // This older centre is spread between two separate areas, includes multiple small-scale tenants such as a liquor store, offices, hairdresser and a Cheesecake shop. Little opportunity for expansion.	Low // Small Local Centre includes café and dental centre. Little to no opportunity for expansion.
ACTIVITY Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.	Medium // Café opens up to the street. Inviting space with outdoor seating. Located opposite the beach and jetty which are vibrant public areas. Apartments above the ground floor café and waterfront location provide good focus and meeting place for area.	Medium // PO Box and public telephone provide local amenity, though with offices and non-essential shopping tenancies, the centre is not a vibrant, social space.	Medium // Dental facilities and Café are beneficial for catchment population though a limited breadth of offer.
MOVEMENT Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes	Medium // Located across from the beach. Good Pedestrian/Bike Path connections along the foreshore, though poor public transport connection – nearest bus stop located almost 400m away.	Medium // Nearest bus stop is 150m walk away and area has ample pedestrian paths though affected by quite high traffic speeds and volumes on Bell Street. Located 350m away from the beach it is well positioned for both locals and visitors.	High // Located within residential area, there are multiple pedestrian paths leading to all directions. Bus stop located across the road and beach is around 300m away.
URBAN FORM Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic, and environmental benefits.	High // High quality Landscape on site. The café provides alfresco seating enhancing the activation and safety. On street parking available.	Low // Liquor store has new residential well integrated behind it. Other section of centre is relatively old and not appealing/welcoming. Limited landscaping on site, not sufficient for shading. Carpark located in front of the centre.	Medium // High quality Landscape on site. Small parking provided between Café and Dental Centre. On street parking available. Though with few activities available, the centre is not a place to dwell for a long time.

Source: Site visits undertaken by Hames Sharley and Franklin Planning, October 2021

FISHER STREET



Cafe with outdoor seating facing the beach

Landscaping on inactive edge

BELL STREET



Old not inviting shop frontages

Shops facing the carpark; no shading provided for the carpark area

PARKIN STREET



Street access to the dentistry clinic and the cafe

The area of the Centre separated by a see-through fence

PRECINCT 1 ACTIVITY CENTRES - SUPPORTABLE ADDITIONAL FLOORSPACE (NOT CUMULATIVE)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Service Commercial	Enterprise	7,298	17,368	2,787	-	1,704	1,027	-	5,596	1,354	-	9,219	1,599	870	13,679	2,011	2,430	19,189	2,617
Strategic Metropolitan Centre	Rockingham	63,978	7,526	128,912	1,764	1,801	77,846	8,402	3,679	105,508	19,665	5,463	135,299	34,834	7,722	171,799	54,546	10,591	217,278
Strategic Metropolitan Centre	Rockingham Beach	13,848	306	35,661	-	33	5,621	-	107	7,789	1,345	177	10,348	4,334	265	14,152	8,220	377	18,980
Neighbourhood Centre	Charthouse	1,166	-	-	395	-	-	346	-	-	403	-	-	483	-	-	583	-	-
Neighbourhood Centre	Elanora Drive	1,359	-	-	333	-	-	289	-	-	410	-	-	578	-	-	787	-	-
Neighbourhood Centre	Grange Drive	1,702	-	1,394	417	-	381	362	-	647	513	-	846	724	-	1,063	986	-	1,306
Neighbourhood Centre	Shoalwater	3,260	219	1,254	322	34	334	486	73	551	887	110	752	1,433	159	984	2,146	221	1,263
Neighbourhood Centre	Waikiki Village	11,206	330	1,310	1,542	82	421	1,138	97	602	1,437	110	722	1,860	127	835	2,389	148	945
Local Centre	Arcadia Drive	382	218	274	94	85	241	-	136	295	-	188	336	-	248	372	18	319	422
Local Centre	Belgravia Terrace	2,000	-	913	-	-	348	110	-	480	362	-	632	705	-	816	1,157	-	1,045
Local Centre	Bell Street	98,611	-	489	68	-	147	106	-	232	204	-	315	336	-	415	507	-	538
Local Centre	Bent Street	570	-	-	50	-	-	51	-	-	90	-	-	145	-	-	216	-	-
Local Centre	Fisher street	200	-	-	12	-	-	23	-	-	54	-	-	97	-	-	152	-	-
Local Centre	Malibu	1,090	-	912	337	-	158	336	-	328	423	-	446	542	-	570	695	-	705
Local Centre	McLarty Street	482	-	-	50	-	-	42	-	-	79	-	-	130	-	-	195	-	-
Local Centre	Parkin Street	246	-	130	36	-	13	53	-	32	96	-	51	154	-	73	230	-	101
Local Centre	Safety Bay	2,033	-	961	442	-	785	412	-	1,094	583	-	1,277	819	-	1,478	1,123	-	1,709
Local Centre	Safety Bay Road	548	-	192	116	-	310	119	-	429	175	-	500	253	-	581	353	-	678
Local Centre	Soyara Place	70	-	150	1	-	278	1	-	337	5	-	403	11	-	479	19	-	568
Local Centre	Waikiki Hotel	-	138	40	-	26	65	-	38	73	-	50	79	-	65	83	-	84	86
Other Retail Centre	East Rockingham	-	22,049	-	-	-	-	-	1,289	-	-	4,916	-	-	9,392	-	-	14,934	-
Total		112,049	48,154	175,378	5,978	3,765	87,976	12,277	11,013	119,750	26,732	20,233	153,606	48,308	31,657	195,709	76,752	45,863	248,239

