

Planning and Development Services
Directorate Planning Services



Reference No & Subject:	PD-023/22 Draft Rockingham Strategic Centre Precinct Structure Plan and Amendment No.191 to Town Planning Scheme No.2
File No:	LUP/2134; LUP/2216
Applicant:	City of Rockingham
Owner:	Various
Author:	Mr David Banovic, Acting Manager Major Planning Projects
Other Contributors:	Mr Peter Ricci, Acting Director Planning and Development Services
Date of Committee Meeting:	20 June 2022
Previously before Council:	
Disclosure of Interest:	
Nature of Council's Role in this Matter:	Legislative
Site:	
Lot Area:	Existing: approximately 600ha Proposed: approximately 521ha
LA Zoning:	Development, Light Industry, Primary Centre City Centre, Primary Centre Waterfront Village, Primary Centre Urban Village, Primary Centre City Living, Primary Centre Campus, Primary Centre Urban Living, Public Purposes, Residential
MRS Zoning:	Central City Area, Industrial, Urban
Attachments:	<ol style="list-style-type: none"> 1. Draft Rockingham Strategic Centre Precinct Structure Plan Part 1 2. Draft Rockingham Strategic Centre Precinct Structure Plan Part 2 3. Draft Water Management Strategy 4. Draft Environmental Assessment 5. Draft Transport Impact Assessment 6. Draft Economic Resilience Assessment 7. Draft Site-specific Viability Assessment 8. Draft Infrastructure and Servicing Strategy 9. Stakeholder Engagement Summary Report
Maps/Diagrams:	<ol style="list-style-type: none"> 1. Existing Town Planning Scheme Map 2. Existing Centre Plan Boundary 3. Existing Sector Plan

Maps/Diagrams: (cont...)

4. Proposed Town Planning Scheme Map
5. Extract from Presentation - Councillor Engagement Session - 8 February 2022
6. Proposed Rockingham Precinct Structure Plan Map
7. Proposed Boundary Change
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10. Proposed Precinct Local Development Plans
11. Existing and Proposed RCCTS Alignment
12. Public Realm Plan
13. Movement and Place Frontage Types

Purpose of Report

To seek Council support for endorsement of the draft Rockingham Strategic Centre Precinct Structure Plan (RSCPSP) and to adopt Amendment No.191 to Town Planning Scheme No.2 (TPS2), for public advertising.

The purpose of the RSCPSP is to guide the Strategic Centre's transition over the decades ahead. This Report considers the draft RSCPSP, which has been prepared to respond to challenges and opportunities for the development in the Strategic Centre. 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.

In the context of the existing planning framework, this Report also requests initiation of Scheme Amendment No.191 to TPS2, to update 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 introducing key development control provisions into the Scheme. Changes to TPS2 are required to allow the RSCPSP to be implemented.

As a consequence, new RSCPSP will supersede the existing Rockingham Strategic Regional Centre - Centre Plan (Centre Plan) and associated Development Policy Plans (DPPs) or Local Planning Policies.

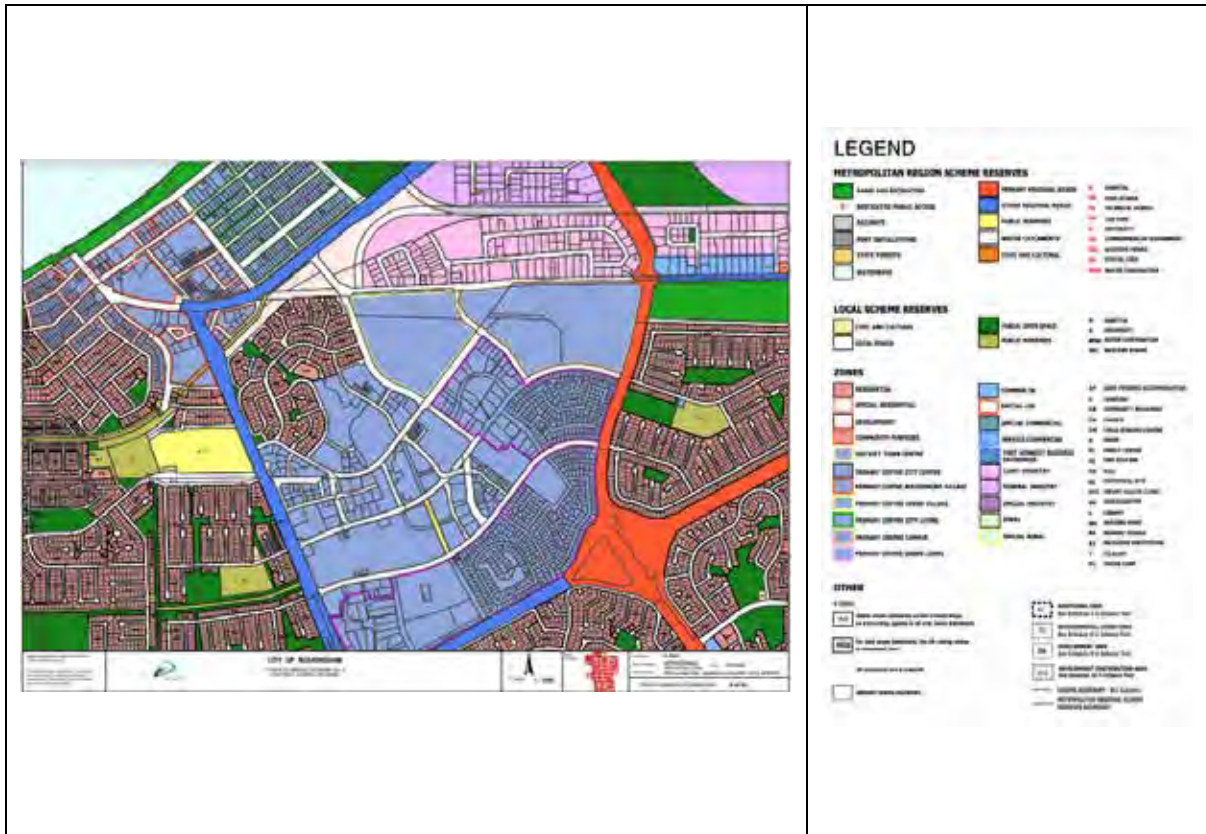
The final RSCPSP will take effect upon the final gazettal of proposed Amendment No.191 to TPS2.

Background

Rockingham Strategic Metropolitan Centre - Centre Plan (Centre Plan)

In September 2009, Council endorsed the Final Strategic Planning Reports (Volume 1 and 2) as the Centre Plan for the Rockingham Strategic Metropolitan Centre (previously referred to as the 'Rockingham Primary Centre'). The Western Australian Planning Commission (WAPC) endorsed the Final Reports in November 2009. Council also directed the City to prepare any necessary changes to the Policy framework, TPS2 and Metropolitan Region Scheme (MRS).

In this regard, Scheme Amendment No.91 to TPS2 was initiated in 2010 and Final Approval was gazetted in 2011. This Amendment introduced new provisions into the Scheme to create the 'Primary Centre' and the 'Primary Centre - City Centre' zone.



1. Existing Town Planning Scheme Map

The Amendment set up the Scheme to define the entire Strategic Metropolitan Centre as the 'Primary Centre', not as a single zone, but comprising up to eight (8) individual 'Primary Centre' zones based on the Sectors in the Centre Plan.

Amendment No.113, Amendment No.129, Amendment No.137, Amendment No.140, Amendment No.141 and Amendment No.150 were subsequently progressed, in order to introduce new provisions into the Scheme to create additional 'Primary Centre' zones, pursuant to outcomes of Amendment No.91 to TPS2.

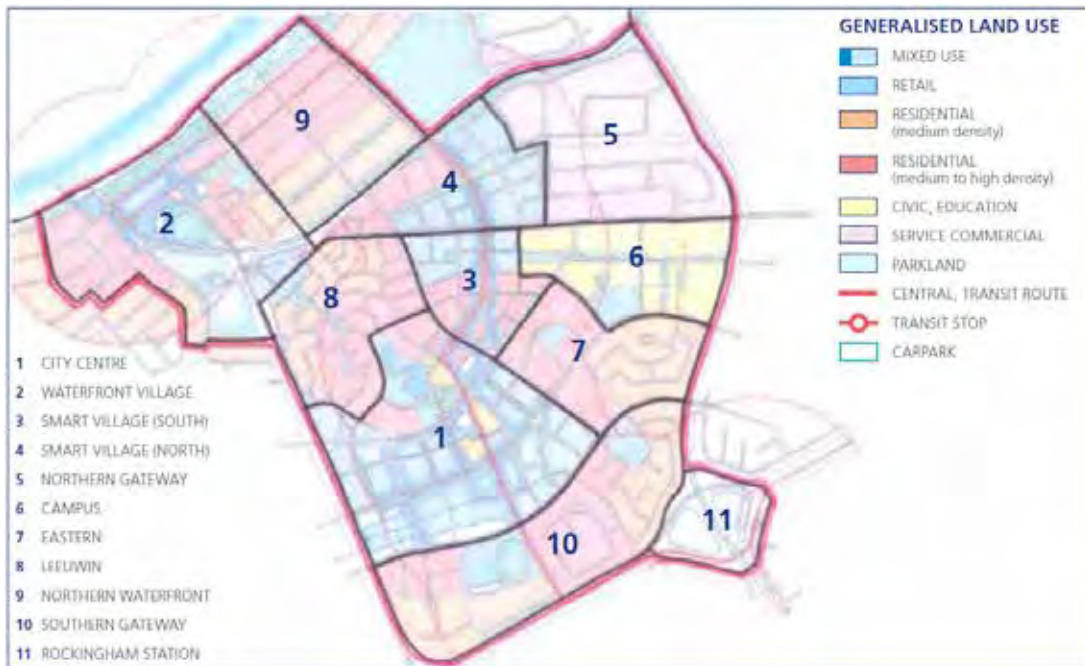
The 'Primary Centre' presently comprises of six (6) 'Primary Centre' zones.

The existing Centre Plan boundary is generally between the Rockingham Train Station and Rockingham Foreshore and includes the area covered by the existing 'Central City Area' zone under the MRS.



2. Existing Centre Plan Boundary

The Centre Plan set out a broad planning framework and provided general direction for the detailed planning investigations to follow which included the preparation of DPPs for each Sector, which provided further detailed design guidance.



3. Existing Sector Plan

The Centre Plan developed the following 'Vision' to guide planning and development of the Centre:

"The vision is for a modern, distinctly coastal centre offering a wide range of mixed uses including retail, commercial, office, civic, residential, education and recreation within an accessible and highly inter-connected, urban-scaled townscape, comprising a major activity centre and related urban village based on 'Main Street' principles."

For clarity, a 'Sector' is referred to as a 'sub-precinct' throughout this Report.

Planning Framework - the Need for a Review

The growth and development of the Rockingham Strategic Centre has been guided by State Government endorsed planning framework's since the early 1970's. In essence, Rockingham is presently one of the ten 'Strategic Centres' within Perth and Peel, that have an objective to provide a diversity of uses and a range of economic and community services necessary for communities within their catchment.

'Capital City' is the only 'higher' order Centre within the activity centre hierarchy, comprising of Perth, West Perth, Northbridge and East Perth localities.

At approximately 600 hectares, the RSC is the largest activity centre in Western Australia. Since the endorsement of the Centre Plan, the City has undergone major changes and experienced a higher than average annual population growth rate with a current estimated resident population of 142,472, which is forecast to grow to 239,147 by 2046. To support the forecast population growth, and to ensure that the City has a sustainable and contemporary planning framework in place that encourages economic investment and employment self-sufficiency, a full review of the endorsed Centre Plan is needed.

The State Planning Framework, which guides the hierarchy of Centres and content of centre plans has also evolved since 2009, with State Planning Policy 4.2 - Activity Centres for Perth and Peel (SPP 4.2) currently being reviewed and a new State Planning Policy 7.2 - Precinct Design (SPP 7.2) introduced in 2020.

A review of the current Scheme will examine the composition and content of the proposed local planning framework, including land use and development requirements and align the objectives of the PSP and TPS2. The review does not mean that the current framework will be entirely discarded but rather that the contents of the current local planning framework will be compared against the six design elements that make up a 'Centre' as contained in SPP 7.2:

- (i) Urban Ecology;
- (ii) Urban Structure;
- (iii) Public Realm;
- (iv) Movement;
- (v) Land Use; and
- (vi) Built Form.

The final RSCPS will guide future subdivision and development within the precinct boundary and bring together the six design elements to develop a more contemporary planning framework that responds to community expectations, forecast population growth, supports economic investment and employment self-sufficiency. The proposed changes to the Scheme will update the standards for land use permissibility within the draft PSP boundary and ensure that there are no existing TPS2 provisions (including development requirements) that are in conflict with the intent and provisions of the RSCPSP or those introduced as 'Deemed Provisions' under the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations).

