

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN - PHASE 1 ENGAGEMENT OUTCOMES REPORT

SHAPE URBAN

ACKNOWLEDGEMENT

Shape Urban acknowledge the Whadjuk Nyoongar people as traditional custodians of the land on which we have worked for this project. We recognise their cultural heritage, beliefs and relationship to the land, which continue to be important to the Whadjuk Nyoongar people today.

We pay our respects to Elders past and present, and to the land which they have cared for.

DISCLAIMER

Shape Urban are proud to partner with Hames Sharley and Franklin Planning to deliver this project.

DOCUMENT TITLE

Rockingham Strategic Centre Precinct Structure Plan - Phase 1 Engagement Outcomes Report

NO.	AUTHOR	REVIEWED BY	DATE	APPROVALS
1	R Doohan	A Kelderman/N Scarfone	16/08/21	Draft for discussion
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EXECUTIVE SUMMARY

The Rockingham Strategic Metropolitan Centre (RSMC) Plan was approved in 2009. The plan provided the framework for land use change and development. It was bold for its time, promoting different and diverse land uses and streetfront based development types.

The City is now reviewing the planning framework for the Rockingham centre to develop a more contemporary framework that is aligned with the latest State planning framework including draft *State Planning Policy (SPP) 4.2 - Activity Centres for Perth and Peel* and *SPP 7.2 - Precinct Design*.

This project will deliver a new local planning framework which will include the development of a precinct structure plan (PSP) in line with the requirements of SPP 4.2 and SPP 7.2.

The purpose of this report is to document the outcomes of the community and stakeholder engagement undertaken to inform the development of the plan.

Engagement was undertaken through a number of mediums including:

- Online interactive mapping tool
- Community workshop
- Business workshop
- Individual stakeholder meetings
- Survey

In addition, social media was used to promote the project and some feedback was provided informally there.

ONLINE MAPPING TOOL

An online mapping tool was provided to allow the community to share their thoughts and ideas in a spatial manner. 63 comments were received.

The key themes included:

- Waterfront (Foreshore) - Community and arts facilities, trees, reduced speed and movement on Rockingham Beach Road and play spaces
- Waterfront (Coastal Lots) - coastal paths and boat and marine facilities
- City Centre - recreation facilities
- Education/TOD - trees and recreation facilities
- Outside the focus areas - pathway and bike paths

COMMUNITY WORKSHOP

A community workshop was held to seek input into the planning framework review from the perspective of residents and community members in Rockingham. The workshop was attended by 27 people.

The key themes included:

- Greenery and natives
- Cycle paths
- Parking and traffic
- Mix of land uses
- Pedestrian environment
- Play and active facilities
- Update buildings and under-utilised areas

BUSINESS WORKSHOP

A business workshop was held to seek input into the planning framework review from the perspective of businesses in Rockingham. The workshop was attended by 10 people.

The key themes included:

- Providing flexibility in the planning framework to facilitate development
- The City to work with the businesses to facilitate development.

STAKEHOLDER MEETINGS

Stakeholder meetings were held with government agencies and major landholders in the centre to seek input into the planning framework review. Nine meetings were held.

SURVEY

A community survey was undertaken to build on the outcomes of the workshop with all previous attendees and submitters invited to provide comment/response directly and other advised via e-news and social media advertising. 17 responses were received across the five focus precinct areas.

SUMMARY

The key themes identified throughout the engagement period were:

- 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 marina.
- Support for activating the foreshore and suggestions to review road speeds and flow.
- Support for more parking.
- Suggestions for free transport.
- Support for iconic design and updating old buildings and suggestions for design that reduces the amount of concrete.

There were divergent views on dwelling types, land uses, building types, densities and building heights dependent on the area, and within areas.

It is recommended that in the development of the Precinct Plan that the vision be reviewed to incorporate the elements valued by the community and to ensure flexibility in the framework to encourage greater investment in Rockingham.

In addition there is an opportunity to provide a greater level of awareness of the framework within the community.



CONTENTS

EXECUTIVE SUMMARY	4
1. INTRODUCTION	7
2. COMMUNITY WORKSHOP	10
3. BUSINESS WORKSHOP	14
4. STAKEHOLDER MEETINGS	18
5. SURVEY	20
6. ONLINE ENGAGEMENT	28
7. SOCIAL MEDIA	30
8. SUMMARY & RECOMMENDATIONS	32
9. ENGAGEMENT EVALUATION	34
APPENDICES	36

1. INTRODUCTION

The Rockingham Strategic Regional Centre Plan (the Centre Plan) was approved in 2009. The plan provided the framework for land use change and development. It was bold for its time, promoting diverse land uses and streetfront based development types.

The City is now reviewing the planning framework for the Rockingham Strategic Centre (RSC) to develop a more contemporary framework that is aligned with the latest State planning framework including draft *State Planning Policy (SPP) 4.2 - Activity Centres for Perth and Peel* and *SPP 7.2 - Precinct Design*.