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PRECINCT 1 ACTIVITY CENTRES - SUPPORTABLE TOTAL FLOORSPACE

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
Neighbourhood Centre	Enterprise	7,298	17,368	2,787	7,298	19,072	3,814	7,298	22,964	4,141	7,298	26,587	4,386	8,168	31,047	4,798	9,728	36,557	5,404
Strategic Metropolitan Centre	Rockingham	63,978	7,526	128,912	65,742	9,327	206,758	72,380	11,205	234,420	83,643	12,989	264,211	98,812	15,248	300,711	118,524	18,117	346,190
Strategic Metropolitan Centre	Rockingham Beach	13,848	306	35,661	13,848	339	41,282	13,848	413	43,450	15,193	483	46,009	18,182	571	49,813	22,068	683	54,641
Neighbourhood Centre	Charthouse	1,166	-	-	1,561	-	-	1,512	-	-	1,569	-	-	1,649	-	-	1,749	-	-
Neighbourhood Centre	Elanora Drive	1,359	-	-	1,692	-	-	1,648	-	-	1,769	-	-	1,937	-	-	2,146	-	-
Neighbourhood Centre	Grange Drive	1,702	-	1,394	2,119	-	1,775	2,064	-	2,041	2,215	-	2,240	2,426	-	2,457	2,688	-	2,700
Neighbourhood Centre	Shoalwater	3,260	219	1,254	3,582	253	1,588	3,746	292	1,805	4,147	329	2,006	4,693	378	2,238	5,406	440	2,517
Neighbourhood Centre	Waikiki Village	11,206	330	1,310	12,748	412	1,731	12,344	427	1,912	12,643	440	2,032	13,066	457	2,145	13,595	478	2,255
Local Centre	Arcadia Drive	382	218	274	476	303	515	382	354	569	382	406	610	382	467	645	400	537	696
Local Centre	Belgravia Terrace	2,000	-	913	2,000	-	1,261	2,110	-	1,392	2,362	-	1,545	2,705	-	1,729	3,157	-	1,957
Local Centre	Bell Street	611	-	489	679	-	636	717	-	721	815	-	804	947	-	904	1,118	-	1,027
Local Centre	Bent Street	570	-	-	620	-	-	621	-	-	660	-	-	715	-	-	786	-	-
Local Centre	Fisher street	200	-	-	212	-	-	223	-	-	254	-	-	297	-	-	352	-	-
Local Centre	Malibu	1,090	-	912	1,427	-	1,070	1,426	-	1,240	1,513	-	1,358	1,632	-	1,482	1,785	-	1,617
Local Centre	McLarty Street	482	-	-	532	-	-	524	-	-	561	-	-	612	-	-	677	-	-
Local Centre	Parkin Street	246	-	130	282	-	143	299	-	162	342	-	181	400	-	203	476	-	231
Local Centre	Safety Bay	2,033	-	961	2,475	-	1,746	2,445	-	2,055	2,616	-	2,238	2,852	-	2,439	3,156	-	2,670
Local Centre	Safety Bay Road	548	-	192	664	-	502	667	-	621	723	-	692	801	-	773	901	-	870
Local Centre	Soyara Place	70	-	150	71	-	428	71	-	487	75	-	553	81	-	629	89	-	718
Local Centre	Waikiki Hotel	-	138	40	-	164	105	-	176	113	-	188	119	-	203	123	-	222	126
Other Retail Centre	East Rockingham	-	22,049	-	-	22,049	-	-	23,338	-	-	26,965	-	-	31,441	-	-	36,983	-
	Total	112,049	48,154	175,378	118,027	51,919	263,354	124,326	59,167	295,129	138,780	68,387	328,985	160,356	79,812	371,087	188,801	94,017	423,618

In total, the Rockingham Strategic Centre is estimated to be able to support 140,000m² of Shop Retail, 18,000m² of Other Retail and 400,000m² of Non-Retail floorspace in 2041.

Belgravia Terrace - Local Centre //

Case Study

Existing Planning Framework and Intent:

Anchorage Village, Belgravia Terrace is a local activity centre that demonstrates characteristics that offer best practice innovations that this LCACS recommends.

Role, Functions and Character:

A relatively broad range of uses is offered in this local centre with an accountant (upstairs), hair/beauty salon, IGA Xpress and bottle shop (7am-9pm, 7 days), Fish and Chips, Chinese Takeaway and a café with alfresco seating. This mix, operating hours and the design of the centre enable a broad day-evening and every day of the week activation potential for the centre.

Built Form and Centre Typology:

As a two-storey building with office space above the retail ground floor for part of the area, the centre offers more than a shopping experience usually associated with local centres. Awnings across the front of most of the centre provide shelter to shoppers and visitors. Rear laneway Syndicate Lane access for loading and bin storage for the IGA and other tenancies ensures parking and street frontage to Belgravia Terrace is attractive and lacks conflicts between shoppers and servicing.

Public Realm and Landscape Quality:

Verges and trees adjoining the centre are planted attractively and the median to Belgravia Terrace includes mature trees that reflect the character of the surrounding area. Local parks complement the centre providing families and shoppers of all ages with the ability to visit for a cup of coffee, food, haircut and a play at the park in one visit. These public realm and landscape characteristics make the centre a daily needs destination and meeting place of choice.

Movement:

Buses are located further up Belgravia Terrace within easy walking distance. The modified grid layout of the residential area surrounding the centre connects local residents comfortably and legibly on foot or cycle access.



Two-storey form and laneway access for servicing provides café seating overlooking the adjacent park



Bismark Reserve opposite the centre with playground equipment is a positive addition to the local centre allowing family friendly trips to fulfil several purposes



The local centre addresses Belgravia Terrace and provides the community with a meeting place with daily shopping and services



Paved roadway entrances reduce traffic speeds and enable the community to access the centre on foot or by bicycle

Safety Bay Road, Penguin Road and Foreshore - Local Centre // Case Study

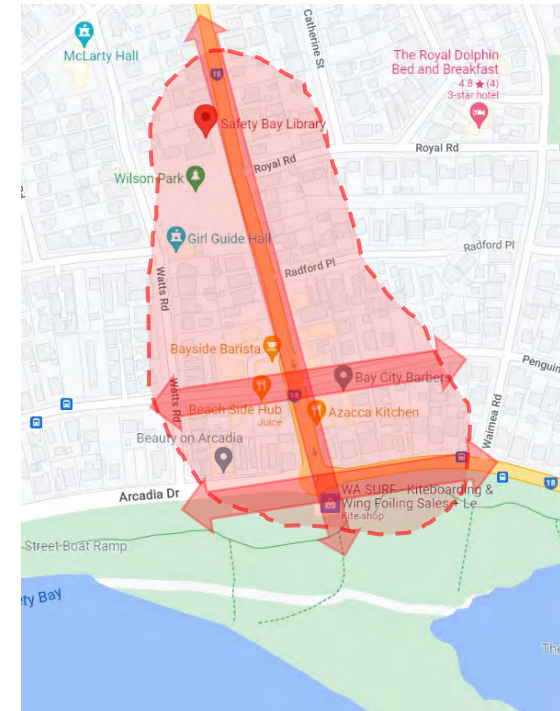
Elsewhere in this Strategy, the key elements of the draft PSP for the RSC are outlined as well as recommendations for future precinct structure planning to be undertaken for the District Centres, as required and recommended in Draft SPP 4.2. For Neighbourhood and Local Centres, such documents are mostly not required to be prepared, except in cases where redevelopment of a centre is anticipated and would benefit from the unifying and strategic planning that such a process would provide. Alternatively, a local development plan may be contemplated to assist with site access, infrastructure provision or land coordination at this scale.



One potential example, as outlined in the map below (Figure 3), is the Safety Bay Road, Penguin Road and Foreshore – Local Centre.

Based on the site assessment an indicative centre boundary (to be confirmed during a PSP process) is shown. This area includes Safety Bay Road, Penguin Road commercial and community nodes and the adjacent foreshore. The preparation of a PSP could encourage and guide investment to revitalise and promote redevelopment of key sites within this foreshore precinct. In overview, the opportunities and constraints for the process are as outlined and these and others would be addressed in future studies.