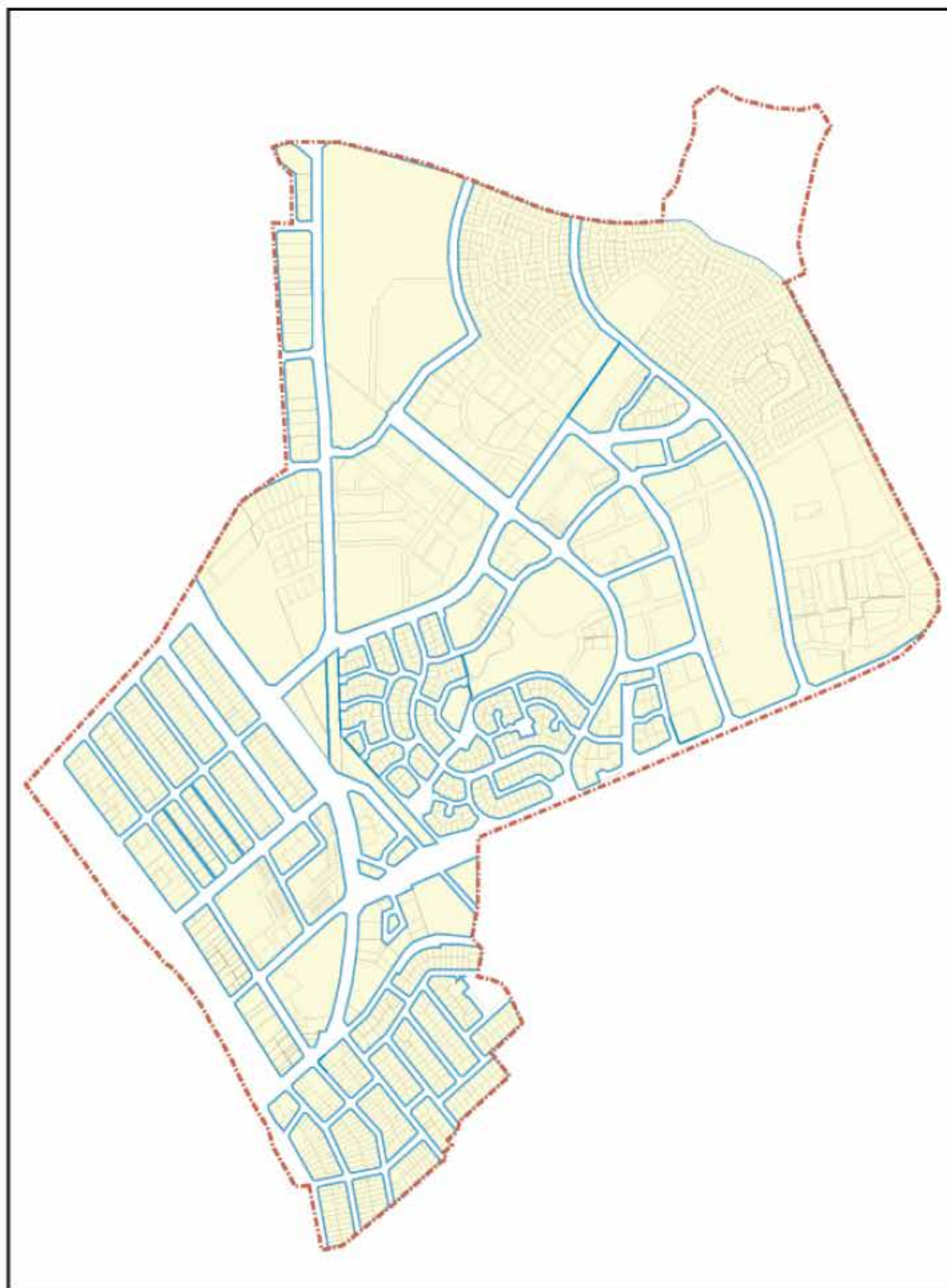
The proposed change to the Scheme area relates to the area covered by the draft RSCPSP, as illustrated on Figure 4 below.



LEGEND

LOCAL SCHEME ZONES

-  Strategic Centre Zone
-  Strategic Centre Boundary



4. Proposed Town Planning Scheme Map

Actions Taken so Far

In terms of expectations of the existing State planning framework, the City has worked closely with the Department of Lands, Planning and Heritage (DPLH) to gauge an early understanding of what design elements may require further investigation and refinement whilst still having due regard to the contents of the current framework.

In this regard, an assessment of the existing Centre Plan was undertaken against the objectives and design elements of SPP 7.2. As identified within the table below, a gap analysis was undertaken which identified a number of key design elements that required further investigation with Urban Ecology requiring the most attention followed by Built Form and Public Realm. These six design elements have been further considered during the preparation of draft RSCPSP.

DESIGN ELEMENT	GAP ANALYSIS		
	MINIMAL	MODERATE	HIGH
Built Form		ü	
Land Use	ü		
Movement	ü		
Public Realm		ü	
Urban Structure	ü		
Urban Ecology			ü

Preliminary Stakeholder Engagement

The purpose of this phase of engagement provided an opportunity to publicly launch the RSCPSP 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 primarily held throughout June and July 2021. These workshops were held 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'. The feedback by the Project Team 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 to date include:

- Letters to landowners within the RSC;
- City website updates including social and print media platforms;
- Social Pinpoint Online Mapping Tool;
- Online surveys;
- Community and Business Workshops;
- Individual meetings with Government agencies and key stakeholders comprising DPLH, DevelopmentWA, Public Transport Authority, Department of Transport, Kwinana Industries Council and Rockingham Kwinana Chamber of Commerce.
- Individual meetings with major landowners including Vicinity Centres (Rockingham Centre);
- Individual meetings with major education establishments including Murdoch University and South Metropolitan TAFE;
- A total of three Councillor Engagement Sessions occurred on 9 February 2021, 28 September 2021 and 8 February 2022; and
- City of Rockingham staff workshops.

Some of the key themes identified throughout the engagement process included:

- 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 in understanding the views of the community and helped shape future urban design concepts for the draft RSCPSP.

The Phase 1 Engagement Outcomes Report was made available to public on the City's website.

Councillor Engagement Session

As mentioned above, the project was most recently discussed at a Councillor Engagement Session on 8 February 2022. The Session was attended by representatives from Hames Sharley, the lead contractor from the Project Team, who described the findings to that time and foreshadowed the matters which were being considered for amendment to the current planning framework.

Notably, a proposed revised precinct boundary was discussed which removed disconnected light industrial and service commercial land (in proximity to the intersection of Patterson Road and Ennis Avenue) and included some residential land to the west of the Waterfront Village. A potential realignment of the Rockingham City Centre Transit System (RCCTS) was also presented.

It was also discussed that the review of the planning framework will seek to introduce various means of promoting development and investment. Part of the approach is to make the planning framework easier to understand for the benefit of landowners, developers and decision-makers. A focus was also to provide a pathway to encourage the development and activation of the large vacant lots within the central City Centre sub-precinct.

Other initiatives to promote redevelopment were said to include a 'softening' of the current land amalgamation provisions which requires many lots throughout the RSC to be amalgamated with adjoining lots to achieve the development potential.

A review of the current cash-in-lieu parking provisions at the Waterfront Village, which requires developers to provide a cash payment to the City prior to construction, was also tabled. The presentation slide relating to these elements is shown in Figure 5 below.

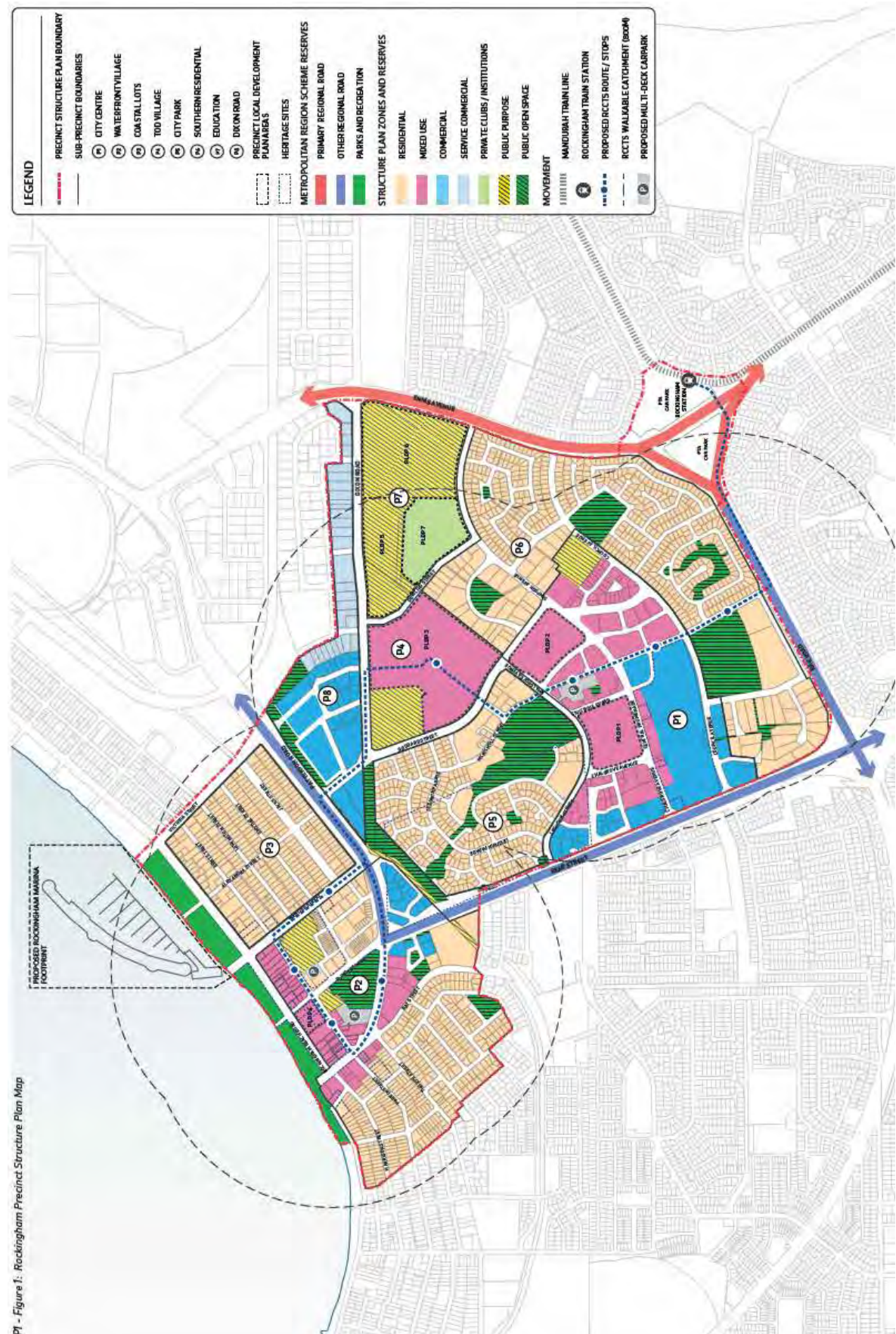


5. Extract from Presentation - Councillor Engagement Session - 8 February 2022

Many of the initiatives described above now form part of the proposed RSC Planning Framework and are further explained in the 'Details' section of this Report.

Details

The draft RSCPSP comprises of two parts. Part One, being the implementation component of the PSP, which contains the PSP map and outlines the purpose and intent of the PSP. Part Two, is the explanatory component of the PSP that contains the background and explanation of the PSP, including design response, relevance and compliance with the planning framework at the State and local levels, as well as the technical appendices (refer to Attachments 1 - 8).



6. Proposed Rockingham Precinct Structure Plan Map

The key changes, as a result of the draft RSCPSP are set out below:

Precinct Context - Boundary (and area) Change

The existing 'Primary Centre' boundary is generally defined by Read Street, Rockingham Beach, Victoria Street, Patterson Road, Ennis Avenue and Rae Road and is approximately 600 hectares.

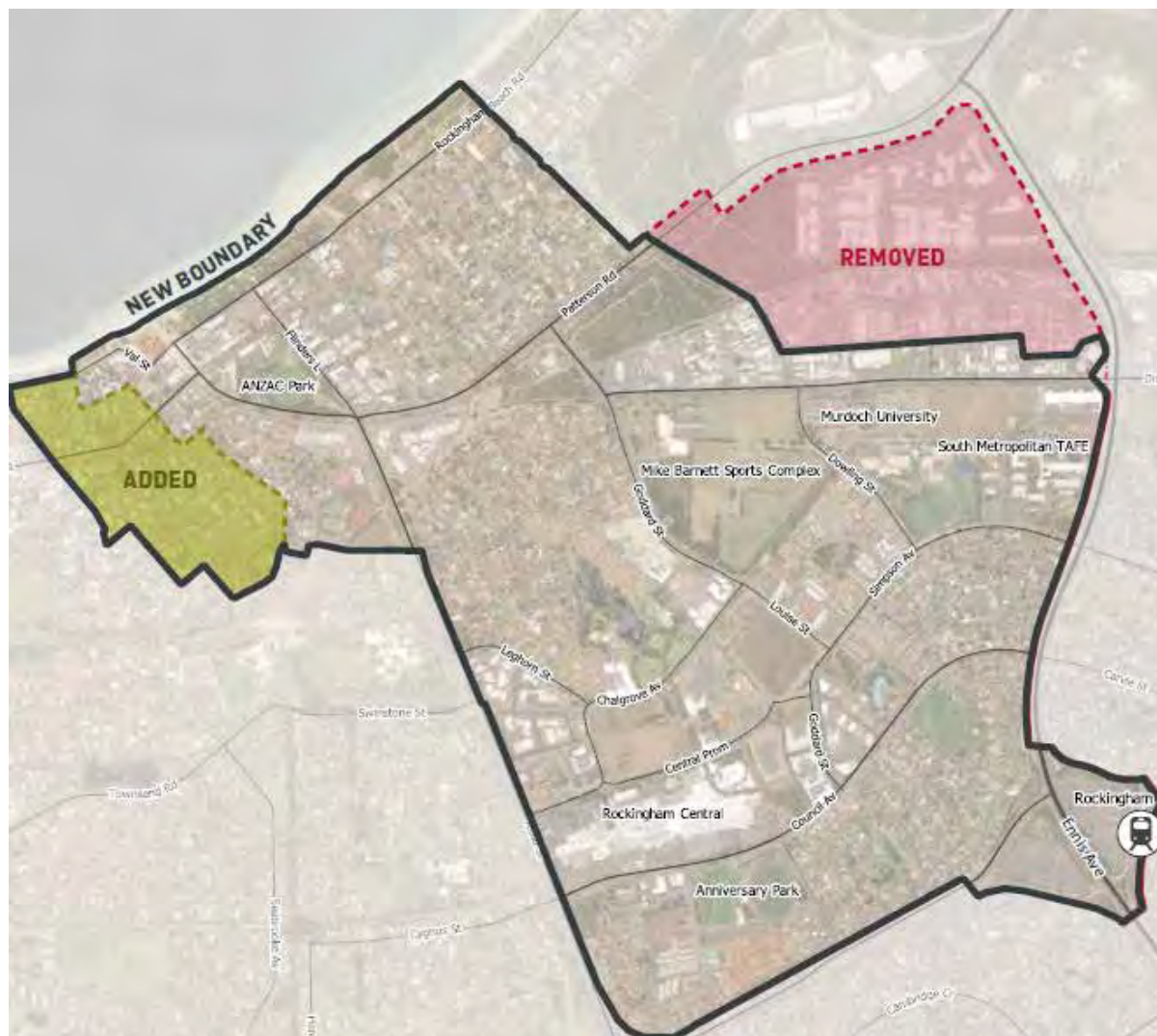
The draft RSC is proposed to be reduced to approximately 521 hectares and extends from the Rockingham Station precinct to the Rockingham Foreshore and includes:

- ÿ the area designated 'City Centre' in TPS2, as well as the Rockingham Waterfront Village, the joint campus of Murdoch University and South Metropolitan TAFE;
- ÿ a portion of the Dixon Road commercial and light industrial area, regional recreation reserves; and
- ÿ some additional (limited) residential zoned pockets, south-west of Florence Street, Quin Street, Gregson Street and north-west of Houston Street ('Waterfront Village' sub-precinct) and south of Goddard Street and north-west of Leghorn Street and Chalgrove Avenue ('City Park' sub-precinct).