This project will deliver a new local planning framework which will include the development of a PSP in line with the requirements of SPP 4.2 and SPP 7.2.

The PSP will guide future subdivision and development and will bring together the following elements that make up a centre:

- Urban Ecology
- Urban Structure
- Public Realm
- Movement
- Land Use
- Built Form

The existing RSC area is shown in Figure 1.

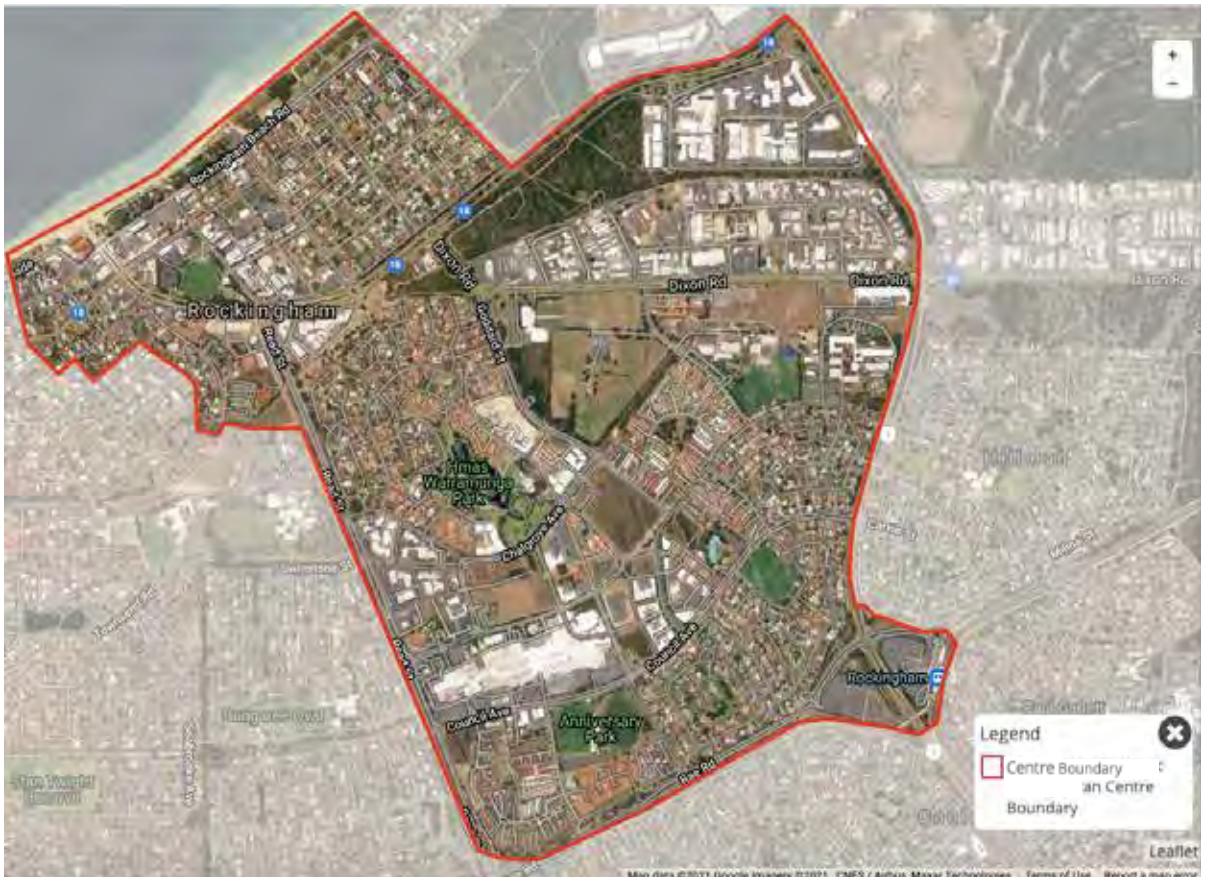


FIGURE 1: ROCKINGHAM STRATEGIC CENTRE (Map source: Social Pinpoint/ Google 2021)

1.1 PURPOSE OF THE REPORT

A key part of reviewing the Centre Plan is to undertake community and stakeholder engagement to understand how the current plan is working and seek input on the elements being reviewed.

The purpose of this report is to document the outcomes of engagement undertaken as part of this review.

1.2 ENGAGEMENT OBJECTIVES

The objective of the engagement process is to facilitate engagement that enables stakeholders to have input into the RSC PSP and provide communication and engagement support through the formal advertising of the PSP.

The engagement objectives more specifically are to:

- Undertake collaborative consultation through active engagement;
- Raise awareness about the project;
- Develop strong relationships between the City and its community;
- To understand the community and businesses values and sentiments about the centre;
- To test and confirm the vision in the existing plan;
- To confirm the objectives in the existing plan; and
- To test and confirm the built form requirements in the existing plan and to understand how well they are working and if anything requires improvement/ review.