FIGURE 1. INDICATIVE BOUNDARY FOR FUTURE SAFETY BAY PSP



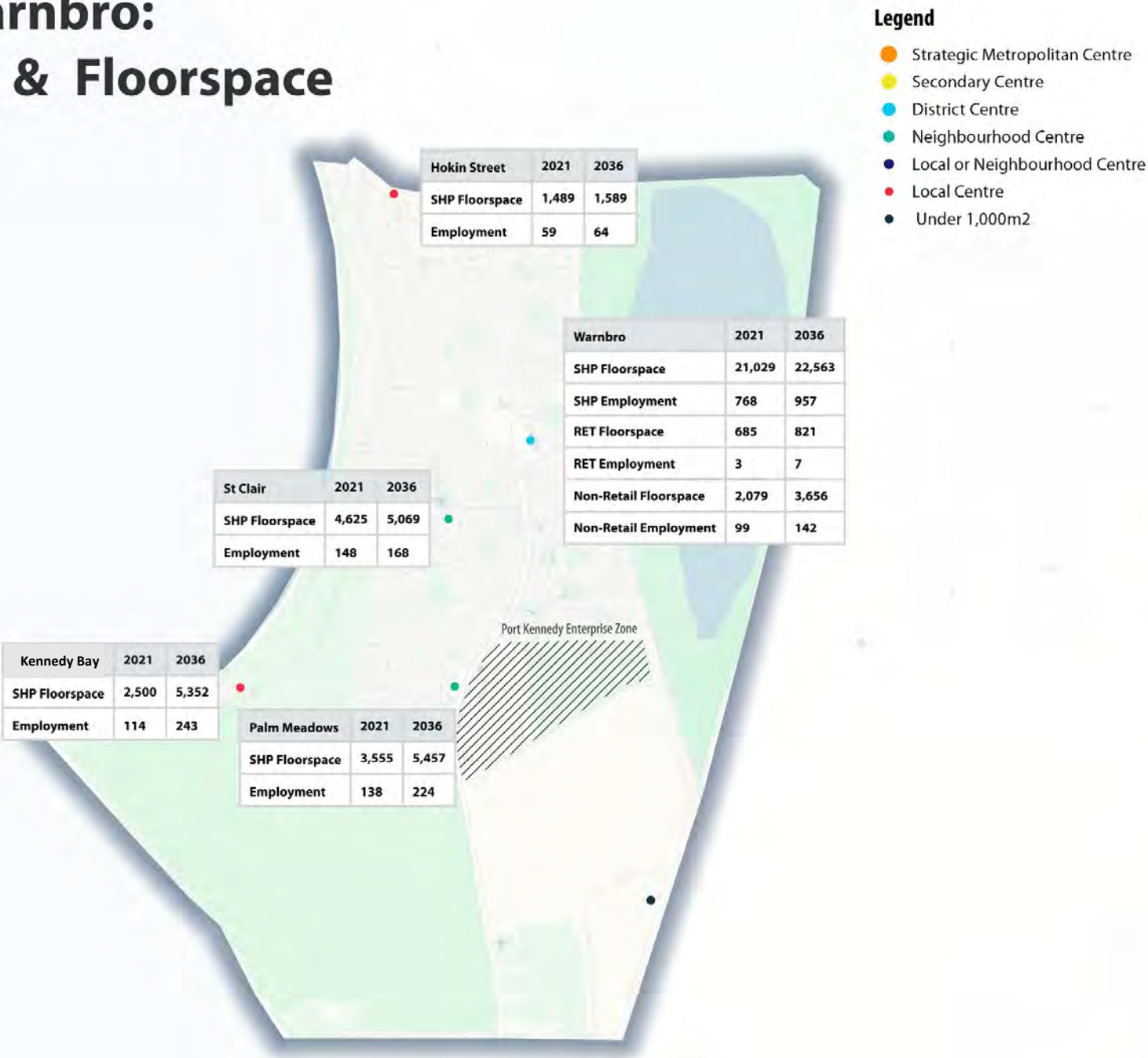
Opportunities include:

- Office and medical uses in the centre provide locally accessible services including pathology, pharmacy, settlement agents, post office (parcel lockers), picture framer, several hairdressers, newsagent, butcher. These are a good local centre basis that could be further expanded on.
- Linking with the Safety Bay Yacht Club (including Kiteboarding lessons and shop) and providing greater community and commercial linkages between the foreshore and streets to the north.
- Wilson Park, Girl Guide Hall and Safety Bay Library to the northern extent of the centre could benefit from closer relationship to the shopping and medical facilities of the centre.
- Bus stops on Penguin Road service the centre well.

- Greater continuity could be achieved and an improved streetscape character through furniture, landscaping and signage. A more coordinated scheme would achieve a better sense of place and arrival better linking the centre's key nodes and urban fabric. Constraints include:
- The IGA parking area is exceptionally busy and cramped, affecting the ambiance in the café seating areas adjacent
- The overall activity centre boundary area currently does not have a unified landscape or streetscape character. It has developed in several stages over the years and lacks a sense of arrival or place along Penguin or Safety Bay Roads. This is despite the hive of activity noticeable at this intersection and the popularity of the centre.
- Vacant commercial tenancies and parking areas creating a gap in the centre's form between the current developed centre focused on Penguin Road and Safety Bay Road and the foreshore. The *Needs Assessment* indicates that by 2036 additional floorspace of approximately 800m² of shop retail could be supported. Ensuring sensitive staging, with utilisation of existing vacant space to address the current built form gaps at street level in preference to elongation of the built form footprint would be an appropriate approach.



Precinct 2-Warnbro: Employment & Floorspace Summary



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Sample of Centres Assessed against Strategy Objectives | Precinct 2 (Warnbro District Centre catchment)*

* Refer also to centre images opposite

	How well does centre currently meet the objectives? <i>High = addresses well</i> <i>Medium = somewhat addresses</i> <i>Low = poor / little evidence of addressing objective</i>		
Objectives:	Warnbro District Centre	St Clair	Palm Meadows
Centre typology	Internal Shopping Mall	Neighbourhood/Internal Shopping Mall	Local/Main Street
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // Centre includes 2 supermarkets, Big W departments store and variety of smaller tenancies such as medical uses, bank, post office, specialty shops and services such café's/fast food takeaways. This Centre is a primary shopping destination for the community. In the car park there is a separate, older shopping centre which is medical and office based called the Halliburton Shopping Centre.	Medium // IGA anchors the centre with most tenants' external facing to the car park. Childcare, pharmacy and medical centre is highly beneficial for the residents of the area. Centre also includes few cafes and shops.	High // IGA is the main tenant of the centre and it incorporates a variety of medical services including physiotherapy and pathology are provided at the centre along with shopping and fast food outlets. The centre also includes several office tenancies. These additional uses are highly beneficial for the community.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // Centre is mostly shopping focused and there are no public places to spend time in/gather together. 2-3 vacant tenancies	Medium // The centre benefits from the POS across the road. It offers public amenities to the centre. There are 2-5 vacant tenancies Overall, the centre mostly services customers living within the catchment area	Medium // The centre does not offer any entertainment facilities or public spaces. The centre provides local fast food option to catchment population though it is quite limited in range of offer and broader community benefits.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Medium // Good Public Transport connections with bus stop adjacent and a pedestrian crossing located to the north of the centre. There are ample footpaths around the shopping mall however the fast food outlets are relatively separated from these.	Low // Vehicle dominated feel to centre including aspects such as a drive-through for Liquorland. Nearest bus stop is more than 200m walk away. Footpaths terminate at the centre with little sense of pedestrian priority once people arrive.	Medium // The bus stop is adjacent to the centre and less than 50m walk away. Area overall is vehicle dominated and lacks pedestrian links within and leading to the centre.
URBAN FORM. <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	Low // Low quality landscaping and no shading to the carpark. Uninviting store frontages. Smaller carpark located to the servicing back of the centre represents a potential safety concern.	Medium // The site adjoins public open space, there is landscaping integrated into the centre, however, it is not sufficient for the carpark shading. Servicing back is well hidden from the customers. Frontages are inviting but seemingly old.	Low // Low quality landscape on site which is insufficient for shading. Irregular parking arrangement with partly exposed servicing behind. The centre is relatively new.