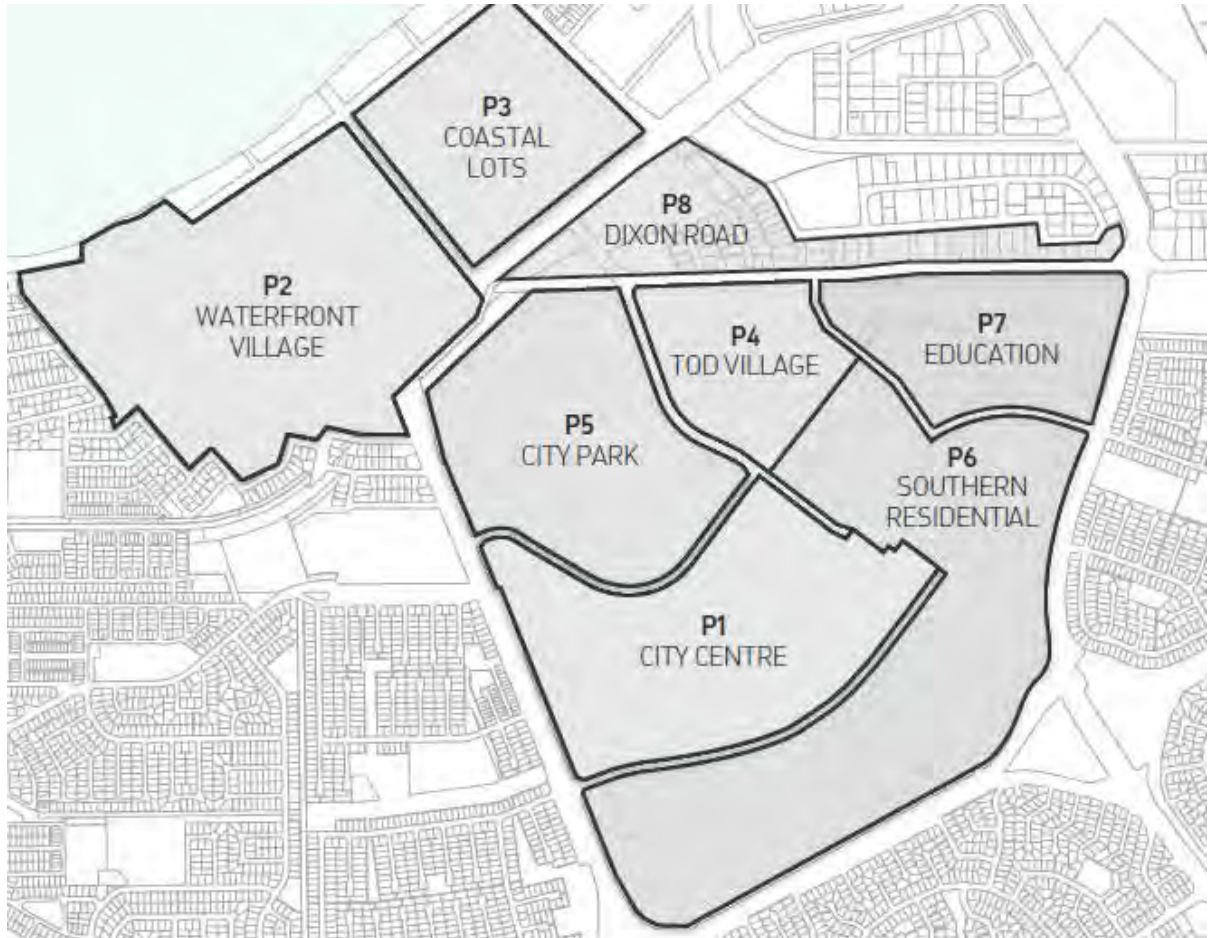
Land in proximity to the intersection of Ennis Avenue and Patterson Road is proposed to be removed from the RSC boundary. Whilst this land does provide opportunities for local employment, it is physically disconnected and has a limited relationship to the RSC. The growth of this parcel will be guided by existing Scheme provisions.

Also, from a spatial planning perspective, the refined boundary change attempts to more appropriately reflect the vision of the RSC, having regard for the established RCCTS, which presently functions as a busway, with the understanding that it will be upgraded to a more fixed system (trackless tram or light rail). The alignment of the RCCTS is subject to review as part of the draft RSCPSP process, in order to confirm that most appropriate development can occur proximate to key stops and nodes along the fixed system. The land proposed to be included within the RSC boundary is within the 'walkable catchment' of the RCCTS alignment where increased residential densities are appropriate.

The new boundary of the RSC is shown in Figure 7 and the proposed sub-precincts within the RSC are depicted in Figure 8.



7. Proposed Boundary Change



8. Proposed Sub-Precinct Plan

Future Development Potential

Since implementation of the Centre Plan, one of the primary observations has been that limited large-scale, redevelopment has occurred since 2010.

To provide an evidence base to support the draft RSCP design, a preliminary development potential assessment was undertaken to spatially comprehend where future development should be focused and promoted. The development potential assessment included a combination of quantitative and qualitative analysis. From a spatial perspective, the quantitative analysis considered a number of influencing factors (i.e. tenure, lot size, existing use and age/condition of housing stock).

The above indicators were supported by a 'weighted criteria' which allowed each development parcel in the RSC to be assigned a 'development potential rating', having regard for qualitative factors (i.e. Open Space proximity, Transport, or Land Use amenity and feedback received during the early stakeholder engagement workshops).

This process identified 'low, medium and high' development potential areas and determined that the highest development potential areas in the RSC, are as follows (generally in order of potential):

- ÿ In the 'Waterfront Village' sub-precinct along Rockingham Beach Road (Area 1);
- ÿ The larger 'Costal Lots' sub-precinct located generally between Rockingham Beach Road and Wanliss, Regan and Victoria Streets (Area 2);
- ÿ Along the Rockingham City Centre Transit Study alignment through the 'TOD Village' sub-precinct (Area 3) or former Dixon Road playing fields;
- ÿ The 'City Park' residential section of the sub-precinct (Area 4);
- ÿ The 'City Centre' sub-precinct (Area 5); and
- ÿ The 'Southern Residential' sub-precinct (Area 6) which share characteristics with Area 3.



9. Development Potential Areas

The areas with low development potential are either generally held in strata ownership and/or contain recent building stock that is unlikely to be redeveloped in the shorter term. In undertaking this exercise, the Project Team was mindful that the 'life' of a PSP is 10 years after which time it should be reviewed.

Vision

The RSCPSP proposes the following 'Vision' to guide planning and development of the RSC:

"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."

Unlocking Large Vacant and Underutilised Parcels

The 'City Centre', 'TOD Village' and 'Waterfront Village' sub-precincts include a number of large underutilised and/or vacant land parcels. Protecting these sites from 'under development' is essential in delivering on the RSCPSP vision.

A built form approach mindful of City's aspirations has been prepared as part of the draft PSP process, through implementation of a Precinct Local Development Plan (PLDP) mechanism. PLDP is a new planning assessment and guidance mechanism (under SPP 7.2), which is intended as a tool to coordinate and assist in achieving site-specific, built form outcomes by linking lot design to future development.

The draft RSCPSP identifies seven (7) land parcels which would require the implementation of PLDPs, as identified within Figure 10 below.

LDP	SUB-PRECINCT	PLDP INTENT	RESPONSIBILITY
PLDP1	P1 - City Centre	To coordinate future subdivision and development of the lots bounded by Civic Boulevard, Central Promenade, and Charlgrove Avenue in the City Centre. As the site incorporates two landowners, preparation of separate PLDPs may be considered by the City. Refer to Section 3.1.2 for further details.	Private Landowner/s
PLDP2	P1 - City Centre	To coordinate future subdivision and of the lots bounded by Charlgrove Avenue, Whitfield Street, Simpson Avenue, and Louise Street in the City Centre. Development must have consideration for environmental requirements set out in Section 2.2.12. Refer to Section 3.1.3 for further details.	Private Landowner
PLDP3	P4 - TOD Village	To coordinate future subdivision and development of the Dixon Road playing fields, to provide a balance of high density residential and employment opportunities along the RCCTS Route. Refer to Section 3.4.2 for further details	Local and State Government
PLDP4	P2 - Waterfront Village	To guide and coordinate future development of the Rockingham Beach Hotel Site. The PLDP shall have consideration for the following: + Conservation of conservation of the Rockingham Hotel and associated walls. + Retention of relocation (on-site) of existing mature trees. + Provision of a mid-block pedestrian connection between Kent Street and Rockingham Beach Road. + Contaminated site requirements set out in Section 2.2.13.	Private Landowner
PLDP5	P7- Education	To guide and coordinate future development on the Murdoch University Campus. The PLDP shall have consideration for the following: + Construction of new loop road. + Exploration for centralised public open space, capable of holding organised sport. + Potential location for a primary school.	State Government / Murdoch University
PLDP6	P7- Education	To guide and coordinate future development on the South Metropolitan TAFE Campus.	State Government
PLDP7	P7- Education	To guide and coordinate future development on the Kolbe College Campus.	Private Landowner

10. Proposed Precinct Local Development Plans

Though a PLDP is required prior to development of the above referenced parcels, it is recognised that a number of different development scenarios may evolve. The draft RSCPSP provides guidance in the form of tables and PLDP diagrams to assist in the preparation of PLDP's and set expectations for the scale and urban structure for these parcels. Hence, the City will obtain a reasonable level of certainty on intended lot configuration/orientation, land uses, development types and density (prior to lodgement of Development Application or Subdivision Application), whilst providing flexibility for the proponent.

Note: On behalf of State Government, DevelopmentWA is undertaking a feasibility study into PLDP3 – 'TOD Village' sub-precinct to determine what type and scale of development the site can accommodate. Outcomes of the study will be presented for consideration in recommending adoption of the RSCPSP and may transpire into changes to the intent and built form guidance for the site.

Short Term Uses on Vacant Development Sites

SPP 7.2 outlines the importance of 'balance between the long-term vision of the precinct plan and the economic reality of the desired outcomes', which is pertinent for the successful evolution of RSC.

Relevant to above, and as raised prior in the 'Background' section of this Report, preliminary stakeholder engagement revealed the need for some flexibility and nuance in the existing planning framework, to encourage development of larger vacant/undeveloped landholdings.

In response to the lack of development and activation of existing large vacant and underutilised parcels within the 'City Centre', the City considered that there is some opportunity for the RSCPSP to encourage 'short term' activity on lots that do not forego the long term development aspirations.

Short-term land uses and development have been accommodated for in the 'City Centre' sub-precinct only, on land referred to as 'PLDP1 and PLDP2' (refer to Figure 9 above). The focus will be on short term or interim uses which can generate activity and help stimulate development without requiring significant financial outlay. The City will again engage with the owners of these vacant parcels through the subsequent consultation phase to determine the likely success of these planning measures.

Infill Subdivision and Amalgamation

The existing planning framework for the RSC generally requires lot amalgamation in order realise the potential for residential/mixed use development. In some sub-precincts (i.e. 'Waterfront Village'), the DPPs necessitates the need for three lot amalgamation, in order to achieve the necessary minimum lot size (further discussed below). The lack of significant investment in medium to high density development in the RSC can be linked to the statutory amalgamation requirement and land acquisition difficulties and currently presents as an impediment in progression of the RSC.

As part of the design review process, built form testing was undertaken, which determined that there is opportunity to deliver 'infill' development on smaller land parcels and still satisfy the design imperatives of the current planning framework. Thus, minimum lot size restrictions are proposed to be relaxed in some sub-precincts noting that built form will be guided by the Design WA policy suite of documents.

In essence, the minimum lot size is proposed to be reduced to 1,000m², which means a substantial portion of residential lots in the 'Coastal Lots' and some within the 'Waterfront Village' sub-precinct could be developed without the need for amalgamation.

Note: the Design WA policy suite of documents are discussed within the 'Policy' section of this Report.

Built Form Testing – Infill Development

Infill development is considered likely to be the most prevalent type of development in the RSC due to the quantum of land, size of blocks and age of building stock. Analysis undertaken for the RSC determined that there is substantial opportunities to deliver infill development across the majority of the sub-precincts. A 'high-level' testing exercise was undertaken on typical sites across the sub-precincts, with primary interest being to ensure infill could be accommodated in a way responsive to both existing neighbourhood character and local market conditions.

The design testing explored a number of scenarios, consisting of:

- Single lot, front and rear loaded development (apartments, terraces, battle-axe); and
- Amalgamated lots, front and rear loaded development (apartments, terraces, battle-axe).

The testing approach was cognisant of the Design WA policy suite of documents, specifically *State Planning Policy 7.3 - Residential Design Codes*, which generally guides residential development outcomes. The testing considered building siting, vehicle access, parking, building entrances, landscaping/tree provisions and dwelling mix (for apartments), to inform preparation of built form controls.

The testing had included approaches taken to residential height/density and lot amalgamation. With respect to lot amalgamation, substantial portion of residential lots in the 'Coastal Lots' and some within the 'Waterfront Village' sub-precinct were identified as able to be developed without the need for amalgamation. In other residential based sub-precincts, it is envisioned that existing amalgamation provisions will remain, as the smaller lot sizes (ranging between 680m² – 900m²) do have an impact on the outcomes that can be achieved.

Building Height

The existing prescribed building heights are generally based on the wider transport oriented development based (density height) provisions set in the 2009 Centre Plan.

Review of planning controls for the RSC has identified several areas where building height/storey reduction is proposed within the 'City Centre', 'Coastal Lots', 'Waterfront Village', 'TOD Village' and 'Southern Residential' sub-precincts, most notably:

- ÿ At the western end of 'Waterfront Village' sub-precinct from 3 and 5 storeys to 3 storeys;
- ÿ Along Patterson Road opposite 'the Village Green' park from 13 and 15 storeys to 8 storeys;
- ÿ Throughout the 'City Centre' sub-precinct from 2 to 9 storeys (or higher for nominated Prominent Corner and Landmark Sites) to 8 storeys or less, unless otherwise nominated as Prominent Corner Site;
- ÿ Within the 'TOD Village' sub-precinct from 5, 8 and 15 storeys to 6 storeys or less;
- ÿ Throughout the 'Coastal Lots' sub-precinct from 5 and 8 storeys to 3 and 4 storeys; and
- ÿ Throughout the 'Southern Residential' sub-precinct from 3 and 5 storeys to 2 and 3 storeys.

Essentially, the existing aspirational Centre Plan building height provisions are to be scaled back to better reflect the physical context, and strike a balance between the local market conditions and 'fit for purpose' built form needs.