1.3 COMMUNICATION AND ENGAGEMENT ACTIVITIES

1.3.1 Communication methods

Engagement for the project was widely advertised through various channels as follows:

- Social media project advice and updates
- Direct mail out to the precinct area
- Information on the City's website
- City's Rockport portal
- City Chronical (community newsletter)

Stakeholders were directed from the City's website to a dedicated project page on Social Pinpoint (https://getinvolved.mysocialpinpoint.com.au/rockingham-strategic-metropolitan-centre/map#/sidebar/tab/about)

The community could view project information, frequently asked questions, access the survey, register for project updates, register for community workshops or do a combination of these things.

1.3.2 Engagement activities

In order to seek feedback, the following engagement activities were undertaken for the project:

- Community and business workshops
- Individual stakeholder meetings
- Online interactive mapping tool
- Online survey





2. COMMUNITY WORKSHOP

2.1 WORKSHOP DETAILS

A community workshop was held on Thursday 17 June 2021. The workshop was attended by 27 community members, three representatives from the City of Rockingham and four members of the consultancy project team.

The workshop was opened by the Director of Planning and Development Services, and facilitated by Shape Urban.

The workshop comprised three components:

1. **Background:** An overview of the state planning framework, rationale behind the review and they key components of the plan being examined.
2. **Activity 1 - Local character:** An activity to understand the communities perspective on local character.
3. **Activity 2 - Build form and land use:** An activity to understand the communities perspective on built form and land use.

2.2 WORKSHOP OUTCOMES

2.2.1 Background

The first part of the workshop focussed on a presentation by Hames Sharley, providing an overview of the project.

It is acknowledged that the current plan was bold for its time and enables a range of development types and densities, however good planning involves constant review to ensure the framework meets the current needs to the community and is achieving its objectives.

The review of the Centre Plan has been driven by the age of the current planning framework and changes in state government planning framework, in particular draft *SPP 4.2 - Activity Centres for Perth and Peel* and *SPP 7.2 - Precinct Design*.

The project team identified that the areas of the current Centre Plan requiring moderate to significant change to align with updated state planning framework are:

- Built form (size, shape and orientation of a building)

- Public realm (the public spaces on the street and between the buildings and its relationship with the surrounding area)
- Urban ecology (elements relating to ecological systems, Aboriginal/cultural/ built heritage and environmental/ climate change impacts)

In addition, the project team provided an overview of the context analysis and what currently exists in relation to landscape, public transport, vehicles, land use and development.

The RSC is large and some areas are unlikely to experience significant change in response to this planning review. As a result, the workshop focussed on five focus areas, where elements of the plan do require a more intensive review.

These focus areas are shown in Figure 2 and listed below:

- Waterfront (Foreshore) Precinct
- Waterfront (Coastal Lots) Precinct
- City Centre Precinct
- Southern Residential Precinct
- Education/TOD Precinct

All workshop presentation material is attached to this summary at Appendix A.



FIGURE 2: ROCKINGHAM STRATEGIC CENTRE - FOCUS AREAS (Map source: Google)

2.2.2 Activity 1 - Local character

Activity 1 was an opportunity for the community to share their thoughts on the urban character of the area.

Urban character relates to elements such as:

- Activities that take place in an area;
- How people move through the space;
- The stories people have of the area;
- The physical elements such as buildings, streets and landscaping; and
- How we describe a place

The workshop participants were provided with a map of each of the focus areas and asked to write down characteristics of the area that they like and characteristics they would like to see less of.

A number of comments often related to features and facilities they would like to see in the area rather than relating to what currently exists on the ground.

The following details the common comments raised for each of the five focus areas. A number of unique responses were provided which have not been listed in the table below, however a full list of the comments received is outlined in Appendix B.

TABLE 1: ACTIVITY 1 - COMMON COMMENTS RAISED

FOCUS AREA	CHARACTERISTICS...	
	YOU LIKE	YOU'D LIKE TO SEE LESS OF
Waterfront (Foreshore)	Mixed views on height and density	Traffic - reduce speeds and volume
	More entertainment, cafes etc	
	More native plants and trees	Parking - limited availability, needs more and is unattractive
	Play opportunities	
		Unsafe pedestrian environment
Waterfront (Coastal Lots)	Bike paths and facilities	Lack/low rate of development opportunities
	Greenery	
	Play and outdoor facilities	Environmental considerations
City Centre	Greenery - landscaping, more native vegetation	Updates/upgrades required in areas
	Active and play spaces	
	City Park	
	Aquatic Centre	
Southern Residential	More natives, nature etc	Not enough natives
Education/ TOD	Greenery - natives, buffers	underutilised, isolated, desolate
	Sporting complex	

2.2.2 Activity 2 - Built form and land use

Activity 2 was an opportunity for the community to view plans that depict the building heights and types allowed under the existing Centre Plan. In groups, the participants were then asked to answer a number of questions specific to the focus areas.