Source: Site visits undertaken by Hames Sharley and Franklin Planning, October 2021

WARNBRO



Food outlets with drive throughs reduce pedestrian friendliness



Carpark with partial shading by mature trees on site



Welcoming shop frontages with landscaping

CLAIR



Liquorland drive through on the edge of centre



Entry signage leading to the Centre & mature trees



Shop frontages of the centre appear old

PALM MEADOWS



View from the side - little landscaping & tenants relatively dispersed



Welcoming shop frontages of the centre

Precinct 2 Activity Centres - Supportable Additional Floorspace (Not Cumulative)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Warnbro	21,029	685	2,079	1,912	28	743	-	60	1,081	673	95	1,186	1,534	136	1,383	2,547	186	1,577
Neighbourhood Centre	Palm Meadows	3,555	-	6,280	1,653	-	2,345	1,170	-	4,229	1,500	-	5,442	1,902	-	6,715	2,373	-	8,087
Neighbourhood Centre	St Clair	4,625	-	560	512	-	529	84	-	615	245	-	687	444	-	753	674	-	816
Local Centre	Hokin Street	1,489	460	2,762	122	102	1,809	50	116	2,288	69	130	2,619	100	146	2,909	138	168	3,185
Local Centre	Kennedy Bay	1,500	-	684	Not Built	Not Built	Not Built	350	-	421	497	-	535	680	-	658	897	-	793
Other Retail Centre	Port Kennedy Enterprise Park	-	17,139	-	-	2,272	-	-	4,907	-	-	7,655	-	-	10,938	-	-	14,868	-
	Total	32,198	18,284	12,365	4,200	2,402	5,426	1,654	5,083	8,634	2,985	7,879	10,469	4,659	11,221	12,418	6,629	15,221	14,458

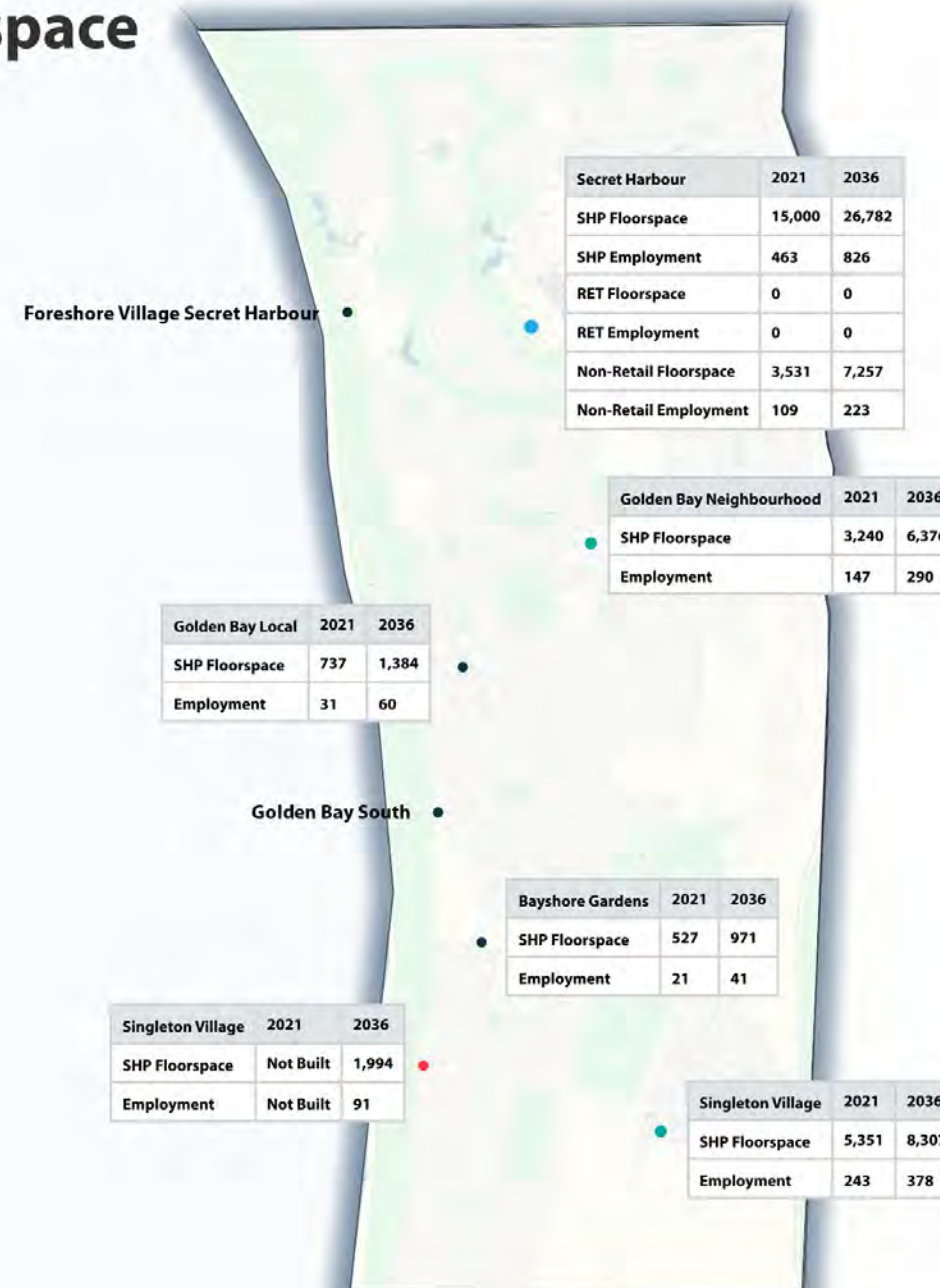
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Precinct 2 Activity Centres - Supportable Total Floorspace

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Warnbro	21,029	685	2,079	22,941	713	2,822	21,029	745	3,160	21,702	780	3,265	22,563	821	3,462	23,576	871	3,656
Neighbourhood Centre	Palm Meadows	3,555	-	6,280	5,208	-	8,625	4,725	-	10,509	5,055	-	11,722	5,457	-	12,995	5,928	-	14,367
Neighbourhood Centre	St Clair	4,625	-	560	5,137	-	1,089	4,709	-	1,175	4,870	-	1,247	5,069	-	1,313	5,299	-	1,376
Local Centre	Hokin Street	1,489	460	2,762	1,611	562	4,571	1,539	576	5,050	1,558	590	5,381	1,589	606	5,671	1,627	628	5,947
Local Centre	Kennedy Bay	1,500	-	684	Not Built	Not Built	Not Built	1,850	-	1,105	1,997	-	1,219	2,180	-	1,342	2,397	-	1,477
Other Retail Centre	Port Kennedy Enterprise Park	-	17,139	-	-	2,272	-	-	22,046	-	-	24,794	-	-	28,077	-	-	32,007	-
	Total	64,396	50,482	44,563	36,398	34,600	37,624	33,852	23,367	21,000	35,183	26,163	22,834	36,857	29,505	24,783	38,827	33,505	26,823