Carparking and Cash-in-Lieu of Carparking

Under the current planning framework, it is mandatory that development in the Waterfront Village provide a percentage of commercial parking (minimum 60%) and residential visitor parking in the form of a cash-in-lieu payment to the City. There are other elements to the parking regime at the Waterfront Village, but it is essentially designed to allow for increased development intensity on a site and to assist in the funding of future public parking in the precinct. This approach has been in place for more than 15 years.

The City has received feedback that the cash-in-lieu parking requirements are inhibiting development by reducing the feasibility of some projects. The City has also observed it has been challenging for smaller scale developments such as Offices, Small Bars and the like to provide for cash-in-lieu of parking requirements. For 'change of use' Development Applications, which occupy an area less than 300m² Net Lettable Area in size, it is proposed to waive the cash-in-lieu requirement.

Softening of the current approach to cash-in-lieu is further proposed, as it would no longer be mandatory for a proponent to provide a specific percentage of carparking bays in a cash-in-lieu form. Instead, and if agreed by the City, a proponent may make a cash payment to the City in lieu of the provision of all or any of the required number of carparking bays.

Essentially, a unified and more flexible 'circumstance based' approach to carparking requirements is proposed across the RSC.

Rockingham City Centre Transit System

Over many years the City has advocated for the establishment of the RCCTS system, which is designed to link major activity nodes at the Rockingham Train Station and traverses through the 'City Centre', 'Education' and the 'Waterfront Village' sub-precincts.

To ensure the RCCTS route is safe and functions to meet the City's vision for the refined RSC, potential risks with the existing RCCTS route have been identified during the design review process. Specifically, locations have been identified where the route poses potential risks to the existing road and public transport network. There is also questions as to whether the existing route is the most appropriate from a spatial planning perspective.



11. Existing and Proposed RCCTS Alignment

The Project Team has recommended amendments to the alignment of the RCCTS to connect Rockingham Station with the 'City Centre', 'TOD Village' and 'Waterfront Village' sub-precincts and in more direct manner. The link provides the impetus to concentrate development activity within an 800m walking catchment of key stops and nodes along the link. The preferred alignment also seeks to reduce the number of transit stops along the route, especially along major distributor routes to potentially reduce the journey time and improve traffic safety outcomes.

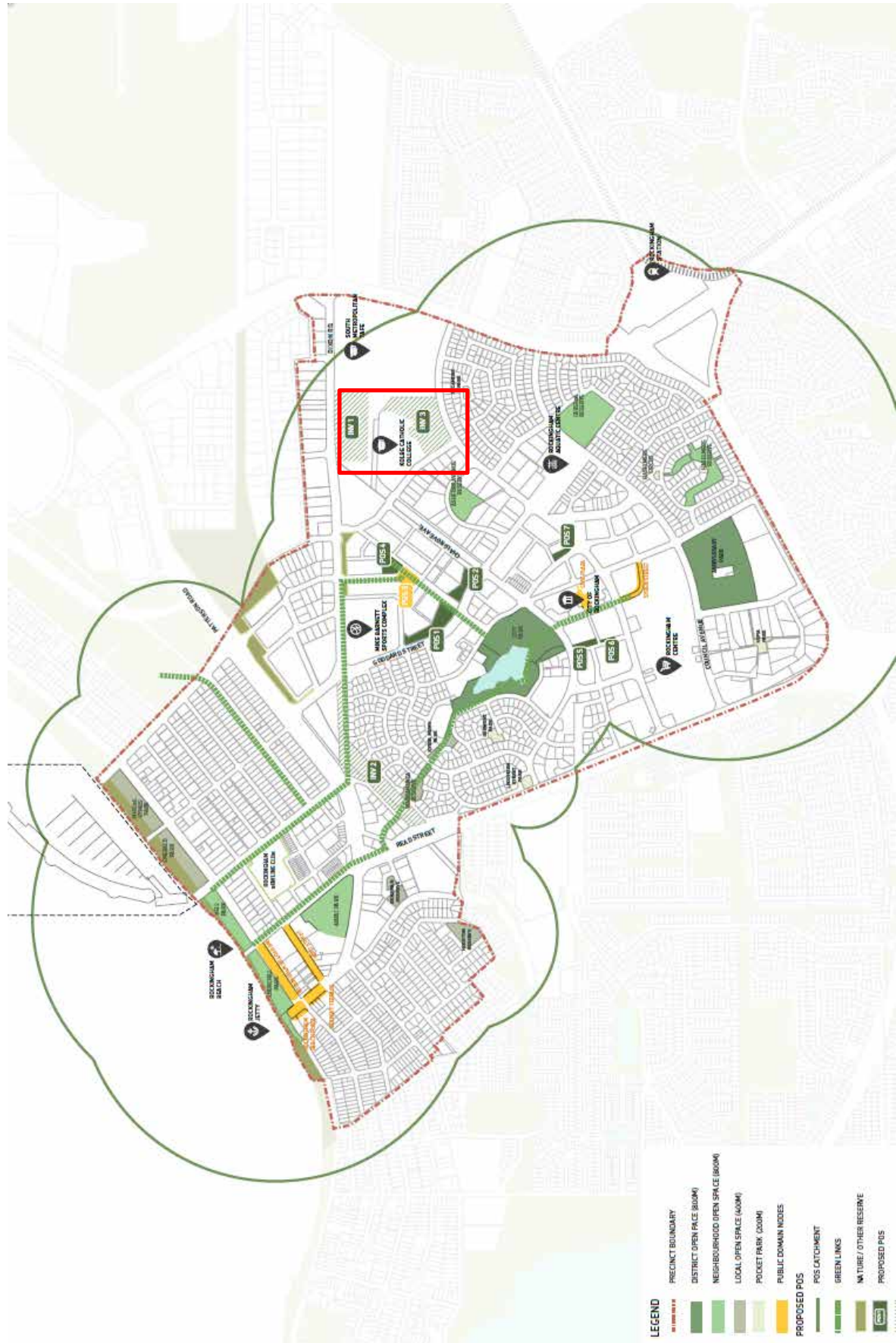
Public Open Space

Currently, there is approximately 33.74ha of usable Public Open Space (POS) within the existing RSC (excluding Foreshore reserve, Dixon Road playing fields, Murdoch University/TAFE and Kolbe College).

Through the design review exercise for POS disposition across the RSC, it was identified that it is well positioned to provide generally better and varied open spaces, when compared to other centres of its type/similar scale (i.e. Joondalup, Morley and Armadale).

It is, however, acknowledged that there may be a desire to provide additional land for organised sports as the RSC and its population grows. The planned development of the playing fields in 'TOD Village' sub-precinct will see loss of informal recreation space, and given the strategic importance of this sub-precinct to provide housing and employment (along the ultimate RCCTS route).

A 'Public Realm Plan' was developed on the basis that the RSC will be predominantly urban but also identifies two POS investigation areas for future consideration to service the population and are delineated as 'INV1 and INV3' in Figure 12.



12. Public Realm Plan

The Public Realm Plan demonstrates the RSC is capable of increasing its total (usable) POS capacity by an additional 3.94ha, equating to a total of approximately 37.68ha.

Given the location of proposed new POS areas is situated within the larger vacant and underutilised land parcels, their design and implementation will be delivered at a later stage by individual landowners/proponents.

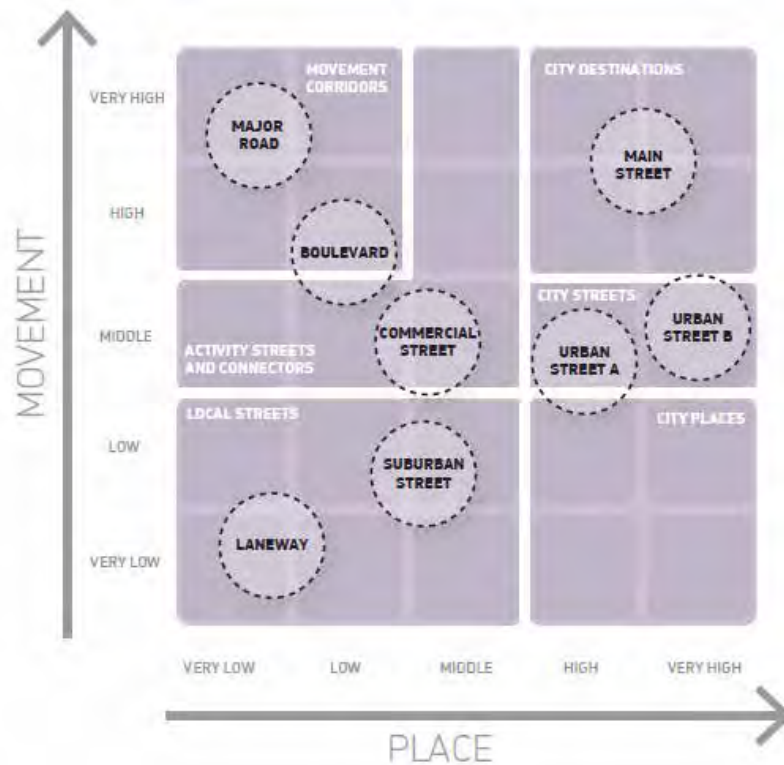
The Public Realm Plan also provides guidance on the infrastructure themes within key open spaces and streets within the RSC to ensure integration and coordination.

Street Interface

SPP 7.2 Design Guidelines introduce the notion of ‘movement and place’ and the Department of Transport (in collaboration with DPLH, Main Roads WA and Public Transport Authority) are developing a ‘Movement and Place’ framework that can assist in the precinct planning process. Whilst the framework is yet to be finalised, the draft document is a useful tool which guides the way buildings address streets and the land uses that can be contemplated within.

As part of the draft RSCSP, an assessment was undertaken which considered the value of each street against its ‘place’ quality. In this regard, it assigned ‘very low, low, medium, high or very high’ values to each road based on its length, daily volume of traffic and its connections to other higher other roads, regional and local destinations. The considerations for place included residential density and the number and variety of activity occurring on, or adjacent to the street.

Figure 13 below provides a graphic representation of these values. When combined, the movement and place values form distinct groups which become a way of organising and distilling the desired outcomes.



13. Movement and Place Frontage Types

Each street within the RSC was classified from ‘Laneway’ to ‘Major Road’, as shown above. For example, the ‘City Centre’ sub-precinct promotes active ‘Main Street’ buildings with ample space for retail, food and beverage related activities. In the ‘Southern Residential’ sub-precinct, streets become places for local residents (‘Suburban Streets’) and include generous front setback and landscaping requirements.

Different streets types require different frontage design responses to balance the movement and place qualities. As such, planning controls are proposed to ensure that a localised response can be delivered in accordance with the aspirations for the different street types.

The existing 'frontage type' requirements contained though DPP's are superseded by the new 'movement and place' frontage type approach.

Note: Any changes to the status of the 'Movement and Place' framework will be presented for consideration, in recommending adoption of the RSCPSP and may transpire into changes to how buildings address streets and the land uses that can be contemplated within.

Structure and Terminology

The applicable planning framework is consolidated into one document being the RSCPSP, for ease of use, to the benefit of all stakeholders and decision makers. At present, the Centre Plan is accompanied by individual Sector DPP's which requires users to 'go between' a number of documents to understand the development vision and requirements.

The language used is simplified for ease of use, prevents duplication where possible and includes new and revised terms used, due to legislative changes.

Staging

The draft RSCPSP advocates for a development priority based approach, rather than a 'traditional' approach to staging due to the size of the RSC and complex land assembly.

The draft RSCPSP acknowledges staging of built form and development in the RSC will largely be based on timing and willingness of individual landholders to develop their sites.

It is also acknowledged that staging will also be contingent on a number of key transport and infrastructure triggers.

Prior to the draft PSP being referred back to Council for adoption post-advertising, the Project Team will establish the infrastructure projects which are required to address growth or to stimulate development within the RSC. In doing so, the funding mechanism to deliver these projects will also be established for the Council's consideration.

Other Refinements

The draft RSCPSP also proposes a number of other contemporary refinements to the existing planning framework, to clarify the Council's desired design outcomes for the RSC, including, but not limited to:

- ÿ Provision for Landscape and Deep Soil areas on private land to enhance tree canopy, improve shade and shelter and improve biodiversity outcomes;
- ÿ Provision for improved pedestrian and cyclist connectivity through the creation of interconnected 'Green Links' to bridge the gap between green nodes and urban areas;
- ÿ Promote establishment of a heritage and cultural precinct in the Kent Street area; and
- ÿ Sub-precincts encourage land uses and developments which attract a high number of people that have the potential to activate the RSC throughout the day and night, noting land use intent remains relatively unchanged.

Amendment No.191

Amendment No.191 has been prepared to introduce the new planning framework for the RSC and assist in the statutory implementation of the PSP. Changes to the Scheme provisions, resultant from gazettal of Amendment No.191 are contained within the 'Officer Recommendation' section of this Report.

The key changes associated with Amendment No.191 are summarised as follows:-

Rockingham Strategic Centre Boundary

The boundary change for the RSC was previously discussed in the 'Detail' section of this Report.

Scheme Map

As a consequence of the boundary change, the Scheme Map has been updated to reflect the modification of the RSC boundary and also to define the area of the 'Strategic Centre'.

Zoning Table

All reference to 'Primary Centre' zones and corresponding land use annotations is deleted in its entirety from Table No.1.

Table 1(a) is introduced which transitions the 'Strategic Centre' zone and corresponding land use annotations for permissibility's. In some cases two zones are being introduced into a sub-precinct.

Table 1(a) also introduces additional land uses in order to align with the 'Deemed Provisions' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Night Club Permissibility

It is proposed to change the permissibility of 'Night Club' land use from prohibited 'X' to discretionary 'A' use in the 'Waterfront Village' sub-precinct and from discretionary to prohibited in the 'City Park' sub-precinct.

Clause 4.3.3

As per the guidance under SPP 7.2, a refined composition of objectives is introduced into the Scheme to reinforce the overarching strategic intent for the 'Strategic Centre' zone. For greater consistency across the applicable planning framework, the objectives shall be aligned with the objectives of the accompanying RSCPSP.

Clause 4.3.3

The above Clause sets out the provisions for the 'Strategic Centre' zone by virtue of deletion all existing 'Primary Centre' provisions and reference being made to accompanying RSCPSP.

Table No.3 - Minimum and Maximum Allowances for City Centre and District Town Centre zone

Table No.3 title is updated to reflect the 'Strategic Centre' zone designation.

