

Rockingham Strategic Centre Consultation Summary Report

December 2023



rockingham.wa.gov.au



Consultation Summary Report

1. Introduction

On 12 April 2023, Western Australian Planning Commission (WAPC) confirmed Amendment No.191 to Town Planning Scheme No.2 (TPS2) was suitable for advertising, in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015 (Planning Regulations)*.

Following the WAPC's decision, Rockingham Strategic Centre Precinct Structure Plan (Structure Plan) and Amendment No.191, were publicly advertised for a period of **60 days**, commencing on **Wednesday, 3 May 2023 and concluding Monday, 3 July 2023**.

The delay to advertise the Structure Plan, following the resolution of the Council in June 2022 was as a result of making required modifications to Amendment No.191 in response to DPLH feedback.

The content of submissions have been considered and where appropriate, meetings with external stakeholders have been carried out. Agenda Item **PD-040/23** and Attachment 4 - Schedule of Submissions outline the City's response to all the submission matters received during the consultation period.

The purpose of this summary paper is to provide:

- An overview of the preliminary engagement process, which informed preparation of the Structure Plan;
- An overview of the areas of support and areas of concern/objection raised by submitters;
- A summary of the main points/themes raised during consultation; and
- High-level direction for planned modifications to the Structure Plan and Amendment No.191 resulting from submissions received.

2. Stakeholder Engagement

Preliminary Engagement - Feedback that Informed Preparation of the Structure Plan

Between June and August 2021, the City's consultant team, conducted an extensive engagement program with the community and businesses.

Consultation Summary Report

The purpose being to publicly launch the project and gain an initial understanding of the challenges associated with implementing the current planning framework, future development intentions, community values and sentiments from the local community, key stakeholders and Government organisations, Elected Members and City staff.

A number of workshops were held throughout mid-2021 to seek input from the local community and enable the stakeholders to engage with the Project Team and provide feedback on the Centre Plan 'Vision'.

Feedback was sought on the character of the area, the built form (size, shape and orientation of a building) and land uses (types of activity on a site or within a building).

Various methods of engagement for the project included:

Engagement Methods

Internal Feedback

- Three Councillor Engagement Sessions held in
 - February 2021;
 - September 2021; and
 - February 2022.
- City of Rockingham staff workshops.

Mail Drop

- Letters to all landowners within the Rockingham Strategic Centre;

Online Engagement

- City website updates including social and print media platforms.
- Social Pinpoint Online Mapping Tool.
- Online surveys.

Workshops

- Community and Business Workshops.

Stakeholder Meetings

- Individual meetings with major landowners including Vicinity Centres (Rockingham Centre).
- Individual meetings with major education establishments including Murdoch University and South Metropolitan TAFE.
- Individual meetings with Government agencies and key stakeholders comprising of:
 - Department of Planning, Lands and Heritage;
 - DevelopmentWA;
 - Public Transport Authority;
 - Department of Transport;
 - Kwinana Industries Council; and
 - Rockingham Kwinana Chamber of Commerce.

Consultation Summary Report

Preliminary Engagement Feedback

- Support for more native vegetation, greenery and landscaping;
- Support for improved pedestrian and cycle networks;
- Support for more uses such as entertainment, arts and culture, sport and recreation, play spaces and a Marina;
- Support for activating the Foreshore and suggestions to review traffic movement;
- Support for more parking facilities;
- Suggestions for free transport;
- Support for iconic design and updating old buildings;
- Improved flexibility in the planning framework to facilitate development; and
- For the City to collaborate with the businesses and major landowners to facilitate development

Feedback received as part of the early stakeholder engagement process assisted the Project Team to understand the views of the community and assisted the design concepts for the draft Structure Plan.