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Precinct 3-Secret Harbour: Employment & Floorspace Summary



Legend

- Strategic Metropolitan Centre
- Secondary Centre
- District Centre
- Neighbourhood Centre
- Local Centre
- Local or Neighbourhood Centre
- Under 1,000m2



Pracsys 2021

Secret Harbour District Centre // Case Study

Existing Planning Framework and Intent:

The key objectives from the adopted Policy No. 3.2.3 for the Secret Harbour Town Centre (2009) outline what the existing planning framework seeks to achieve are:

- *create a Town Centre which will be the primary social and commercial focus of the locality and surrounding district.*
- *achieve an integrated townscape character that incorporates Main Street design principles.*
- *create a built environment and landscape that will make a substantial contribution to the sense of community and identity of Secret Harbour.*
- *achieve a contemporary, mixed use development by incorporating the best features of commercially successful townscapes.*
- *allow the Town Centre to grow in stages, whilst maintaining a 'sense of being' at every stage.*
- *maintain flexibility to ensure that various land use combinations can be incorporated as demand emerges.*

In the consultant team site assessments to inform the LCACS in 2021, the following findings and current response to these objectives and centre intent were observed:

Role, Functions and Character:

The current land uses and tenancy mix within the centre include:

- Major Tenants: 3-5 including Woolworths, Coles, Aldi, Dan Murphys
- Specialty Tenants: 16+
- Office Tenants: 6-10
- Medical Tenants: 2-5
- Cafe/Restaurant Tenants: 2-5
- Fast Food Tenants: 6-10
- Drive Through Fast Food Tenants: 1
- Community Facilities: 1
- Statutory Zoning: *District Town Centre*
- Existing Structure Plan: *Secret Harbour Local Structure Plan (2006)*



Clear footpaths shaded by trees and awnings; 45 degree parking slows the traffic environment.

Although the District Centre does not currently have a discount department store within its tenant mix, as envisaged within the IDP, it is considered that by becoming a three supermarket centre, with the associated community and recreation and office uses nearby the centre is still delivering a district scale level of amenity and diversity of uses. Notably, a Fire Station, vet, churches, second hand shops and swimming school are some of the variety of district scale uses within the streets around the centre to the west of Oasis Drive that create a community focal point and provide a mixed use character to Secret Harbour. They enable the catchment population to satisfy many of their goods and services needs close to home, possibly by walking or cycling depending on the nature of the visit. Importantly, the broad range of uses and services offered within the District Centre provides a foundation for meeting employment targets for the City, over time.

Built Form and Centre Typology: A relatively recently constructed centre (completed 2017), Secret Harbour is structured around an internalised mall with major tenants and car parking aligned to Warnbro Sound Avenue. Though as a hybrid main street and mall the centre demonstrates positive interaction with the broader urban area. With the design intended in the IDP having effectively been achieved, the centre connects with the existing community centre. This is accomplished through a compact, grassed town square/open space and an office, services, community precinct fronting to Oasis Drive.



Community Centre and plaza/lawn area provide welcoming, public space for all halfway down the main street

Secret Harbour demonstrates a good community, services and cultural offer in both the main street and surrounding area which elevates the activity centre to enable it to deliver on its jobs and community focus expected under Draft SPP 4.2.



View from Community Centre town park towards retail mall

There are churches, gyms, office uses and the community centre with its green space that link well with the traditional internal mall where speciality shops and supermarkets are located. Importantly, linkages to Oasis Drive and canopies for pedestrians enable walkable, multi-purpose and extended trips to the centre. In contrast, the high traffic environment of the Warnbro Sound Avenue interface is dominated by car parking, loading and blank walls of major tenants. However, this grouping of such form is deliberately related to the lack of amenity and safety for pedestrians and cyclists in this area.

As a positive counterbalance, this clustering of vehicle dominated areas and functional servicing areas enables the activation of the primary frontages on Oasis Drive and is counter balanced by the positive main street streetscape it provides.

Another beneficial built form outcome is the addition of the new Nido ELC (childcare) within the carpark of the centre, allowing active frontage and safety to be continued along Oneida Street. Such an approach also links well with the Jamaica Blue café and playground at the southern end of Oasis Drive, allowing the parents during drop off/pick up to utilise centre parking (reciprocity).



Inclusion of play areas and outdoor seating together with café tenancies in a safe environment reflecting the demographic trends outlined earlier in this LCACS. Responding to the needs of local families is also demonstrated with the adjacent community facilities and recreation businesses within the District Centre.



The co-location of childcare uses with retail, office and other community uses which provide employment, is beneficial for families. Highly responsive to the demographic profile of the catchment, the uses and form encourage centre success and activation though increased footfall, underpinned by trips with a series of purposes and regular frequency.

Public Realm and Landscape Quality: As noted earlier, there is lower quality landscaping to the eastern side of the centre near Warnbro Sound Avenue where parking, drive through fast food tenants and blank walls are prominent. A pocket park, Oasis Reserve to the southern end of the centre links with surrounding residential areas. Secret Harbour Oval to the north of the centre and adjacent primary school are well linked for walking and cycling via an underpass of busy Secret Harbour Boulevard. The quality of the main street landscape and the shaded, comfortable environment it provides is illustrated in the site photographs. Street furniture providing places to dwell and be part of the community without purchasing are beneficial.

The parks and golf course close to the district centre provide greenery, views and amenity to residents. Its spatial extent does result in relatively low residential intensity close to the centre, limiting the potential for increased residential within walkable access of the centre. As a District level centre in the hierarchy and the nature of goods and services provided it is expected that driving to the centre is a reality for most visits.

Movement: travel to the centre via public transport is easily accessible on Warnbro Sound Avenue near Oneida Avenue and to the north near Secret Harbour Oval. Bike paths linking with the primary school to the north with an underpass under Secret Harbour Boulevard link younger residents safely to the centre.

There is a high degree of amenity to the main street Oasis Drive side of the centre where the retail and services/community facilities are well integrated, and parking and pedestrians share a slow speed environment and attractive places to walk and sit and enjoy the centre and surrounds.



Central island with avenue trees provide safe pedestrian crossings over the main street, shade and awnings to both sides of Oasis Drive provide comfortable walking environment

Parking is provided on the main street with trees providing shade in some cases and an expanse of shopper parking abuts Warnbro Sound Avenue some with shade sails.



Street furniture on both sides of Oasis Drive provide Secret Harbour catchment population with a welcoming, enjoyable experience beyond a purely transactional one. The café, playground and adjacent parks link schools, childcare, community facilities and churches with the shopping heart of the centre, enabling a variety of ages to mix and activities to occur.