Table No.4 - Carparking Standards within the Primary Centre Waterfront Village Zone

Table No.4 which specifies the minimum carparking standard (ratio) for uses within the 'Waterfront Village' is deleted in its entirety along with the cash-in-lieu provisions. The carparking requirements for the Waterfront Village instead forms part of the revised Table No.3.

Schedule No.1 - General Interpretations

The proposed Amendment introduces and/or replaces a number of terms contained within the Schedule of Interpretations.

Schedule No.1 - Land use interpretations

The proposed Amendment introduces new land use definitions to align with the 'Deemed Provisions' under the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Schedule No.2 - Additional Uses

Schedule, 'Schedule No.2 – Additional Uses' is amended by deleting Additional Use No.6 and Scheme Map being amended accordingly.

Schedule No.11 - Development Contribution Plan No.2

Schedule 11 has been amended by deletion of reference to 'Primary Centre' zones and inserting 'Strategic Centre' zone instead and following subclauses accordingly.

Plan No.8 - Carparking Areas for Primary Centre Waterfront Village Zone

Plan No.8 which defines areas 'A' and 'B', to delineate two different rates of cash-in-lieu for parking is deleted in its entirety.

Implications to Consider

a. Consultation with the Community

If the Scheme Amendment component of this Report is initiated by Council, as 'Complex' Amendment, it is required to be advertised in accordance with Division 2, Regulation 38(3) of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), for a period of not less than 60 days after the day on which the notice is first published.

Given it is the City's intention to advertise the draft RSCPSP and Amendment No.191 in parallel and equal duration, the City will seek WAPC consent to extend the structure plan advertising period from 42 days to 60 days, in accordance with the requirements of Schedule 2, Part 4, Clause 18(1)(a) and Clause 18(3A)(b) of the Regulations.

Any submissions received will be addressed in a subsequent Report to Council, which will consider any submissions and:

- Y determine to finalise Amendment No.191 (with or without modifications), or not to proceed. The Amendment will then be forwarded to the Minister for Planning for final determination; and
- Y make recommendations on the draft RSCPSP through a Local Government Report to the WAPC for final determination.

Notes:

1. *In regard to section 'Implications to Consider' a. and b. of this Report, a resolution of Council is not required for the preparation of a structure plan under the Regulations. The City, however, considers it good practice to present the draft RSCPSP to Council, seeking its support for purpose of advertising along with Amendment No.191.*
2. *As detailed in the 'Background' section of this Report, and whilst not forming part of the statutory advertising requirements, preliminary stakeholder engagement was undertaken with both the local community and relevant stakeholders.*
3. *The statutory advertising of the draft RSCPSP will be undertaken concurrently with Amendment No.191. The content and material will be prepared by the Project Team in consultation with the City of Rockingham. The dissemination and publication of information, however, will be undertaken by the City of Rockingham.*

The follow stakeholder engagement methods (encompasses both local community and broader visitors) are intended to transpire, as a minimum, during the statutory advertising period:

- Y *Rock Port notification advising of advertising period;*
- Y *Advertising letters for stakeholders;*
- Y *City of Rockingham website content;*
- Y *Social Media and Newspaper content;*
- Y *Provision of feedback form; and*
- Y *Frequently Asked Questions to answer 'typical questions'.*

b. Consultation with Government Agencies

Consultation with the Environmental Protection Authority will occur if the Scheme Amendment is initiated by Council, in accordance with Section 81 of the *Planning and Development Act 2005*, for environmental assessment and consent to advertise.

Consultation with the WAPC will also occur concurrently if the Scheme Amendment is initiated by Council, in accordance with the Regulations, to advise of the Council's intentions to advertise the Amendment (Division 2, Regulation 37(2)) and to ensure the Amendment's classification is correct (Division 1, Regulation 36(1)).

Consultation with other relevant government agencies will subsequently occur, in accordance with Division 2, Clause 38(3) of the Regulations with respect to Scheme Amendment and in accordance with the requirements of Schedule 2, Part 4, Clause 18(1)(b) and Clause 18(3A)(b) of the Regulations, for the draft RSCPSP.

c. Strategic

Community Plan

This item addresses the Community's Vision for the future and specifically the following Aspiration and Strategic Objective contained in the Strategic Community Plan 2019-2029:

Aspiration 3: *Plan for Future Generations*

Strategic Objective: *Responsive Planning and Control of Land Use - Plan and control the use of land to meet the needs of a growing population, with consideration of future generations*

d. Policy

Planning in the RSC is currently guided by a range of documents including strategies, policies and other key documents. For the purpose of the draft RSCPSP and Amendment No.191, this section focus on the key State and local planning policy and strategy framework, relevant to the planning and development of the refined RSC.

A broader overview of the applicable policy framework is contained within Attachment 2 of this Report.

State Planning Policy 4.2 - Activity Centres for Perth and Peel (SPP 4.2 and draft SPP 4.2)

This State Planning Policy was adopted 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 applies to precinct structure plans for activity centres and subdivision and development applications for major developments within the Activity Centre.

A final draft SPP 4.2 was realised for public consultation until 12 February 2021 and it is envisaged that the final SPP 4.2 will be endorsed mid-2022. The draft SPP 4.2 is more aligned with the current State Planning Policies, particularly the Design WA policy suite, which is discussed further below in this section of the Report.

Under SPP 7.2, Activity Centres are a type of precinct, thus activity centre plans will be replaced by precinct structure plans, which must be prepared for strategic (RSC), secondary, district (i.e. Baldivis, Secret Harbour and Warnbro) Centres. 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.

SPP 4.2 requires the City to prepare and maintain an endorsed activity centre structure plan to guide development within the RSC. Consistent with the regional context of the Rockingham Activity Centre, and in satisfaction of the requirements of SPP 4.2, the City has completed a major two-stage review. The purpose of the review was to update the planning framework for the Centre and to prepare a contemporary overall precinct structure plan, to guide the future development of public and private property within the consolidated Centre (i.e. subject draft RSCPSP).

With regards to its alignment with current and draft SPP 4.2, the review highlighted that the existing Centre Plan had already set up a framework in which the RSC was functioning as the primary employment, entertainment, and community hub for its catchment (broader City of Rockingham/ Kwinana area). It was identified thought, that employment was still a primary issues. As such, the key areas of focus with regard to the planning framework review for RSC have been:

- Exploration for how major development sites, particularly in the 'City Centre' sub-precinct can be unlocked to stimulate development and promote short-medium term economic activation. This has incorporated consideration for both interim uses, and the role of Precinct Local Development Plans as a tool to provide greater flexibility for proponents.
- Alignment with the City of Rockingham 'Needs Assessment' prepared in 2022. This has included consideration for an appropriate land use mix that will help stimulate development of employment generating land.
- A review of the Rockingham City Centre Transit Route, which is proposed as a tier 2 transport system, that will better connect key activity areas in the Centre linking local residents to local jobs.

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

SPP 7.0 is the foundation of the Design WA initiative and became operational following publication in the Government Gazette 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.

SPP7.0 includes 10 principles of good design, which are the foundation of the Policy framework and are 'Context and Character, Landscape quality, Built form and scale, Functionality and build quality, Sustainability, Amenity, Legibility, Safety, Community and Amenity'.

This Policy establishes the overarching framework for good design practice in planning and has directly informed preparation of SPP 7.2, as detailed below.

State Planning Policy 7.2 - Precinct Design (SPP 7.2)

SPP 7.2 was released in its final form in December 2020. The overall policy intent is to enable the ten principles of good design (as contained in SPP 7.0) to be applied to precinct planning, ensuring that good design quality and built form outcomes can be achieved.

The City has reviewed the planning framework for the RSC, in order to develop a more contemporary framework that is aligned with the latest State planning framework including draft SPP 4.2 and SPP 7.2. Amendment No.191 is intended to facilitate a new local planning framework driven by a new accompanying precinct structure plan (RSCPSP) in line with the requirements of SPP 4.2 and SPP 7.2.

The final RSCPSP will guide future subdivision and development and will bring together the following elements (as contained in SPP 7.2) that make up a Centre:

- (i) urban ecology;
- (ii) urban structure;
- (iii) public realm;
- (iv) movement;
- (v) land use; and
- (vi) built form.

The RSC boundary has been defined with guidance provided in section 4.1 of the draft SPP 4.2 Guidelines and factors set out in SPP 7.2 Design Guidelines.

As detailed with the 'Implications to Consider' section of this Report, final approval of PSP's ultimately rests with the WAPC.

The 'statutory' status of PSP's is outlined further below in the 'Legal and Statutory' section of this Report.

State Planning Policy 7.3 - Residential Design Codes (Volume 1,2) and Draft Density Code (Volume 1)

The R-Codes control the design of most residential development throughout Western Australia. The R-Codes aim to address emerging trends, promote sustainability, improve clarity and highlight assessment pathways to facilitate better outcomes for residents.

The R-Codes are introduced by reference into a local Scheme and it is a requirement for all residential development to comply with the R-Codes.

The R-Codes apply to the draft RSCPSP in the following manner:

- Ÿ R-Codes Volume 1 applies for all single house(s) and grouped dwellings; and multiple dwellings in areas coded less than R40. R-Codes Volume 2 applies for multiple dwellings (apartments) in areas coded R40 or greater; within mixed use developments and Activity Centres.
- Ÿ Where a Local Development Plan, Precinct Local Development Plan or Development Application prepared pursuant to the draft RSCPSP varies the development standards and requirements of the PSP, it will be assessed against the design principles of SPP 7.0 and the objectives set out in the PSP.

Development Control Policy 1.6 - Planning to Support Transit Use and Transit Oriented Development (DCP 1.6)

The purpose of DCP 1.6 is to set out a position for planning and development around transport infrastructure, primarily aimed at improving access and increasing public transport demand. DCP 1.6 applies to 'transit-oriented precincts' within 800 metres of high

frequency heavy rail or major bus transfer stations and within 400 metres of high frequency bus stops.

The RSC is very well served by public transport, including the proposed RCCTS, and bus routes that service the Centre and the adjacent Rockingham Train Station. Essentially, the entire area subject to the proposed Amendment is therefore a transit oriented precinct (as defined in DCP 1.6) and the draft RSCPSP and Amendment No.191 have been prepared with regard to the recommendations of the Policy to ensure that transport infrastructure is supported by suitable levels of population and activity.

City of Rockingham Public Open Space Community Plan Strategy (POSCPS)

The POSCPS was prepared to guide the planning, development and management of POS within the City, to ensure it best meets the needs of the community and balances competing demands for spaces.

As RSC is an area expected to experience major changes in development and density, it is important that this is delivered with consideration for the POS needs of a predominantly urban centre.

City of Rockingham Tourist Destination Strategy (TDS)

The purpose of TDS is to establish the City's strategic direction and priority actions that would inform the Rockingham region's future direction with tourism and marketing.

The key strategic objective of the TDS is to effectively and measurably promote Rockingham as Western Australia's premium coastal destination – as a place visit, live and invest in.

One of the primary strategic objectives of this Strategy is to *“facilitate and promote the development of a more vibrant foreshore and coastal strip, including the consideration of infrastructure, pedestrian traffic and parking”*.

The RSC bears a crucial role in assisting with the above objective by needing to ensure that the built form and public realm outcomes at the waterfront assist with its continued transformation into a preeminent coastal destination.

Rockingham City Centre Transit Study Advocacy Document (RCCTS)

The development vision for the Centre Plan was based around the establishment of the RCCTS, which connects the Rockingham rail station with the City Centre, education campuses and the Rockingham Foreshore. This model was centred on the route of the proposed street-based transit system.

The Advocacy Document seeks to promote the RCCTS, and encourages funding providers to commit to the project, by demonstrating the relationship between the approved planning framework and the transit route. It shows how public and private sector investment in construction projects could result in economic benefits, employment opportunities and social benefits for the City's residents.

The City is committed to achieving the vision of a fixed route, streetcar transit system as the focus of a corridor of high intensity, mixed use development between the rail station and the beachfront.

The RCCTS is a separate project to the preparation of the RSCPSP, however, the proposed route has been considered as part of this process, as outlined earlier in the 'Details' section of this Report.

Rockingham Strategic Regional Centre – Centre Plan

The planning and development of the existing Strategic Metropolitan Centre was guided by the former City Centre Development Policy Plan (DPP), which was originally incorporated into the Town Planning Scheme No.1 in 1995. The DPP was prepared to reflect the principles of orderly and proper planning based on a 'main street' town centre with mixed use, street front development framing an activated public domain in the City Centre.

With continuing growth in the region and the construction of the City Centre Transit System, a broader and more comprehensive Centre Plan was required at the time to provide a long term vision and an integrated planning framework for the development of the area.

The Rockingham Strategic Regional Centre is a mature centre, and as a result, its boundary has evolved over time and the planning framework has been developed to align with this. In defining the boundary for a PSP, however, SPP 7.2 is clear that it should be focused on areas where built form guidance and/or significant change is proposed. The draft RSCPSP more readily reflects the existing and envisaged future strategic development of the RSC and Amendment No.191 facilitates a refinement of the RSC area (and boundary).

The final RSCPSP will supersede the existing Centre Plan, bringing together a consolidated planning framework for the RSC and into conformity with the State's contemporary state planning framework.

Development Policy Plans (DDP)

The Centre Plan contains 'Sector Guidelines' which assisted in preparation of DPPs for various Sectors, which are adopted as Local Planning Policies under TSP2. This suite of DPPs were prepared to help guide development within the RSC.

With respect to the implementation of the existing Centre Plan, the City had proceeded to complete the following Planning Policies: DPP 3.2.1 - City Centre Sector - Sector 1 (August 2010), DPP 3.2.2 - Waterfront Village - Sector 2 (April 2012), DPP 3.2.5 - Smart Village South - Sector 3 (April 2012), DPP 3.2.6 - Sector 9 (September 2013), DPP 3.2.8 - Campus - Sector 6 (November 2014), DPP 3.2.9 - Sector 7 (March 2015) and DPP 3.2.12 - Southern Gateway and Rockingham Station - Sectors 10 and 11 (September 2016).

Implemented actions for the following DPP's were either ongoing or did not commence:

- DPP 3.2.7 - Northern Smart Village (Sector 4);
- DPP 3.2.10 - Leeuwin (Sector 8); and
- Northern Gateway (Sector 5).

The draft RSCPSP supersedes the existing DPP's, which will be rescinded upon approval of the RSCPSP.

The RSCPSP will consolidate future subdivision, zoning and development requirements of the RSC into one document, simplifying the planning framework for the benefit of all stakeholders and the decision makers. Amendment No.191 will simultaneously facilitate the way in which land is used and developed within the Scheme area.