The following details the key comments and feedback received for each of the five focus areas. A full list of the comments and question responses is outlined in Appendix C.

Waterfront (Foreshore) Precinct

- Preference for mixed use residential, (with no clothing to be hung on balconies). Greenery to be provided at the back of each building.
- No more height other than what is currently shown on the map.
- Desire for residential and retail to have gardens, retail/shops to have weather protection less concrete and lots of parking.
- Paths should be wide enough for walking and sitting. CCTV security and lighting to be included.
- People friendly area - potential for a mall. Lots of greenery.

Waterfront (Coastal Lots) Precinct

- More high rise with cafes/restaurants at the front.
- More height suitable on the beach front.
- A minimum lot size of 1500m^2 is not feasible.
- Family and environmental considerations are valued characteristics of the area.

City Centre Precinct

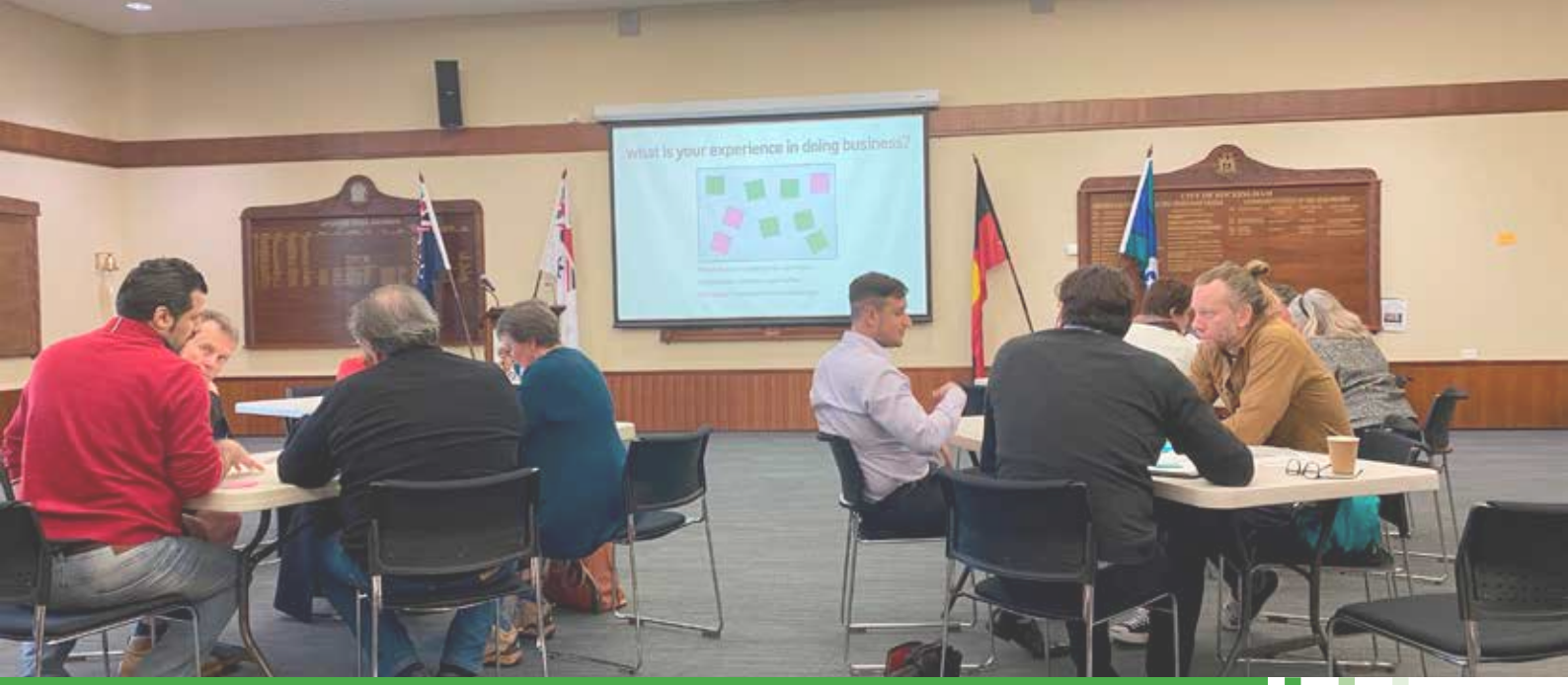
- Consideration of existing landscape, relationship to the coast and sunlight should be considered for buildings
- Commercial area (east of Contest Road) needs more life, community, art. greenery, residential development to improve safety
- Green spaces, community and play facilities would be attractive for living in this area.
- Close, mutistorey parking and passive surveillance to improve shopping centre experience
- More greenery

Southern Residential Precinct

- Preference for single and two storey dwellings.
- The quiet, peaceful characteristic of the area is valued.
- Minimum lot size of 1200m^2 for redevelopment is difficult as would require multiple landowners to sell and develop.