Centres Assessed against Strategy Objectives | Precinct 3 (Secret Harbour District Centre catchment) *

* Refer also to centre images opposite and Case Study of Secret Harbour District Centre, within main Strategy document

	<i>How well does centre currently meet the objectives? High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>
Objective:	Golden Bay Local
Centre typology	Local/Main Street
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	Medium // Golden Bay is a small, older centre providing the catchment population with service-based uses, takeaway food and a liquor shop across two separate buildings and several parking areas.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	Medium // The clinics and services they offer are highly beneficial for the neighbourhood catchment. The biggest tenant of this local centre is Bottlemart though there are no grocery shopping tenants. The centre does provide a range of specialty facilities such as real estate agents, hairdresser, pharmacy, chiropractic, and medical services.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Low // Located within a low-density residential area, there are pedestrian paths leading to the centre from Dampier Dve and Yarney St though not other approach streets. There is a good public transport connection with a bus stop located 50m away on Yarney St. Golden Bay is located 300m from the beach down Dampier Drive.
URBAN FORM. <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	Low // Low quality landscaping around the centre which is surrounded by low density residential development. The buildings appear relatively old and overall, shops frontages are uninviting.

GOLDEN BAY LOCAL



Main tenant of the centre - Bottlemart



View on the main pedestrian access to the site.

Precinct 3 Activity Centres - Supportable Additional Floorspace (Not Cumulative)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Secret Harbour	15,000	-	3,531	2,300	-	994	3,388	-	1,769	7,177	-	2,643	11,782	-	3,726	17,366	-	5,059
Neighbourhood Centre	Bayshore Gardens	527	-	559	95	-	168	144	-	288	280	-	413	444	-	564	643	-	746
Neighbourhood Centre	Golden Bay Neighbourhood	3,240	-	1,478	Not Built	Not Built	Not Built	1,155	-	999	2,050	-	1,416	3,136	-	1,924	4,452	-	2,545
Neighbourhood Centre	Singleton Village	5,351	-	-	-	-	-	493	-	-	1,607	-	-	2,956	-	-	4,582	-	-
Local Centre	Foreshore Village Secret Harbour	330	-	400	70	-	41	86	-	102	171	-	170	274	-	252	399	-	353
Local Centre	Golden Bay Local	737	-	707	189	-	212	213	-	369	409	-	531	647	-	727	935	-	964
Local Centre	Golden Bay South	307	-	-	10	-	-	30	-	-	99	-	-	182	-	-	283	-	-
Local Centre	Mandurah Road	150	-	3,160	-	-	1,233	-	-	1,674	1	-	2,030	26	-	2,704	55	-	3,506
Local Centre	Singleton	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,397	-	774	1,667	-	903	1,994	-	1,058	2,390	-	1,247
	Total	25,642	-	9,836	2,663	-	2,647	6,907	-	5,975	13,461	-	8,106	21,442	-	10,954	31,105	-	14,422