3. The Structure Plan Advertising Process

The draft Precinct Structure Plan was advertised for 60 days, commencing on 3 May 2023 and concluding on 3 July 2023. The City advertised the proposal in the following manner:

How we Advertised

- **6,618 letters** posted to landowners/occupants;
- **Additional 400 letters** e-mailed to individuals registered for project updates;
- Notice in June 2023 **City Chronicle** (quarterly City newspaper) to **all landowners within the City**;
- Notice in **Sound Telegraph Newspaper**;
- Details published on City's the **Website**;
- Four posts on all the City's **Social Media Platforms**;
- **Copies available for inspection** at the City's Administration Offices and Rockingham Library; and
- A **community drop-in session** on 17th May 2023 at the Gary Holland Community Centre with **~80 attendees**.

Consultation Summary Report

State Agencies Consulted

- APA Group;
- ATCO;
- Department of Biodiversity, Conservation and Attractions
- Department of Communities;
- Department of Education;
- Department of Fire and Emergency Services;
- Department of Health;
- Department of Jobs, Tourism, Science and Innovation;
- Department of Local Government, Sport and Cultural Industries;
- Department of Mines, Industry Regulation and Safety;
- Department of Transport;
- Department of Water and Environmental Regulation;
- Heritage Council of Western Australia;
- Main Roads Western Australia;
- Public Transport Authority;
- Telstra;
- Water Corporation; and
- Western Power.

4. What have we heard?

At the close of advertising the City received:

- **30 Public Submissions**
- **10 State Agency and Service Provider Submissions**

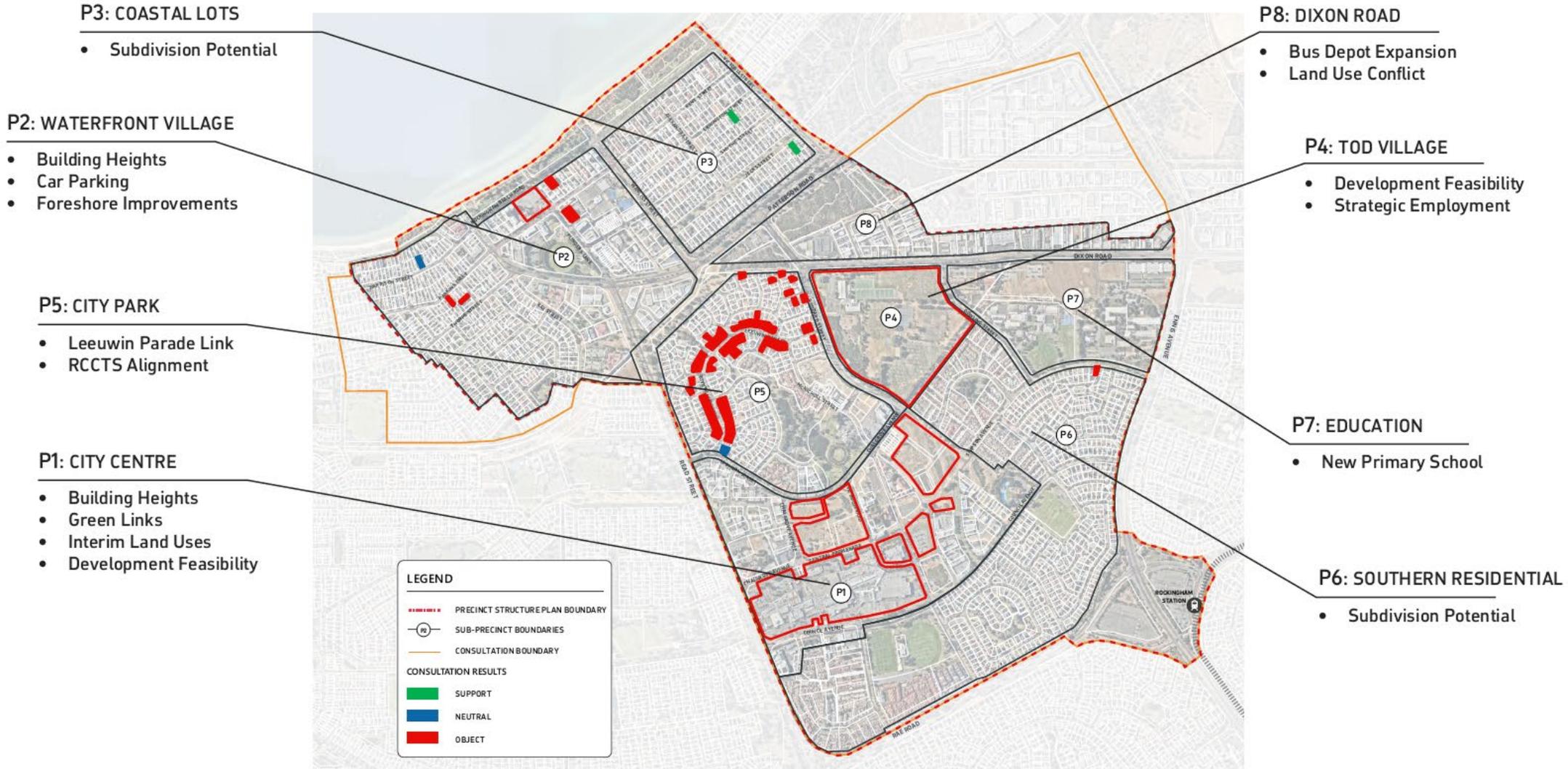
There was a high level of support for the general direction and vision of the draft Rockingham Strategic Centre Precinct Structure Plan.