Education/TOD Precinct

- Transit necessary around education and sporting precinct.
- Wildlife corridors, sporting precinct, entertainment, green space, multi use buildings would be attractive for living in this area.
- Potentially more height near TAFE and Kolbe College.
- More commercial/office/entertainment space
- Sustainable design of buildings
- Green spaces and sporting complex is valued
- Notes - play spaces, public open space, cafes, bars, office, retail, mixed use
- No 15 storeys



3. BUSINESS WORKSHOP

3.1 WORKSHOP DETAILS

A business workshop was held on 28 July 2021. The workshop was attended by 10 members of the business community, three representatives from the City of Rockingham and three members of the consultancy project team.

The workshop was originally scheduled for 1 July 2021, however was postponed due to covid restrictions.

The workshop was opened by the Director of Planning and Development Services, and facilitated by Shape Urban.

The workshop comprised three components:

1. **Background:** An overview of the state planning framework, rationale behind the review and they key components of the plan being examined.
2. **Activity 1 - Opportunities and challenges:** An activity to identify the opportunities and challenges/barriers to doing business in Rockingham.
3. **Activity 2 - Built form and land use:** An activity to seek feedback on the impact of the current planning controls on doing business in Rockingham.

The business workshop focused on the Waterfront (Forehore), City Centre and Education/TOD focus areas.

3.2 WORKSHOP OUTCOMES

3.2.1 Activity 1

A number of opportunities and challenges/ barriers were identified by the group. The key themes identified about doing business in Rockingham were:

Opportunities

- Attracting a Government department/ workforce
- Planning regulations - reducing red tape.
- City centre - businesses and shopping.
- Foreshore - opportunities for activation, more residential, high rise and retail, improved parking and footpaths.
- Transport - potential for free shuttle/ CAT system.
- Environment - relationship with the ocean and outdoors and more verge planting.
- Land use - suggestion for different uses that could be considered such as arts, markets, education, bars, offices and green spaces.
- Built form and development - uniformity in design and identification of sites with development potential.

Challenges

- Land use flexibility
- Parking - requirements and linkages
- Planning system - need for City to work with businesses to provide greater support.

A full list of the comments provided is outlined in Appendix F.



3.2.2 Activity 2

In groups, the workshop attendees worked through a series of questions relating to doing business in Rockingham. The key matters raised are summarised below. A full list of the comments is provided in Appendix G.

It is noted that only one comment was provided for the City Centre which suggested a major arts/convention centre and market in the core of the centre.

Question 1: Are there any existing planning rules (specifically land use and built form) that have impacted your ability to grow and change your business?

Waterfront (Foreshore)

- Flexibility in short term use of spaces
- Insufficient parking and office space
- Building heights
- Leisure and creative activities to entertain

Education/TOD

- Utilise Murdoch University for arts and creative opportunities
- City to work with Murdoch University

Question 2: Are there any desired planning rules (specifically land use and built form) that you would suggest that would enable greater or more rapid growth of your business?

Waterfront (Foreshore)

- Streamlining/robust application system
- Parking
- Transport tram
- Larger setbacks
- More alfresco
- One way traffic
- Mixed use development

Education/TOD

- Streamline transport system
- Cycling network
- City to be active with training facilities

Question 3: If you were to identify one challenge associated with doing business in the RSC (related to the planning system), what would it be?

Waterfront (Foreshore)

- Static planning framework not facilitating innovation and change
- High quality apartment housing
- Shopping, entertainment
- Support for entrepreneurs
- Flexible governing regulations
- Faster planning approvals
- Lack of parking

Education/TOD

- Dedicated City staff to focus and drive this precinct

Question 4: Can you identify any opportunities that would encourage others to do business in Rockingham rather than somewhere else?

Waterfront (Foreshore)

- Increased visibility of unique foreshore precinct.
- Environment
- Update old buildings, modernise
- Planning department improvements
- Parking
- Office space
- Laneway construction - pedestrian access and shelter

Education/TOD

- Improve asthetics

Other comments (Waterfront (Foreshore))

- Expansion of Garry Holland as a theatre
- Craft/art centre
- Cultural centre at museum
- Major Council parking station (roughly intersection of Kent and Wanliss Streets)

Other comments (Education/TOD)

- Underutilised spaces





4. STAKEHOLDER MEETINGS

4.1 STAKEHOLDERS

The City identified a number of key stakeholders that could have a keen interest in the project and its outcomes due to the size of their land holding or their strategic role in planning and delivering major infrastructure.