Local Planning Policy 7.4 - Design Review Panel

This Policy enables the provision of independent expert advice to the Council, the City and proponents on the site planning layout and design matters, to ensure positive urban design, public realm and build form outcomes are realised.

The Policy outlines the development categories that would benefit from design review process, which mostly involve proposals which depart from the primary controls or will likely have a significant impact on the City.

Any proposed development within the RSC that falls within the development categories outlined within the Policy, will be referred to the City's Design Review Panel for comment. The considerations provided by the Panel should be addressed by proponents to ensure high quality development outcomes are delivered in the RSC.

It is considered likely, that there will be an increase of development proposals being presented to the City's Design Review Panel, resultant from the proposed 'relaxed' infill amalgamation requirement and development incentives in general for the RSC.

e. Financial

As detailed earlier, it is proposed to remove the requirement for mandatory cash-in-lieu for carparking within the 'Waterfront Village' sub-precinct which is currently governed through provisions within the TPS2. This requirement has been in place for approximately 15 years where, through a condition of Development Approval, developers are required to make a specific cash-in-lieu payment to satisfy their commercial parking requirement. The funds received are placed in a Reserve account and can only be used for the provision of public parking within the Waterfront Village.

This cash-in-lieu requirement was originally recommended within the City's Rockingham Beach Parking Strategy (2004) on the basis that the City would generate funds through new development (which generated the parking demand) with those funds to contribute to the City building decked carparks at specific locations within the Waterfront Village (ie. Village Green carpark, Museum carpark).

As it currently stands, the Cash-in-Lieu Parking Reserve contains approximately \$2.4M.

The financial implication of this proposal is that the funding source will no longer be available and other means of funding new carparking, when required, will need to be established which will likely be through the City's Business Plan.

f. Legal and Statutory

Planning and Development (Local Planning Schemes) Regulations (2015) (the Regulations)
Rockingham Strategic Centre Precinct Structure Plan

Under Schedule 2, Part 4, Clause 6 of the Regulations, a local planning policy may be revoked:

- “(a) by a subsequent local planning policy that-*
 - (i) Is prepared in accordance with this Part; and*
 - (ii) Expressly revokes the local planning policy;*
- or*
- (b) by a notice of revocation –*
 - (i) prepared by the local government; and*
 - (ii) published by the local government in accordance with Clause 87.*

The existing DPP's will be rescinded upon final approval of the RSCPSP and gazettal of Amendment No.191, pursuant to the requirements of Clause 6 of the Regulations.

Under Schedule 2, Part 4, Clause 14 of the Regulations, the following terms are used:

“precinct structure plan means a plan for the coordination of future subdivision, zoning and development of an area of land;

standard structure plan means a plan for the coordination of future subdivision and zoning of an area of land;

structure plan means a standard structure plan or a precinct structure plan.”

Under Regulation 15, a structure plan in respect of an area of land in the Scheme area may be prepared if –

- “(a) the area is –*
 - (i) all or part of a zone identified in this Scheme as an area suitable for urban or industrial development; and*
 - (ii) identified in this Scheme as an area requiring a structure plan to be prepared before any future subdivision or development is undertaken;*
- or*
- (b) a State planning policy requires a structure plan to be prepared for the area; or*
- (c) the Western Australian Planning Commission considers that a structure plan for the area is required for the purposes of orderly and proper planning.”*

SPP 4.2 requires the City of Rockingham to prepare and maintain an endorsed precinct structure plan to guide the future development of the RSC.

The draft RSCPSP has been prepared pursuant to subclause (b).

Under Regulation 16, preparation of a structure plan must:

- “(a) be prepared in a manner and form approved by the Western Australian Planning Commission;*
- (b) include any maps, information or other material required by the Western Australian Planning Commission; and*

- (c) *unless the Western Australian Planning Commission otherwise agrees, set out the information required under subclause (1A)."*

The provisions of TPS 2 are to be read in conjunction with the RSCPSP (and any relevant PLDP or LDP). The preparation of the draft RSCPSP is guided by the requirements contained within SPP 4.2 and SPP 7.2.

The draft RSCPSP is consistent with the 'Manner and Form' guidelines of SPP 7.2 and comprises:

- ÿ Part One: Implementation Section;
- ÿ Part Two: Explanatory Section; and
- ÿ Appendices.

There is confidence that the draft RSCPSP has been prepared pursuant to Regulation 16.

Notes:

1. *The approval of a structure plan under the Regulations, has effect for a period of 10 years commencing on the day on which WAPC approves the plan or another period determined at the time of approving the plan.*
2. *A decision maker for an application for development approval or subdivision approval in an area covered by a structure plan approved by WAPC is to have due regard to, but is not bound by, the structure plan when deciding the application.*
3. *Under Regulation 22, determination of a structure plan ultimately rests with the WAPC, matter which is to be discussed in a subsequent Report to Council.*

Amendment No.191 to Town Planning Scheme No.2

The procedures for dealing with proposals to amend TPS 2, as per the *Planning and Development Act 2005*, are set out in 'Deemed Provisions' of the Regulations.

Regulation 35(1) enables the Local Government to prepare or adopt an amendment to TPS 2, in a form approved by the WAPC. The resolution must specify whether, in the opinion of the Local Government, the amendment is a 'Complex' Amendment, a 'Standard' Amendment or a 'Basic' Amendment, and include an explanation for the reason for the Local Government forming that opinion.

Under Regulation 34 a 'Complex' Amendment is defined to mean:

"any of the following amendments to a local planning scheme —

- (a) *an amendment that is not consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
- (b) *an amendment that is not addressed by any local planning strategy;*
- (c) *an amendment relating to development that is of a scale, or will have an impact, that is significant relative to development in the locality;*
- (d) *an amendment made to comply with an order made by the Minister under section 76 or 77A of the Act;*
- (e) *an amendment to identify or amend a development contribution area or to prepare or amend a development contribution plan."*

The City considers the proposed Amendment No.191 to be a 'Complex' Amendment, for the following reasons, as the land the subject of the amendment is not addressed by an adopted Local Planning Strategy; and

- (i) The amendment relates to development that is of a scale, or
- (ii) Will have an impact, that is significant relative to development in the locality; and
- (iii) The amendment is not a standard or basic amendment.

Amendment No.191 intends to update new statement of aims particularly in the role, form and function of the RSC within the local government area and the sub-region, and will facilitate the creation of a more contemporary planning instrument with greater consistency in both format and structure and terminology with the 'Deemed Provisions' and the 'Model Scheme Provisions' and assists with the implementation of a new PSP.

Metropolitan Region Scheme

The draft RSCPSP boundary extends over three zones, comprising 'Central City Area' (Council Avenue to Dixon and Patterson Road); 'Industrial' (north of Dixon Road) and 'Urban' (north of Patterson Road, west of Read Street and south of Council Avenue). The draft boundary also consists of reserved lands which include: 'Parks and Recreation' (Rockingham Beach Road Foreshore), 'Railways' (between Dixon Road and Patterson Road); 'Primary Regional Roads' (Ennis Avenue); and 'Other Regional Roads' (Patterson Road, Read Street and Rae Road).

Some minor rationalisations of the MRS 'Central City Area' zone will be required to make it consistent with the proposed extent of Strategic Centre zoning.

South Metropolitan Sub-Regional Planning Framework (the Framework)

The RSC is situated within the South Metropolitan Sub-Regional Planning Framework area, which supports a coordinated approach to urban consolidation. The framework identifies Rockingham as the 'Major Centre' of the south-western sector.

A key objective of the 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 strategic centres such as RSC. Employment self-sufficiency targets in the framework area are projected to increase. In the south-west sector, the aspirational increase is from 65 per cent to 83 per cent. The framework proposals and outcomes have been considered in the preparation of the draft RSC local planning framework.

Town Planning Scheme No.2

In general terms, TPS2 sets out the way land is to be used and developed within the Scheme. TPS2 was gazetted on the 19 November 2004, predating the Regulations. Over 190 amendments to TPS2 have been initiated to keep the local scheme current and facilitate land use and development within the scheme area.

In September 2017, TPS2 was amended for consistency with the Regulations, by deleting Clauses that were superseded by the 'Deemed Provisions'. TPS2 has successfully coordinated the development of the RSC and there is confidence that the current framework is sound, subject to the proposed changes set out as proposed within Amendment No.191.

The future Local Planning Strategy, when approved, will inform the preparation of a new Scheme. It is envisaged that the LSP will reaffirm the role and function of the RSC and set out the implementation considerations for the activity centre. The preparation of the new Scheme will provide a further opportunity to 'fine tune' the provisions related to the RSCPSP, if required.

TPS2, under Clause 1.6, sets out the objectives of the Scheme with General Objectives (Clause 1.6.1) and Specific Objectives (Clause 1.6.2). It is noted that these objectives are, by their nature broad and generic, acknowledging that objectives are set out under Part 3 for each of the Centre zone designations along with the Primary Centre in totality. Amendment No.191 seeks to replace the Objectives with a single set relating to the RSC with other precinct based objectives being contained in the RSCPSP.

Table No.1 - Zoning Table of TPS 2 sets out the use class permissibility's of each zone. Amendment No.191 seeks to consolidate these zones into a single 'Strategic Centre' zone and provide land use guidance, by sub-precinct, in a separate Zoning Table (Table 1a), with additional guidance contained within the RSCPSP. Additional land uses are also defined and included to align with the 'Deemed Provisions' and a change is proposed to be made to the existing land use permissibility for a 'Night Club' land use.

In recognition of the potential land use conflicts associated with Night Clubs, in September 2013 Council resolved to adopt Final Approval of Amendment No.134 which, in part, prohibited the 'Night Club' use within majority of 'Primary Centre' zones including within the 'Waterfront Village' sub-precinct. The change to the 'Night Club' permissibility has been carefully considered upon review of the planning framework and the City's desired outcomes for the RSC, which identify an appetite to attract land uses with a high number of people, that have the potential to activate the RSC through the day and night.

The antisocial aspects arising from Night Clubs, which prompted Amendment No.134 are considered to be a matter of night club management and policing and not a land use issue, given that Strategic Centres such as Rockingham should reasonably accommodate such activities in appropriate locations (i.e. 'Waterfront Village' and 'City Centre' sub-precincts).

Part 4 - General Development Requirements of TPS2 sets out for each zone the objectives, applicability of the R-Codes (including minimum residential density), special considerations applicable for development and subdivision applications for each zone.

As part of the preparation of this Amendment, consideration has been given regarding consistency (and potential conflicts) of Scheme provisions to those development requirements set out in the RSCPSP and accompanying design guidance. Also, the Model Scheme Provisions of the Regulations sets out items to be included in Part 4 General Development Requirements, which include how the R- Codes are to be read into Schemes.

Amendment No.191 seeks to streamline Scheme provisions consistent with the approach in the Model Scheme in the Regulations.

Changes to the relevant Schedules within TPS2 are necessary due to the intended changes within the local planning framework for the 'Strategic Centre'.

g. Risk

All Council decisions are subject to risk assessment according to the City's Risk Framework.

Implications and comment will only be provided for the following assessed risks.

Customer Service / Project management / Environment: High and Extreme Risks

Finance / Personal Health and Safety: Medium, High and Extreme Risks

Nil

Comments

As discussed throughout this Report, it is necessary to review the existing planning framework for the RSC, to better align with the latest State planning framework including SPP 4.2 and SPP 7.2. In this regard, the draft RSCPSP has primarily been a review of the existing Centre Plan, focussing on refinement rather than a complete re-design. In a number of cases, the proposed planning framework has removed potential redevelopment impediments in an effort to promote investment.

In essence, the draft RSCPSP has been prepared to respond to the challenges and opportunities for the RSC and will guide its transition over the decades ahead. The final RSCPS will form the principal planning and design guidance document for the RSC.

The City considers that the proposed planning framework, along with other elements of the local and state planning framework will deliver a more contemporary planning instrument, which will successfully coordinate future subdivision, zoning and development of the refined Rockingham SC boundary.

In light of the above, it is recommended that Council support the draft RSCPSP and adopts Amendment No.191, for the purpose of advertising.

Voting Requirements

Simple Majority

Officer Recommendation

That Council:

1. **ENDORSES** the draft Rockingham Strategic Centre Precinct Structure Plan for the purposes of advertising, following receipt of formal consent from the Western Australian Planning Commission that the proposed extended advertising period is acceptable.
2. **ADOPTS** for the purpose of advertising Amendment No.191 to Town Planning Scheme No.2 pursuant of Section 75 of the *Planning and Development Act 2005*.
3. **CONSIDERS** the proposed Scheme Amendment to be a 'Complex' Amendment in accordance with Division 2, Regulation 37(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Committee Recommendation

That Council:

1. **ENDORSES** the draft Rockingham Strategic Centre Precinct Structure Plan for the purposes of advertising, following receipt of formal consent from the Western Australian Planning Commission that the proposed extended advertising period is acceptable.
2. **ADOPTS** for the purpose of advertising Amendment No.191 to Town Planning Scheme No.2 pursuant of Section 75 of the *Planning and Development Act 2005*.
3. **CONSIDERS** the proposed Scheme Amendment to be a 'Complex' Amendment in accordance with Division 2, Regulation 37(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Committee Voting (Carried) - 6/0

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

Not Applicable

Implications of the Changes to the Officer's Recommendation

Not Applicable

Council Resolution

That Council:

1. **ENDORSES** the draft Rockingham Strategic Centre Precinct Structure Plan for the purposes of advertising, following receipt of formal consent from the Western Australian Planning Commission that the proposed extended advertising period is acceptable.
2. **ADOPTS** for the purpose of advertising Amendment No.191 to Town Planning Scheme No.2 pursuant of Section 75 of the *Planning and Development Act 2005*, as tabled below.
3. **CONSIDERS** the proposed Scheme Amendment to be a 'Complex' Amendment in accordance with Division 2, Regulation 37(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

1.	Rezone the following landholdings (as shown on the amending map) on the Scheme map:
1.1	Rezone the landholdings generally bounded by Ennis Ave, Hurrell Way (east) Morgan St, Crocker St, Matheson Road, Cessnock Way and Dixon Road, Rockingham from "Light Industry" to "Strategic Centre" zone.
1.2	Rezone the landholdings within the Rockingham Strategic Centre from Primary Centre City Centre; Primary Centre Waterfront Village; Primary Centre Urban Village; Primary Centre City Living; Primary Centre Campus and Primary Centre Urban Living zones" to the "Strategic Centre" zone.
1.3	Rezone the landholdings (as shown on the amending map) generally bounded by Goddard Street, Lot 503 on DP 56108, Lot 1519 Read Street, Diamantina Way, Leighton Street, Success Drive and Marks Place, Rockingham from "Residential" (R20) to "Strategic Centre" Zone.
1.4	Rezone the landholdings generally bounded by Greene Street, Ryan Street, Houston Street, Langley Street, Quin Street, Thorpe Street, Florence Street, Esplanade, Samuel Street, Harrison Street, William Street, Langley Street, McLean Street, Christison Way, Gregson Street, Ledgard Street, Farris Street and Read Street Rockingham from "Residential" (R5/20, R20, R30 and R40) to "Strategic Centre" Zone.
1.5	Rezone Lot 503 on DP 56108, Lot 1519 Read Street, Lot 502 on DP 56108, Lot 1515 Dixon Road, portion of Lot 501 Patterson Road, Rockingham from "Development" Zone to "Strategic Centre" Zone.