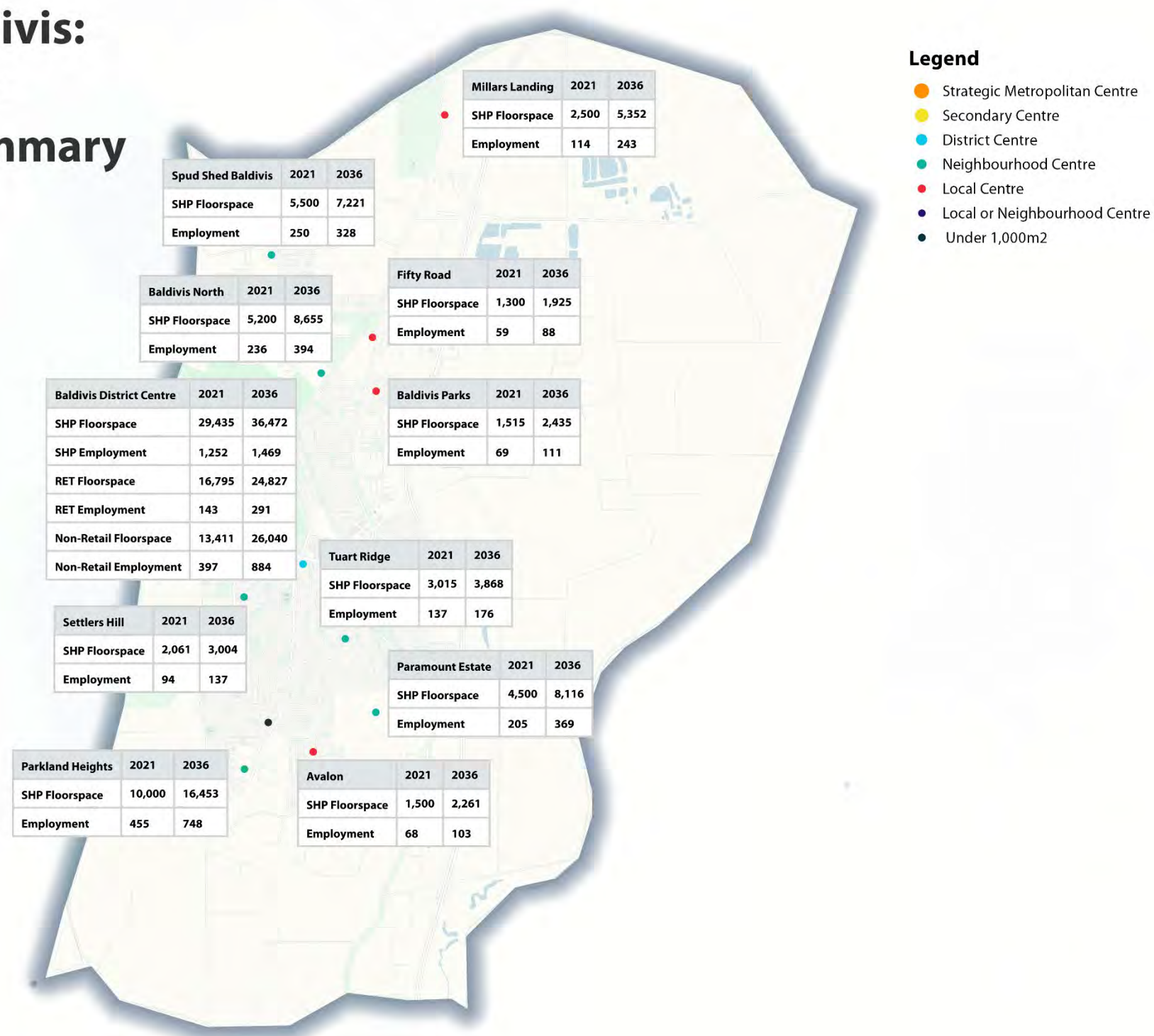
Pracsys 2021

Precinct 3 Activity Centres - Supportable Total Floorspace

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Secret Harbour	15,000	-	3,531	17,300	-	4,525	18,388	-	5,300	22,177	-	6,175	26,782	-	7,257	32,366	-	8,591
Neighbourhood Centre	Bayshore Gardens	527	-	559	622	-	727	671	-	847	807	-	972	971	-	1,123	1,170	-	1,305
Neighbourhood Centre	Golden Bay Neighbourhood	3,240	-	1,478	Not Built	Not Built	Not Built	4,395	-	2,478	5,290	-	2,895	6,376	-	3,402	7,692	-	4,024
Neighbourhood Centre	Singleton Village	5,351	-	-	5,351	-	-	5,844	-	-	6,958	-	-	8,307	-	-	9,933	-	-
Local Centre	Foreshore Village Secret Harbour	330	-	400	400	-	441	416	-	502	501	-	570	604	-	652	729	-	753
Local Centre	Golden Bay Local	737	-	707	926	-	919	950	-	1,076	1,146	-	1,238	1,384	-	1,434	1,672	-	1,671
Local Centre	Golden Bay South	307	-	-	317	-	-	337	-	-	406	-	-	489	-	-	590	-	-
Local Centre	Mandurah Road	150	-	3,160	150	-	4,393	150	-	4,834	151	-	5,190	176	-	5,864	205	-	6,666
Local Centre	Singleton	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,397	-	774	1,667	-	903	1,994	-	1,058	2,390	-	1,247
	Total	25,642	-	10,292	28,305	-	12,483	32,549	-	15,811	39,103	-	17,942	47,084	-	20,790	56,747	-	24,258

Source: Pracsys 2021

Precinct 4-Baldivis: Employment & Floorspace Summary



Pracsys 2021

Tuart Ridge – Neighbourhood Centre // Case Study

Existing Planning Framework and Intent:

A recently designed and constructed centre (2016) Tuart Ridge Neighbourhood Centre was selected as a case study example for this LCACS because as it exhibits many positive characteristics and best practice features that this strategy and Draft SPP 4.2 recommends a centre of this type within the hierarchy should. There is a Local Development Plan for Tuart Ridge that was prepared in 2014 and this provides for the overall built form and activity centre structure evidenced today.

Role, Functions and Character:

The LDP includes residential intensity at the periphery with a R60 grouped or multiple dwelling site adjacent to the centre in addition to R40 residential lots to surrounding access streets. Use of laneways to allow loading of tenancies to the rear and parking in these locations enables the main street of Phar Lap Parade to provide a strong focus of commercial and community activity as well as pedestrian priority. Inclusion and close relationships between community and education uses, plus several food and beverage operators within the centre planning has resulted in a diverse and lively centre with a good atmosphere throughout the week. At the periphery of the centre, a recently approved second childcare centre, business centre and NDIS accommodation is expected to enhance the employment, footfall intensity, and vibrancy of the centre. In the expansion into a broader range of services and facilities such as these, Tuart Ridge is responding to the needs daily and weekly needs of the catchment population.

Built Form and Centre Typology: A main street typology centre with an IGA supermarket as its anchor tenant, offering food and beverage, education plus a medical centre, Tuart Ridge has a good variety of specialty shops addressing the street. There are breaks in the built form at regular intervals providing good pedestrian connections from rear parking areas through to the main spine of Phar Lap Parade.



Reciprocal parking for shoppers, school drop off/pick up and childcare provides a good opportunity for multi-purpose activity centre trips



Small piazza to the left corner in front of café. Street tree planting is a feature well incorporated into the centre that will with time and maturity complement the building canopies in providing shade and weather protection

Public Realm and Landscape Quality: With the framework and infrastructure established in the design and layout of the centre from its inception, the quality of the public realm and street in the centre is high. Although the trees are still young, it is expected with time the canopy will mature and offer a fuller, more shaded and attractive streetscape. With thoughtful layout of parking and much positioned to the rear of buildings, the ability to park on-street is still available and convenient, without dominating the overall look and feel of the centre.



Softscape areas are complemented by street furniture and awnings protecting seated areas at cafes



Popular local café, Brother of Mine, alfresco areas extend towards the pocket park/piazza on this key corner of Portman Pde and Phar Lap Parade

Movement:

Access to public transport is within easy walking distance with bus stops on Delta Road, though generally centre access is via private car, walking or cycling. To encourage active transport, ample bike parking racks are provided.

Parking in the centre is well considered in that it is provided behind buildings and in some instances shared with other uses such as Makybe Rise Primary School and two childcare centres. This provides a higher degree of street appeal and frontage to Phar Lap Parade prioritised as people spaces and slower moving traffic. Places to sit and people watch are provided along the street with street furniture and at the piazza.



Footpaths leading to the centre support walking and cycling as does the use of paved roadways slowing traffic within the core of the centre

Centres Assessed against Strategy Objectives | Precinct 4 (Baldivis District Centre catchment) *

* Refer also to centre images opposite and Case Study of Tuart Ridge, within main Strategy document

	How well does centre currently meet the objectives? <i>High = addresses well Medium = somewhat addresses Low = poor / little evidence of addressing objective</i>	
Objective:	Baldivis District Centre	Settlers Hills Village Centre
Centre typology	District / Hybrid Main Street and internal Mall	Neighbourhood / Internal Mall
CENTRES HIERARCHY <i>Provide a robust hierarchy and network of activity centres that meets community need and provides social, economic and environmental benefits to the City and its sub-region.</i>	High // Large traditional shopping centre with an integrated main street Settlers Ave with expansions occurring to the north and west encompassing service and office type tenants. The community centre The main tenants in the mall are Woolworths, Coles, Aldi, Kmart and Bunnings.	Medium // Small centre with limited grocery offer through a mini-mart deli Lucky 7, Fish and Chips, bistro restaurant, ATM, PO box and real estate agent. Although adjacent to a park, no other community services are provided.
ACTIVITY <i>Support centres in transitioning from places of commerce only to including a range of experiences and community benefit.</i>	High // The centre includes variety of medical services, food, fitness and retail outlets. These are complemented by a plaza and well-integrated Mary Davies community centre and library located directly across from one of the main shopping centre entries on Settlers Ave. Logical organisation of land uses around the site - retail internal, food offerings along main street, drive through fast food outlets have frontage along the main road passing traffic and offices on second stories with active retail offerings at ground floors.	Low // Limited tenancies and dark entrances contribute to a relatively quiet, inactivated feel. The centre is not very diverse, providing a few local food options and there is 1 vacant tenancy.
MOVEMENT <i>Ensure activity centres are compact and provide sufficient development intensity and land use mix to support high-frequency public transport and active travel modes</i>	Medium // Good public transport connection with multiple bus stops adjacent to the centre. Footpaths extend into parking areas and pedestrian crossings connect to the mall, though overall the feel is largely car dominated.	Medium // Bus access to the centre is good with a stop less than 50m walk away but there is no marked pedestrian crossing provided. Located within a low-density residential area there are multiple pedestrian paths leading toward the centre.
URBAN FORM. <i>Ensure activity centres accommodate growth in a coordinated manner and deliver good quality-built environment outcomes that provide social, economic and environmental benefits.</i>	Medium // The centre is adjoining POS. High quality Public and street amenities available. Young trees present at the carpark; however, it is not sufficient for shading. Clear/ logical organisation of land uses around the site - retail internal, food offerings along main street. Well organized hidden servicing at the back	High // Mature trees and good quality landscaping present provide shading for the carpark along the edge of the centre. Settlers Hills benefits from being adjacent to POS and servicing is tucked away to the rear and well screened. A well-maintained centre it has the potential to be inviting but lacks a social focus or street furniture encouraging people to dwell.