The project team met with representatives from:

- Department of Transport;
- Public Transport Authority;
- Department of Communities;
- Development WA;
- Murdoch University;
- South Metropolitan TAFE;
- Kwinana Industries Council;
- Rockingham Kwinana Chamber of Commerce; and
- Two major land holders

In addition, the project team liaised with the Water Corporation and Western Power.

4.2 STAKEHOLDER FEEDBACK

The purpose of the meetings were to provide an overview of the project, understand the strategic intentions and any future plans of the stakeholders and seek feedback on the current planning framework.

The key matters raised are outlined below.

Department of Transport/ Public Transport Authority

- Supportive of establishing a Tier 2 system in Rockingham but needs to be staged / future proofed, bus priority should be the primary short-term focus.
- Parking demand management needed
- Alternative transport/movement options

Department of Communities

- Availability of housing - need for universal flexibility
- Variety of residential offerings - flexibility for different forms of tenure
- Challenge on small lots to accommodate deep soil planting and parking

Development WA

- Protection of Kwinana Industrial Area Buffer essential due to strategic importance. Sensitive land uses must not be provided within.
- Development between Patterson / Dixon Roads would need to consider existing environmental communities
- Development in RSC needs to be cognisant of economic feasibility
  - Difficult to get returns on apartments.
  - Planning controls should be aware of construction change points in the NCC (as these impact costs)
  - More nuanced approach could be considered, interim and temporary development (e.g. Joondalup) with right controls could help with activation.
  - Need to focus attention on the core before prioritising development in other areas

Murdoch University

- Focus of the campus is for engineering and sciences
- Framework needs to cater for change
- Student accommodation
- Integration of sporting facilities

South Metropolitan TAFE

- No current plans for development, but space available on site for future development
- Would be good for the campus to be connected to proposed rapid transport route

Kwinana Industries Council

- Highlighted the importance of preserving the Kwinana Industrial Area Air Quality Buffer, which seeks to minimise impacts of industrial activities (e.g. noise, light, odour, chemical omissions) on adjoining land uses. Additionally, the PSP should ensure that no sensitive land uses (namely residential) are enabled within this buffer zone.
- Consideration of the Kwinana Loop Rail Reserve

Rockingham Kwinana Chamber of Commerce

- Potential for business hub with Chamber of Commerce offices potentially in proximity to Murdoch and Council administration building.
- Red tape can be a barrier for businesses
- Likely be a need for offices in the future
- City released a Business Prospectus

Major Landholder 1

- The rigidness of the planning framework has limited development opportunities
- Challenges of delivering high rise developments given returns (cost of development vs land)
- Some planning controls are too onerous and require review (e.g. street activation)
- Welcome opportunity for Local Development Plans on larger sites

Major Landholder 2

- Plans to close parts of Syren Street to cars
- Provisions such as parking need to be less prescriptive so they remain flexible over time

Utility Providers

Feedback from Water Corporation, Western Power and other utility providers is included in the Engineering Services Report prepared by Cardno.



5. SURVEY

5.1 SURVEY DETAILS

Following the community workshop, a survey was developed to build on the feedback the project team had received so far. Specifically, we were seeking feedback on

- Built form – the size, shape and orientation of a building
- Land uses – the types of activity that happen on the site or in a building
- Movement – how you move around the precinct
- Public realm – the public spaces on the street and between the buildings and its relationship with the surrounding area
- Character – elements that make the area unique and contribute to the amenity

A separate survey was developed for each of the five focus areas. The survey was open between 19 July 2021 and 9 August 2021.

17 surveys were received, specifically:

- Seven relating to Waterfront (Foreshore)
- Three relating to Waterfront (Coastal Lots)
- Three relating to City Centre
- Two relating to Southern Residential
- Two relating to Education/ TOD

5.2 SURVEY OUTCOMES

The response options are shown below the question, with the number of responses shown in brackets. The results below do not include the options which received no response. A full copy of the survey and options is provided in Appendix H. The unique comments are provided in full in Appendix I.

5.2.1 Waterfront (Foreshore)

There were seven responses to the Waterfront (Foreshore) survey.

Question 1: In the Waterfront (Foreshore) Precinct, do you think the current building height limits are appropriate?

- Yes, the maximum heights shown on the map are appropriate (6)
- No, the maximum heights shown on the map should be increased (0)

Question 2: For new buildings and development in the Waterfront (Foreshore) Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.

- Landscaping – vegetation, trees, plantings etc. (5)
- Space around buildings (2)
- Features that reduce the amount of concrete (4)
- Weather protection – shade, awnings etc. (4)
- On site car parking (4)
- Sustainable waste options (1)
- Modern iconic design (4)
- Other (2) - Ensuring buildings consider impact of wind, reducing building heights, safer and easier crossing to access Kent Street and waterfront.