1.6	Rename 'Primary Centre Boundary' to 'Strategic Centre boundary' and realign with P1 - Rockingham Strategic Centre Precinct Structure Plan area.
1.7	Delete any references/legend references to Primary Centre City Centre; Primary Centre Waterfront Village; Primary Centre Urban Village; Primary Centre City Living; Primary Centre Campus; Primary Centre Urban Living zones to be replaced with Strategic Centre or deleted where no longer relevant.
2.	Amend the scheme text as follows:
2.1	<p>In cl. 3.1.1, delete the following zones:</p> <ul style="list-style-type: none"> • Primary Centre City Centre • Primary Centre Waterfront Village • Primary Centre Urban Village • Primary Centre City Living • Primary Centre Campus • Primary Centre Urban Living <p>And insert the "Strategic Centre" zone.</p>
2.2	Amend cl. 3.2.2 to amend 'IP' to 'I' use and amend annotations in Table 1: Zoning Table accordingly.
2.3	<p>Amend cl. 3.2.4 to insert new subclause (d) as follows:</p> <p>"or</p> <p>(d) have due regard to any of the following plans that apply to the land — (i) a structure plan; (ii) an activity centre plan; (iii) a local development plan; and/or (iv) precinct local development plan.</p>
2.4 2.4 cont...	<p>Amend Table 1: Zoning Table as follows:</p> <p>Delete reference to the following zones and corresponding use class annotations (X,D,A,P, I):</p> <ul style="list-style-type: none"> • Primary Centre City Centre • Primary Centre Waterfront Village • Primary Centre Urban Village • Primary Centre City Living • Primary Centre Campus • Primary Centre Urban Living <p>Insert an additional Zone in the Table 1: Zoning Table "Strategic Centre" and include the following annotation for corresponding Use Class permissibility's:</p> <p>"Subject to Clause 27 of the deemed provisions, use class permissibility shall be determined in accordance with Table 1(a): Rockingham Strategic Centre Zoning Table and the provisions of the relevant Precinct Structure Plan".</p>
2.5	Insert an additional Table 1(a): Rockingham Strategic Centre Zoning Table as set out below:

USE CLASS	Strategic Centre Zone									
	City Centre	Waterfront Village		Coastal Lots	TOD Village	City Park		Southern Residential	Education	Dixon Road
	SC-P1	SC-P2		SC-P3	SC-P4	SC-P5		SC-P6	SC-P7	SC-8
		Mixed Use RAC-O	Other R-Codes Apply ¹			Mixed Use RAC-O	Other R-Codes Apply ¹			
RESIDENTIAL USES										
Ancillary Accommodation	X	X	I	X	X	I	X	X	X	X
Bed and Breakfast	D	D	I	D	D	I	D	D	X	X
Caravan Park	X	X	X	X	X	X	X	X	X	X
Caretaker's Dwelling	I	I	I	I	I	I	I	I	I	I
Display Home Centre	X	X	D	X	X	D	X	X	X	X
Holiday Accommodation	D	D	A	D	D	A	D	D	X	X
Holiday House	X	D	D	D	X	D	D	D	X	X
Hotel	D	D	X	D	D	X	D	X	X	X
Lodging House	D	D	A	D	D	A	D	D	X	X
Motel	D	D	X	D	D	X	D	X	X	X
Nursing Home	X	D	X	D	X	X	X	D	X	X
Residential:										
(a) Single House	D	D	P	P	D	P	D	P	X	X
(b) Grouped Dwelling	D	D	D	D	D	D	D	D	X	X
Multiple Dwelling	D	D	D	D	D	D	D	D	X	X
Park Home Park	X	X	X	X	X	X	X	X	X	X
Residential Building	D	D	D	D	D	D	D	D	X	X
Serviced Apartment	D	D	X	D	D	X	D	X	X	X
COMMERCIAL USES										
Amusement Parlour	D	D	X	X	D	X	D	X	X	X
Art Gallery ³	D	D	X	X	D	X	D	X	D	X
Betting Agency	D	D	X	X	D	X	D	X	X	X
Brewery	D	D	X	X	D	X	D	X	X	X
Bulky Goods Showroom	D	X	X	X	X	X	D	X	X	D
Child Care Premises	D	D	A	D	D	A	D	D	I	X
Cinema/Theatre ³	D	D	X	X	D	X	D	X	X	X
Club Premises	D	D	X	X	D	X	D	X	X	X
Convenience Store	D	D	X	D	D	X	D	D	D	X
Consulting Rooms	D	D	X	D	D	X	D	D	I	X

USE CLASS	Strategic Centre Zone									
	City Centre	Waterfront Village		Coastal Lots	TOD Village	City Park		Southern Residential	Education	Dixon Road
		SC-P1	SC-P2			SC-P3	SC-P4			
		Mixed Use RAC-O	Other R-Codes Apply ¹			Mixed Use RAC-O	Other R-Codes Apply ¹			
COMMERCIAL USES										
Dry Cleaning Premises	D	D	X	X	D	X	D	X	X	D
Fast Food Outlet/Lunch Bar	D	D	X	X	D	X	D	X	X	X
Freeway Service Centre	X	X	X	X	X	X	X	X	X	X
Funeral Parlour	D	D	X	X	D	X	D	X	X	D
Garden Centre	X	X	X	X	X	X	X	X	X	D
Health Studio	D	D	X	X	D	X	D	X	I	D
Home Business	D	D	D	D	D	D	D	D	X	X
Home Occupation	D	D	D	D	D	D	D	D	X	X
Home Office	P	P	P	P	P	P	P	P	X	X
Homestore	X	X	A	X	X	A	X	X	X	X
Industry: Cottage	D	D	D	D	D	D	D	D	X	X
Laundromat	D	D	X	X	D	X	D	X	X	D
Liquor Store - Large	D	D	X	X	A	X	D	X	X	X
Liquor Store - Small	D	D	X	X	D	X	D	X	X	X
Lunch Bar	D	D	X	X	D	X	D	X	I	D
Market ³	D	D	X	X	D	X	D	X	X	D
Medical Centre	D	D	X	D	D	X	D	D	X	X
Motor Vehicle Wash	X	X	X	X	X	X	X	X	X	D
Night Club	A	A	X	X	X	X	X	X	X	X
Office	D	D	X	X	D	X	D	X	I	I
Public Amusement ³	D	D	X	X	D	X	D	X	X	D
Reception Centre	D	D	X	D	D	X	D	X	X	X
Recreation - Private	D	D	X	X	D	X	D	X	X	D
Restaurant/Café ³	D	D	X	D	D	X	D	X	X	X
Restricted Premises	A ²	X	X	X	X	X	A ²	X	X	A
Service Station	D	D	X	X	D	X	D	X	X	D
Shop	D	D	X	D	D	X	D	D	I	X
Small Bar	D	D	X	D	D	X	D	X	I	X

USE CLASS	Strategic Centre Zone									
	City Centre	Waterfront Village		Coastal Lots	TOD Village	City Park		Southern Residential	Education	Dixon Road
	SC-P1	Mixed Use RAC-O	Other R-Codes Apply ¹	SC-P3	SC-P4	Mixed Use RAC-O	Other R-Codes Apply ¹	SC-P6	SC-P7	SC-8

COMMERCIAL USES

Tavern	D	D	X	X	D	X	D	X	I	X
Tourist Development	X	X	X	X	X	X	X	X	X	X
Veterinary Centre	D	D	X	X	D	X	D	X	X	D
Warehouse/Storage	D	D	X	X	D	X	D	X	X	D

INDUSTRIAL USES

Commercial Vehicle Parking	X	X	A	X	X	A	X	X	X	D
Contractor's Yard	X	X	X	X	X	X	X	X	X	D
Fuel Depot	X	X	X	X	X	X	X	X	X	D
Industry : General	X	X	X	X	X	X	X	X	X	X
Industry : General (Licensed)	X	X	X	X	X	X	X	X	X	X
Industry : Hazardous	X	X	X	X	X	X	X	X	X	X
Industry : Light	X	X	X	X	X	X	X	X	X	P
Industry : Noxious	X	X	X	X	X	X	X	X	X	X
Industry : Service	X	X	X	X	X	X	X	X	X	D
Landscape Supply Yard	X	X	X	X	X	X	X	X	X	D
Motor Vehicle, Boat or Caravan Sale	X	X	X	X	X	X	X	X	X	A
Marina	X	X	X	X	X	X	X	X	X	X
Marina Filling Station	X	X	X	X	X	X	X	X	X	X
Motor Vehicle Repair	X	X	X	X	X	X	X	X	X	D
Motor Vehicle Wrecking Premises	X	X	X	X	X	X	X	X	X	D
Open Air Display	X	X	X	X	X	X	X	X	X	D
Resource Recovery Centre	X	X	X	X	X	X	X	X	X	X
Salvage Yard	X	X	X	X	X	X	X	X	X	X
Sawmill	X	X	X	X	X	X	X	X	X	X
Trade Display	X	X	X	X	X	X	X	X	X	D
Trade Supplies	X	X	X	X	X	X	X	X	X	D
Transport Depot	X	X	X	X	X	X	X	X	X	D

USE CLASS	Strategic Centre Zone									
	City Centre	Waterfront Village		Coastal Lots	TOD Village	City Park		Southern Residential	Education	Dixon Road
	SC-P1	Mixed Use RAC-O	Other R-Codes Apply ¹	SC-P3	SC-P4	Mixed Use RAC-O	Other R-Codes Apply ¹	SC-P6	SC-P7	SC-8
INDUSTRIAL USES										
Veterinary Hospital	x	X	X	X	X	X	x	X	X	D
Waste Disposal Facility	X	X	X	X	X	X	X	X	X	X
Waste Storage Facility	X	X	X	X	X	X	X	X	X	X
RURAL USES										
Abattoir	X	X	X	X	X	X	X	X	X	X
Agriculture - Extensive	X	X	X	X	X	X	X	X	X	X
Agriculture - Intensive	X	X	X	X	X	X	X	X	X	X
Animal Establishment	X	X	X	X	X	X	X	X	X	X
Animal Husbandry - Intensive	X	X	X	X	X	X	X	X	X	X
Mining Operations	X	X	X	X	X	X	X	X	X	X
Industry : Extractive	X	X	X	X	X	X	X	X	X	X
Industry : Primary Production	X	X	X	X	X	X	X	X	X	X
Produce Store	X	X	X	X	X	X	X	X	X	D
Rural Home Business	X	X	X	X	X	X	X	X	X	X
Rural Pursuit/Hobby Farm	X	X	X	X	X	X	X	X	X	X
Stockyards	X	X	X	X	X	X	X	X	X	X
Tree Farm	X	X	X	X	X	X	X	X	X	X
Wildlife Park	X	X	X	X	X	X	X	X	X	X
Winery	X	X	X	X	X	X	X	X	X	X
Carpark	D	D	X	D	D	X	D	X	D	X
Civic Use	D	D	X	D	D	X	D	X	D	X
Communications Antennae - Commercial	D	D	X	X	D	X	D	X	D	D
UTILITIES/COMMUNITY										
Communications Antennae - Domestic	P	P	P	P	P	P	P	P	P	P
Community Purpose	D	D	D	D	D	D	D	D	I	D
Corrective Institution	X	X	X	X	X	X	X	X	X	X
Educational Establishment	D	D	X	D	D	X	D	D	P	X

USE CLASS	Strategic Centre Zone									
	City Centre	Waterfront Village		Coastal Lots	TOD Village	City Park		Southern Residential	Education	Dixon Road
	SC-P1	SC-P2		SC-P3	SC-P4	SC-P5		SC-P6	SC-P7	SC-8
		Mixed Use RAC-O	Other R-Codes Apply ¹			Mixed Use RAC-O	Other R-Codes Apply ¹			
UTILITIES/COMMUNITY										
Exhibition Centre	D	D	X	X	D	X	D	X	I	X
Hospital	X	X	X	X	X	X	X	X	X	X
Hospital: Special purposes	X	X	X	X	X	X	X	X	X	X
Place of Worship	D	D	A	D	D	A	D	D	I	A
Public Utility	D	D	D	D	D	D	D	D	D	D
Telecommunications/ Infrastructure	D	D	X	D	D	X	D	D	D	D
<p><i>Footnote 1 In accordance with P1 - Rockingham Strategic Centre Precinct Structure Plan - Residential Density Plan</i></p> <p><i>Footnote 2 Refer to clause 4.3A.4</i></p> <p><i>Footnote 3 In accordance with the relevant provisions of the Rockingham Strategic Centre Precinct Structure Plan relating to Interim uses for City Centre SC-P1</i></p>										

2.6	<p>Amend cl. 4.1.3 (a) and (b) as follows:</p> <p>(a) In order to encourage residential development within the Strategic Centre Zone and District Town Centre Zone, the Local Government may exercise its discretion in respect of the standard Residential Design Code provisions.</p> <p>(b) Use of discretionary power by the Local Government in relation to the standard provisions of the R-Codes for residential development in the Strategic Centre Zone and District Town Centre Zone, is detailed in clause 4.5.5.</p>
2.7	Amend cl. 4.3 and rename from “Primary Centre” to “Strategic Centre Zone”.
2.8	<p>Delete existing cl. 4.3.1 text and insert the following text:</p> <p><u>Operation</u></p> <p>Sets out requirements relating to development that are additional to those set out in the R-Codes, the precinct structure plan, precinct local development plans, local development plans and applicable State or local planning policies.</p>