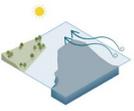
This was reflected through:

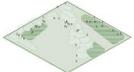
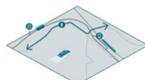
- The relatively low level of public submissions received during the consultation period from both the public and major stakeholders;
- Feedback received through public enquiries;
- Positive discussions at the community 'drop-in session', on 17 May 2023; and
- Approximately 50% of total submissions related to a single issue regarding the reinstatement of the traffic through connection on Leeuwin Parade.

The following snapshot (see next page) details the consultation outcomes and the manner the City recommended the matters raised should be addressed.

Consultation Themes



SPP 7.2 Design Elements	Comment Summary	City Response	Action Required
<p>Urban Ecology</p> 	<ul style="list-style-type: none"> The Structure Plan does not provide any guidance on underground power conversion. The Structure Plan is not specific about its intentions for the Rockingham Hotel complex. Flexibility in relation to the complex's heritage classification is requested due to condition, degree of authenticity and structural deficiencies, which make its retention unfeasible. 	<ul style="list-style-type: none"> At this stage, Western Power has not identified the Strategic Centre as an area requiring a switch to underground power. The Structure Plan sets out: <ul style="list-style-type: none"> An objective to reinforce Kent Street as a secondary main street with a focus on heritage, culture and the arts; Development incentives, doubling the development height limit from 12 storeys to 24 storeys where the Rockingham Beach Hotel, existing mature trees and associated walls are retained and enhanced. A flexible approach to adaptive reuse of the heritage assets to contribute to the local identity and character. <p>The Structure Plan provides reference to and reflects the required considerations as set out in <i>Local Planning Policy 3.3.21 - Heritage Development Design</i>, the <i>City's Heritage Strategy 2020-2025</i> and <i>Heritage List</i>.</p> 	<ul style="list-style-type: none"> No change required, however, the matter is noted for consideration as a future Council advocacy position. No changes proposed.
<p>Urban Structure</p> 	<ul style="list-style-type: none"> Further flexibility to enable subdivision on sites smaller than 1,000m² in 'P2' Waterfront Village and 'P6' Southern Residential sub-precincts. 	<ul style="list-style-type: none"> Submission intent supported where it does not impact intent of the Structure Plan. There is limited opportunity to enable further subdivision on corner sites that are 800m² or greater. 	<ul style="list-style-type: none"> Structure Plan to be updated to enable subdivision of lots that are 800m² and situated on a street corner.