Question 3: In the Waterfront (Foreshore) Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Apartment (residential focus) (1)
- Mixed use residential (ground floor commercial/retail with residential above) (5)
- Main street retail (6)
- Terrace housing (2)
- I do not want to see more, the existing building types shown on the plan are appropriate. (0)
- Other (1) - art hub on Kent St.

Question 4: In the Waterfront (Foreshore) Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.

- Hospitality venues (5)
- Al fresco opportunities (5)
- Entertainment venues (4)
- Shops (1)
- Cultural facilities (3)
- Community and arts facilities (3)
- Marina (5)

Question 5: When you move around the Waterfront (Foreshore) Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- Security such as CCTV (4)
- More lighting (5)
- Wide paths that allow movement, but also allow people to sit (7)
- Improved pedestrian crossings (5)
- Reduced car movement along Rockingham Beach Road (3)
- One way traffic on Rockingham Beach Road (4)
- Reduced vehicle speeds (1)
- More parking (5)
- Other (2) - Improved intersection at Kent St and Flinders Ln, pub, nightclub for over 40's, marina, more restaurants, cafes, bands, music.

Question 6: In the Waterfront (Foreshore) Precinct, what qualities and characteristics of the area and public spaces would you like to see more of?

- Greenery – trees, plantings, vegetation etc. (5)
- Connection with local history and culture (3)
- Recreation facilities – play spaces, nature play, water park etc (4)
- Artwork (2)
- Coastal views (4)
- Other (3) - jetty for swimmers, activation of foreshore, arts and cultural activities.

Question 7: Do you have/wish to start a business within this precinct?

- Yes (2)
- No (4)

7a: Are there any design elements in the existing planning framework limiting your ability to do business in Rockingham?

- "Parking and passing traffic"
- "Signage Room for expansion"

7b: Are there any opportunities you have identified that would improve your ability to do business in Rockingham?

- "Room to expand art and cultural activities"

Question 8: Is there anything else you would like to tell us about the Waterfront (Foreshore) Precinct?

- Need for parking
- CAT bus system
- More alfresco
- One way traffic along Rockingham Beach Road
- Being mindful of people wanting to sell and the planning restrictions
- Marina
- Rockingham Art Centre

5.2.2 Waterfront (Coastal Lots)

There were three responses to the Waterfront (Coastal Lots) survey.

Question 1. In the Waterfront (Coastal Lots) Precinct, do you think the current building height limits are appropriate?

- Yes, the maximum heights shown on the map are appropriate (3)

Question 2. In the Waterfront (Coastal Lots) Precinct, a lot must be at least 1,500m2 in order to develop the site. Do you think this requirement is appropriate?

- Yes, a minimum lot size of 1,500m2 is appropriate (1)
- No, lots should be larger than 1,500m2 in order to develop the site (1)
- There should be no minimum lot size for development (1)

Question 3. For new buildings and development in the Waterfront (Coastal Lots) Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.

- Greenery and trees (3)
- Features that reduce the amount of concrete (2)
- Environmentally considerate buildings (2)
- Sustainable waste options (1)
- Artwork (1)
- Modern iconic design (2)
- Other (2) – Native waterwise gardens, screening for privacy, adequate parking and driveways

Question 4. In the Waterfront (Coastal Lots) Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Terrace housing (2)
- Apartment (residential focus) (2)
- Other (1) – oceanic bar with ocean views not more residential.

Question 5. When you move around the Waterfront (Coastal Lots) Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.Please tick those that you agree with and list any we missed.

- Cycle paths (3)
- Paths linking to other areas (2)
- One way traffic on Rockingham Beach Road and Kent Street (2)
- Other (1) – bring it to life (live music, concerts, bars, pool area in the ocean, street food, local crafts, twilight markets, cycle paths)

Question 6. In the Waterfront (Coastal Lots) Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.

- Greenery - green spaces, native plantings, wildlife support, trees, botanical gardens etc. (2)
- Play spaces (2)
- Cycle facilities (3)
- Removal of overhead powerlines (3)
- Improved landscaping and walkways (2)
- Connection with local history and culture (1)
- Beach and open air (3)
- Family friendly atmosphere (2)
- Other (1) – clean it up, develop land better not fill with high rise buildings.

Question 7. Is there anything else you would like to tell us about the Waterfront (Coastal Lots) Precinct?

- "Limit the height of residential appartments [sic] to 3 stories[sic]."
- Parking will bring people back.

5.2.13 City Centre

There were three responses to the City Centre survey.

Question 1. In the City Centre Precinct, do you think the current building height limits are appropriate?

- Yes, the maximum heights shown on the map are appropriate (3)

Question 2. For new buildings and development in the City Centre Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.