Source: Site visits undertaken by Hames Sharley and Franklin Planning, October 2021

BALDIVIS



Welcoming main entry to the community library



Entry signage leading to the Centre. Mature trees around



Well shaded pedestrian walkway

SETTLERS HILLS



Shop frontages



Side parking with landscaping

Precinct 4 Activity Centres - Supportable Additional Floorspace (Not Cumulative)

		Estimated Floorspace			2021 (Additional)			2026 (Additional)			2031 (Additional)			2036 (Additional)			2041 (Additional)		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Baldivis	29,435	16,795	13,411	3,179	-	6,134	-	2,036	7,860	2,317	4,811	9,866	7,037	8,032	12,629	12,474	11,773	15,779
Neighbourhood Centre	Baldivis North	5,200	-	2,373	Not Built	Not Built	Not Built	1,551	-	1,535	2,351	-	2,022	3,455	-	2,611	4,741	-	3,289
Neighbourhood Centre	Paramount Estate	4,500	-	2,053	Not Built	Not Built	Not Built	1,706	-	1,411	2,583	-	1,896	3,616	-	2,448	4,808	-	3,080
Neighbourhood Centre	Parkland Heights	10,000	-	4,563	Not Built	Not Built	Not Built	2,605	-	2,866	4,375	-	3,849	6,453	-	4,963	8,851	-	6,237
Neighbourhood Centre	Settlers Hills	2,061	1,179	7,384	1,914	84	6,494	232	294	8,855	560	511	11,532	943	762	14,610	1,385	1,054	18,176
Neighbourhood Centre	Spud Shed	5,500	-	2,510	1,447	-	958	197	-	1,295	786	-	1,683	1,721	-	2,178	2,828	-	2,755
Neighbourhood Centre	Tuart Ridge	3,015	-	1,376	859	-	525	-	-	686	349	-	901	853	-	1,167	1,432	-	1,472
Local Centre	Avalon	1,500	-	684	Not Built	Not Built	Not Built	236	-	395	477	-	529	761	-	682	1,088	-	856
Local Centre	Baldivis parks	1,515	-	691	Not Built	Not Built	Not Built	371	-	429	605	-	568	920	-	735	1,285	-	926
Local Centre	Fifty Road	1,300	-	593	Not Built	Not Built	Not Built	209	-	343	377	-	449	625	-	581	916	-	733
Local Centre	Lakeside Caravan Park	360	-	-	228	-	-	10	-	-	57	-	-	114	-	-	179	-	-
Local Centre	Millars Landing	2,500	-	1,141	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	1,962	-	575	2,852	-	771	3,935	-	1,213
Local Centre	The Ridge	583	333	418	143	129	368	-	207	451	-	287	513	-	379	567	27	487	644
	Total	67,469	18,307	37,197	7,770	214	14,480	7,116	2,537	26,126	16,799	5,609	34,382	29,350	9,173	43,943	43,951	13,314	55,161

Pracsys 2021

Precinct 4 Activity Centres - Supportable Total Floorspace

		Estimated Floorspace			2021			2026			2031			2036			2041		
Centre Type	Centre Name	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace	SHP Floorspace	RET Floorspace	Non-Retail Floorspace
District Centre	Baldivis	29,435	16,795	13,411	32,614	16,795	19,545	29,435	18,831	21,271	31,752	21,606	23,277	36,472	24,827	26,040	41,909	28,568	29,190
Neighbourhood Centre	Baldivis North	5,200	-	2,373	Not Built	Not Built	Not Built	6,751	-	3,908	7,551	-	4,394	8,655	-	4,984	9,941	-	5,662
Neighbourhood Centre	Paramount Estate	4,500	-	2,053	Not Built	Not Built	Not Built	6,206	-	3,465	7,083	-	3,950	8,116	-	4,502	9,308	-	5,133
Neighbourhood Centre	Parkland Heights	10,000	-	4,563	Not Built	Not Built	Not Built	12,605	-	7,430	14,375	-	8,412	16,453	-	9,526	18,851	-	10,800
Neighbourhood Centre	Settlers Hills	2,061	1,179	7,384	3,975	2,145	8,556	2,293	1,473	16,239	2,621	1,690	18,916	3,004	1,941	21,994	3,446	2,233	25,560
Neighbourhood Centre	Spud Shed	5,500	-	2,510	6,947	5,500	6,458	5,697	-	3,805	6,286	-	4,193	7,221	-	4,688	8,328	-	5,265
Neighbourhood Centre	Tuart Ridge	3,015	-	1,376	3,874	3,015	3,540	3,015	-	2,061	3,364	-	2,276	3,868	-	2,543	4,447	-	2,847
Local Centre	Avalon	1,500	-	684	Not Built	Not Built	Not Built	1,736	-	1,079	1,977	-	1,214	2,261	-	1,366	2,588	-	1,541
Local Centre	Baldivis parks	1,515	-	691	Not Built	Not Built	Not Built	1,886	-	1,120	2,120	-	1,259	2,435	-	1,426	2,800	-	1,618
Local Centre	Fifty Road	1,300	-	593	Not Built	Not Built	Not Built	1,509	-	936	1,677	-	1,042	1,925	-	1,174	2,216	-	1,327
Local Centre	Lakeside Caravan Park	360	-	-	588	360	360	370	-	-	417	-	-	474	-	-	539	-	-
Local Centre	Millars Landing	2,500	-	1,141	Not Built	Not Built	Not Built	Not Built	Not Built	Not Built	4,462	-	1,716	5,352	-	1,912	6,435	-	2,354
Local Centre	The Ridge	583	333	418	726	712	950	583	790	1,033	583	620	931	583	713	985	610	820	1,062
	Total	67,469	18,307	37,197	75,239	67,683	81,949	74,585	70,006	93,595	84,268	23,916	71,579	96,819	27,481	81,140	111,420	31,621	92,358

Source: Pracsys 2022

ACRONYMS/GLOSSARY

ABS	Australian Bureau of Statistics
AC	Activity Centre
COVID-19	Coronavirus
Deemed Provisions	Schedule 3: Deemed Provisions for Local Planning Schemes in the LPS Regulations
DoT	Department of Transport
DPLH	Department of Planning, Lands and Heritage
ESS	Employment Self-Sufficiency
LCACS	Local Commercial Activity Centres Strategy
LPP	Local Planning Policy
LPS	Local Planning Strategy
LPS Regulations	Planning and Development (Local Planning Schemes) Regulations 2015
MRS	Metropolitan Region Scheme
PD Act	Planning and Development Act 2005 (WA)
POS	Public Open Space
PP3.5	Perth and Peel @ 3.5 million
RPSP	Rockingham Precinct Structure Plan
RSC	Rockingham Strategic Centre
SPP	State Planning Policy
TOD	Transit Oriented Development
WAPC	Western Australian Planning Commission
WAT	WA Tomorrow

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