SPP 7.2 Design Elements	Comment Summary	City Response	Action Required
<p>Public Realm</p> 	<ul style="list-style-type: none"> There is no strategy to ensure the protection of Tuart Trees in Bell Park. Reevaluate the need for two parallel 'Green Links' in the 'P1' City Centre sub-precinct. 	<ul style="list-style-type: none"> The City's Rockingham Beach Foreshore Masterplan Community Plan Strategy provides the basis for all improvements to the Rockingham beach foreshore and specifies the retention of existing trees. Support submission recommendation. Focus for green link to be concentrated to Civic Boulevard. 	<ul style="list-style-type: none"> Structure Plan to acknowledge intent of the City's <i>Rockingham Beach Foreshore Masterplan Community Plan Strategy</i> to protect existing trees and outline priority improvements to the movement network and public realm. Amend Structure Plan to remove second green link between Civic Boulevard and Chalgrove Avenue.
<p>Movement</p> 	<ul style="list-style-type: none"> Objections received to re-opening of Leeuwin Parade, Anzac Place and Marks Place to vehicle traffic in 'P5' City Park sub-precinct. Concern regarding the provision of adequate car parking for infill development in 'P2' Waterfront Village sub-precinct. 	<ul style="list-style-type: none"> Further technical analysis confirmed connections where either not intended to be through connections or are not required to address traffic management resulting from any increase in residential density. All future development is required to demonstrate they can accommodate sufficient parking for both residents and visitors, as required under the R-Codes. 	<ul style="list-style-type: none"> Structure Plan to be updated to outline that Leeuwin Parade, Anzac Place and Marks Place will be closed-off to through vehicle movement. Recommend introducing a Green Connection upgrade for Leeuwin Parade. No changes proposed.
<p>Land Use</p> 	<ul style="list-style-type: none"> Request for the expansion of interim land uses and vacant sites that can be accommodated. 	<ul style="list-style-type: none"> Interim land use sites and associated uses are only provided for in 'P1' City Centre sub-precinct to encourage temporary use of larger vacant / undeveloped landholdings in the short term, while not prejudicing the ultimate development outcomes. 	<ul style="list-style-type: none"> Structure Plan to be updated to outline additional uses to be contemplated on a temporary basis. Further flexibility for additional vacant sites is not supported.

SPP 7.2 Design Elements	Comment Summary	City Response	Action Required
<p>Land Use (continued)</p> 	<ul style="list-style-type: none"> The provision of up to three additional primary school sites due to the projected population growth set out in the proposed Structure Plan. 	<ul style="list-style-type: none"> Through separate dialogue, Department of Education has clarified that one additional primary school site is required when 11,500 dwellings are constructed within or in proximity to the Strategic Centre. <p>The City considers that the provision of the new school is not required for the life of the Structure Plan.</p>	<ul style="list-style-type: none"> Structure Plan to be updated to identify the location of one future school site to be delivered beyond the timeframe of the Structure Plan.
<p>Built Form</p> 	<ul style="list-style-type: none"> Submissions seeking flexibility to vary the mandatory two-storey (minimum) height requirement. Retention of existing building height provisions for key sites such as Rockingham Hotel complex and Rockingham Shopping Centre. 	<ul style="list-style-type: none"> It is reasonable to provide some flexibility in areas where the built form outcomes are desired but not mandatory to meet the intent of the Structure Plan or where substantial re-development is unlikely to occur within the Structure Plan's 10-year timeframe. The Structure Plan scaled back the existing building provisions to balance tested local market conditions and 'fit for purpose' built form needs. The City supports retention of existing standards based on the feedback received. 	<ul style="list-style-type: none"> Amendment No.191 to be updated to enable all Residential 'R40' zoned properties in 'P5' City Park and 'P6' Southern-residential sub-precincts to vary the two-story (minimum) height requirement. <p>A separate modification proposed to clarify that additions, alterations and incidental structures are also excluded from the two-storey minimum building height requirement.</p> <ul style="list-style-type: none"> Amend Structure Plan to reflect the current building height planning requirements for the Rockingham Hotel Complex and Rockingham Shopping Centre.