2.9	<p>Delete existing cl. 4.3.2(a)-(p) "Objectives of the Primary Centre Zone" text and insert new subclause 4.3.2 Objectives of the Strategic Centre Zone</p> <p>"The objectives of the Strategic Centre Zone are:</p> <p>(a) <i>Urban Ecology</i></p> <ul style="list-style-type: none">ÿ <i>Adopt an environmentally sustainable approach to development within the RSC which encourages conservation of resources, including reduced waste, energy, and water use.</i>ÿ <i>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.</i>ÿ <i>Celebrate local Aboriginal, cultural, and built heritage in the design of buildings and public spaces to enhance Rockingham's place identity.</i> <p>(b) <i>Urban Structure</i></p> <ul style="list-style-type: none">ÿ <i>Establish a highly interconnected urban environment that links key precincts together through a</i>ÿ <i>network of green links and enhanced public transport connections.</i>ÿ <i>Ensure that new development provides lot and block configurations that are flexible and adaptable, to change with the centre's needs over time.</i>ÿ <i>Planning provisions and land assembly strategies support high-quality development outcomes in nominated infill areas.</i> <p>(c) <i>Public Realm</i></p> <ul style="list-style-type: none">ÿ <i>Create high quality connected public spaces that permit a range of recreation and social activities,</i>ÿ <i>retain mature trees where possible and foster high quality development along their edges.</i>ÿ <i>Encourage an attractive urban environment through the use of high-quality design, materials, street furniture, and public art.</i>ÿ <i>Enhance the quality and consistency of streetscapes through targeted greening which includes new planting and retention of existing vegetation where appropriate.</i> <p>(d) <i>Movement</i></p> <ul style="list-style-type: none">ÿ <i>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.</i>ÿ <i>Create a permeable, well-connected network of public streets and spaces that provide legible and high amenity linkages, prioritised towards pedestrians and cycle movement.</i> <p>(e) <i>Land Use</i></p> <ul style="list-style-type: none">ÿ <i>Encourage and facilitate a broad range of employment opportunities to promote diversity and help meet the self-sufficiency targets of the sub-region.</i>ÿ <i>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.</i>ÿ <i>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.</i>ÿ <i>Promote active day and night time retail and social environments.</i>
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2.9 cont...	<p>(f) <i>Built Form</i></p> <p>ÿ <i>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.</i></p> <p>ÿ <i>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.</i></p> <p>ÿ <i>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.</i></p>
2.10	<p>Amend cl. 4.3.3 (a) to “the objectives of the Strategic Centre Zone.”</p> <p>Amend cl. 4.3.3 (b) to “the provisions of the Rockingham Strategic Centre Precinct (Structure) Plan”</p> <p>Amend cl. 4.3.3 (c) to “the objectives of the Zone set out in Table 1 (a) in which the development is proposed.</p> <p>Insert new sub cl. 4.3.3 (d) to “..any additional development requirements set out in Table 4:</p> <p>(e) any other relevant planning document.</p> <p>Delete subclauses 4.3.3 (g) (i) (k) (m) and (o);</p> <p>Retain subclause (q) and renumber to (f).</p>
2.11	<p>Amend cl. 4.3.4 (a) to “the objectives of the Strategic Centre Zone.”</p> <p>Amend cl. 4.3.4 (b) to “the provisions of the Rockingham Strategic Centre Precinct (Structure) Plan”</p> <p>Amend cl. 4.3.4 (c) to “the objectives of the Zone set out in Table 1 (a) in which the subdivision is proposed.”</p> <p>Amend cl. 4.3.4 (d) to “ (d) to “..any additional subdivision requirements set out in Table 4:</p> <p>(e) any other relevant planning document.</p> <p>Delete subclause cl. 4.3.4 (e) (f) (g) (h) and (i)</p> <p>Retain subclause (j) and renumber to (f)</p>
2.12	Delete cl. 4.3.5 Subdivision - Need for an Integrated Development Guide Plan
2.13	Delete cl.4.3.6 Policies for Sectors
2.14	Delete cl. 4.3A Primary Centre City Centre Zone
2.15	Delete cl. 4.3B Primary Centre Waterfront Village Zone
2.16	Delete cl. 4.3C Primary Centre Urban Village Zone
2.17	Delete cl. 4.3D Primary Centre City Living Zone
2.18	Delete cl. 4.3E Primary Centre Campus Zone
2.19	Delete cl. 4.3F Primary Centre Urban Living Zone
2.20	<p>Amend cl. 4.15.1.1 to as follow:</p> <p>“Where land is proposed to be developed in the Strategic Centre Zone, or the District Town Centre Zone for a purpose specified in Table No.3, the minimum number of carparking bays required, and the maximum number of carparking bays allowable, for the proposed development is to be determined in accordance with Table No.3 and the applicable precinct structure plan.”</p>

2.21	Delete cl. 4.15.1 .2
2.22	Amend cl. 4.15.1.3 to as follows: "Where land is proposed to be developed in any zones other than the Strategic Centre Zone or the District Town Centre Zone for a purpose specified in Table No.2, the minimum number of carparking bays required for the development is to be determined in accordance with Table No.2."
2.23	Amend cl 4.15.1.4 to as follows: "Where land is proposed to be developed in any zone other than the Strategic Centre Zone or the District Town Centre Zone for a purpose which is not specified in Table No.2: the local government is to determine the minimum number of carparking bays required for the development having regard to: (i) the nature of the proposed development; (ii) the number of employees likely to be employed on the site; (iii) the anticipated demand for parking; and the orderly and proper planning of the locality"
2.24	Delete cl. 4.15.2 Provision of Parking in the Primary Centre Waterfront Village Zone
2.25	Delete cl. 4.15.6.2
2.26	Amend Tables 2, 3 and 4 Carparking as follows:
2.26.1	Add updated annotation in reference to Table 2, as follows: * <i>Refer to Table No.3 for recommended carparking provision within the Strategic Centre and District Town Centre zones.</i>
2.26.2	Amend Table 3 Heading to: MINIMUM REQUIREMENTS AND MAXIMUM ALLOWANCES - STRATEGIC CENTRE ZONE AND DISTRICT TOWN CENTRE ZONE
2.26.3	Delete Table 4: CARPARKING STANDARDS WITHIN THE PRIMARY CENTRE WATERFRONT VILLAGE ZONE
2.27	Insert new cl. 4.23 Additional site and development requirements for areas covered by structure plan, activity centre plan, precinct local development plan or local development plan. (1) Table 4 sets out requirements relating to development that are included in structure plans, activity centre plans, precinct local development plans and local development plans that apply in the Scheme area. (2) The specific development standards set out under this Clause and the associated Table 4 prevail to the extent of any inconsistencies with any other standard or provision of the Scheme. The Table sets out requirements relating to development that are included in structure plans, activity centre plans and local development plans that apply in the Scheme area.

<p>2.27 cont...</p>	<table border="1"> <thead> <tr> <th data-bbox="347 253 445 389">No.</th> <th data-bbox="445 253 684 389">Description of land</th> <th data-bbox="684 253 1428 389">Requirement</th> </tr> </thead> <tbody> <tr> <td data-bbox="347 389 445 1223">1.</td> <td data-bbox="445 389 684 1223">Rockingham Strategic Centre, as defined in the Rockingham Strategic Centre Precinct Structure Plan and as shown on the Scheme Map.</td> <td data-bbox="684 389 1428 1223"> (1) Land zoned ' Strategic Centre' within the Rockingham Strategic Centre is separated into eight (8) 'Strategic Centre - Precincts' (SC-P) as shown on the scheme map and detailed as follows: (i) City Centre (SC-P1); (ii) Waterfront Village (SC-P2); (iii) Coastal Lots (SC-P3); (iv) TOD Village (SC-P4); (v) City Park (SC-P5); (vi) Southern Residential (SC-P6); (vii) Education (SC-P7); (viii) Dixon Road (SC-P8). (2) Residential densities shall be in accordance with P1 – Rockingham Strategic Centre Precinct Structure Plan - Residential Density Plan coding designations. (3) Land use permissibility for land zoned 'Strategic Centre' within the Rockingham Strategic Centre shall be in accordance with Table 1(a): Rockingham Strategic Centre Zoning Table. The symbols used in Table 1a have the same meaning as Clause 3.2.2 of the scheme. (4) Subject to sub-clause 1.4 and Table 1a, where a land use is not listed, it shall be treated as an unlisted use, pursuant to Clause 3.2.4 of the scheme. (5) A minimum building height of two (2) storeys applies to all land, the subject of Rockingham Precinct Structure Plan except for development proposals for interim uses on designated sites within PLDP 1 and PLDP 2 of the Rockingham Strategic Centre Precinct Structure Plan (6) Where mixed use development is proposed, the provisions of Volumes 1 and 2 of the R-Codes will apply. Where there is an inconsistency between the provisions of Rockingham Precinct Structure Plan and R-Codes, the provisions of Rockingham Precinct Structure Plan shall prevail. </td> </tr> </tbody> </table>	No.	Description of land	Requirement	1.	Rockingham Strategic Centre, as defined in the Rockingham Strategic Centre Precinct Structure Plan and as shown on the Scheme Map.	(1) Land zoned ' Strategic Centre' within the Rockingham Strategic Centre is separated into eight (8) 'Strategic Centre - Precincts' (SC-P) as shown on the scheme map and detailed as follows: (i) City Centre (SC-P1); (ii) Waterfront Village (SC-P2); (iii) Coastal Lots (SC-P3); (iv) TOD Village (SC-P4); (v) City Park (SC-P5); (vi) Southern Residential (SC-P6); (vii) Education (SC-P7); (viii) Dixon Road (SC-P8). (2) Residential densities shall be in accordance with P1 – Rockingham Strategic Centre Precinct Structure Plan - Residential Density Plan coding designations. (3) Land use permissibility for land zoned 'Strategic Centre' within the Rockingham Strategic Centre shall be in accordance with Table 1(a): Rockingham Strategic Centre Zoning Table. The symbols used in Table 1a have the same meaning as Clause 3.2.2 of the scheme. (4) Subject to sub-clause 1.4 and Table 1a, where a land use is not listed, it shall be treated as an unlisted use, pursuant to Clause 3.2.4 of the scheme. (5) A minimum building height of two (2) storeys applies to all land, the subject of Rockingham Precinct Structure Plan except for development proposals for interim uses on designated sites within PLDP 1 and PLDP 2 of the Rockingham Strategic Centre Precinct Structure Plan (6) Where mixed use development is proposed, the provisions of Volumes 1 and 2 of the R-Codes will apply. Where there is an inconsistency between the provisions of Rockingham Precinct Structure Plan and R-Codes, the provisions of Rockingham Precinct Structure Plan shall prevail.
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<p>2.28</p>	<p>Amend Schedule No.1 General Interpretations, as follows:</p> <p>(i) Delete the following interpretations:</p> <p>Centre Plan Development Policy Plan (City Centre Sector) Development Policy Plan (Campus Sector) Development Policy Plan (Eastern Sector) Development Policy Plan (Northern Waterfront Sector) Development Policy Plan (Smart Village South Sector) Development Policy Plan (Southern Gateway and Rockingham Station Sectors) Development Policy Plan (Waterfront Village Sector) Primary Centre</p> <p>(ii) insert the following:</p> <p>activity centre means —</p> <p>(a) an area of land identified in accordance with a State planning policy as an activity centre; or</p> <p>(b) an area of land identified by the Commission as an activity centre;</p> <p>amenity means - all those factors which combine to form the character of an area and include the present and likely future amenity;</p>						

<p>2.28 cont...</p>	<p>Rockingham Strategic Centre Precinct Structure Plan means - the Precinct Structure Plan for Rockingham Strategic Centre approved by the Western Australian Planning Commission under Part 5 of the Deemed Provisions.</p> <p>Strategic Centre means - that portion of the Scheme Area shown and designated on the Scheme Maps as the "Strategic Centre" and which the Rockingham Strategic Centre Precinct Structure Plan applies.</p>
<p>2.29</p>	<p>Amend Schedule No.1 Land Use Interpretations, as follows</p> <p>(i) insert the following:</p> <p style="padding-left: 40px;">Holiday House means a single dwelling on one lot used to provide short-term accommodation but does not include a bed and breakfast.</p> <p style="padding-left: 40px;">Home Office means a dwelling used by an occupier of the dwelling to carry out a home occupation if the carrying out of the occupation -</p> <p style="padding-left: 80px;">(a) is solely within the dwelling; and</p> <p style="padding-left: 80px;">(b) does not entail clients or customers travelling to and from the dwelling; and</p> <p style="padding-left: 80px;">(c) does not involve the display of a sign on the premises; and does not require any change to the external appearance of the dwelling.</p> <p style="padding-left: 40px;">Park Home Park means premises used as a park home park as defined in the <i>Caravan Parks and Camping Grounds Regulations 1997</i> Schedule 8.</p> <p style="padding-left: 40px;">Marina means -</p> <p style="padding-left: 80px;">(a) premises used for providing mooring, fuelling, servicing, repairing, storage and other facilities for boats, including the associated sale of any boating gear or equipment; and</p> <p style="padding-left: 80px;">(b) all jetties, piers, embankments, quays, moorings, offices and storerooms used in connection with the provision of those services</p> <p style="padding-left: 40px;">Marina Filling Station means premises used for the storage and supply of liquid fuels and lubricants for marine craft.</p> <p style="padding-left: 40px;">Resource Recovery Centre means premises other than a waste disposal facility used for the recovery of resources from waste.</p> <p style="padding-left: 40px;">Waste disposal facility means premises used:</p> <p style="padding-left: 80px;">(a) for the disposal of waste by landfill; or</p> <p style="padding-left: 80px;">(b) the incineration of hazardous, clinical or biomedical waste.</p> <p style="padding-left: 40px;">Waste storage facility means premises used to collect, consolidate, temporarily store or sort waste before transfer to a waste disposal facility or a resource recovery facility on a commercial scale.</p> <p style="padding-left: 40px;">Mining Operations means premises where mining operations, as that term is defined in the <i>Mining Act 1978</i> section 8(1), is carried out.</p>

2.30	Amend Schedule, 'Schedule No.2 – Additional Uses' by deleting Additional Use No. 6 and scheme map amended accordingly.
2.31	Amend Schedule No.11 Development Contribution Plan No.2, Clause 4(2) to: (i) delete (a) Primary Centre City Centre zone; (b) Primary Centre Waterfront Village zone; (c) Primary Centre Urban Village zone; (d) Primary Centre City Living zone; and insert (a) Strategic Centre zone; and following subclauses, accordingly. (i) Delete PLAN NO.8 CARPARKING AREAS FOR PRIMARY CENTRE WATERFRONT VILLAGE ZONE
2.32	Any other scheme text references to Primary Centre City Centre; Primary Centre Waterfront Village; Primary Centre Urban Village; Primary Centre City Living; Primary Centre Campus; Primary Centre Urban Living zones to be replaced with Strategic Centre zone or deleted where appropriate.

Carried en bloc

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

Not Applicable