- Landscaping (1)
- Relationship to the coast (1)
- Features that reduce the amount of concrete (3)
- Green space between buildings (3)
- Designs that reduce areas that encourage antisocial behaviour (3)
- Art and colour (2)
- Shade (2)
- Other (1) – reduce number of vacant lots

Question 3. In the City Centre Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Apartment (residential focus) (2)
- Office (2)
- Main street retail (1)
- Mixed use residential (ground floor commercial/retail with residential above) (2)
- Large format retail (1)
- Medium and high density development (affordable housing options) (1)
- I do not want to see more, the existing building types shown on the plan are appropriate.
- Other (1) – More affordable housing for seniors and elderly women.

Question 4. In the City Centre Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.

- Entertainment venues (1)
- Hospitality venues (2)
- Leisure venues (1)
- Sport facilities (1)
- Community facilities (1)
- Opportunities to support mental and physical health (2)

Question 5. When you move around the City Centre Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- Pedestrianising Syren Street (2)
- Removing unnecessary traffic signals (1)
- Multi-storey car park to reduce parking congestion (1)
- Waterfront transport (tram) (3)
- Cycle paths around oval (2)
- Connections between pool, sporting fields and beach (2)
- Other (1) – Modernise pool and and link to existing facilities

Question 6. In the City Centre Precinct, what features would improve the experience at the shopping centre precinct? Please tick those that you agree with and list any we missed.

- Closer parking in hidden multi-storey buildings (2)
- Passive surveillance instead of CCTV (1)
- Other (2) – More parking, clear signage, safe easy access to outdoor undercover green areas with art.

Question 7. In the City Centre Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.

- Greenery – landscaping, green spaces, native vegetation, wildlife corridors, trees, botanical gardens etc. (3)
- Play and exercise spaces (2)
- Reduced number of power poles on Chalgrove Avenue (2)
- Connection with local history and culture (2)
- Welcoming local character (1)
- More seating around oval (3)
- Art and colour (1)
- Shade (2)

Question 8. Do you have/wish to start a business within this precinct?

- No (3)

Question 9. Is there anything else you would like to tell us about the City Centre Precinct?

- "Shopping centre management need to look after their trees in the carparks. ..."
- "Connect shopping precinct to quality dinner areas"
- "Shire building needs a focus hub area to attract people."

5.2.4 Southern Residential

There were two responses to the Southern Residential survey.

Question 1. In the Southern Residential Precinct, do you think the current building height limits are appropriate?

- Yes, the maximum heights shown on the map are appropriate (1)
- No, the maximum heights shown on the map should be increased (1)

Question 2. In the Southern Residential Precinct, a lot must be at least 1,200m2 in order to develop the site. Do you think this requirement is appropriate?

- Yes, a minimum lot size of 1,200m2 is appropriate (1)
- There should be no minimum lot size for development (1)

Question 3. In the Southern Residential Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed

- Single houses (1)
- Terrace housing (2)
- Apartment (residential focus) (2)

Question 4. When you move around the Southern Residential Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- Reduce road noise (2)

Question 5. In the Southern Residential Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed

- Quiet, peaceful atmosphere (1)
- Underground power (2)
- Native vegetation (2)
- Nature around future development (2)
- Play spaces (2)
- Community food garden (1)
- Wildlife corridors (1)

Question 6. Is there anything else you would like to tell us about the Southern Residential Precinct?

- Main Roads need to lengthen the lane on Ennis Ave which turns into Council Rd (from the south)
- Council Rd and Council Ave are too busy. Rae Rd is underutilised.

5.2.5 Education/TOD

There were two responses to the Education/TOD survey.

Question 1. In the Education/ TOD Precinct, do you think the current building height limits are appropriate?

- Yes, the maximum heights shown on the map are appropriate (2)

Question 2. In the Education/ TOD Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Campus (2)
- Residential (2)
- Office (2)
- Other (1) – Sporting facilities

Question 3. In the Education/ TOD Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.

- Commercial uses (2)
- Office space (2)
- Entertainment space (2)
- Eco tourism (1)
- Bars (small)
- Retail (1)
- Sporting facilities (1)
- Places for youth (2)

Question 4. When you move around the Education/ TOD Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- More lighting (2)
- Bike path network (2)

Question 5. In the Education/ TOD Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.

- Greenery - native vegetation, botanical gardens, wildlife corridors, industry green buffers, nature around future development etc (2)
- Facilities for families and youth around Mike Barnett (2)
- Connection with local history and culture (1)
- Sporting facilities (2)

Question 6. Do you have/wish to start a business within this precinct?

- No (2)

Question 7. Is there anything else you would like to tell us about the Education/ TOD Precinct?

- Reduce vacant lots and less empty buildings

5.2.6 Survey Summary

The key themes and comments raised in the survey are outlined below.

- The current heights in the precinct are generally considered appropriate.
- In the Waterfront (Foreshore) Precinct there is support for more extensive targets towards greenery and buildings with good design.
- In the Waterfront (Foreshore) Precinct there is support for more parking, as well as ensuring the area is pedestrian focused in relation to land uses, safety, movement and recreational facilities.
- In the Waterfront (Coastal Lots) Precinct there is support for greenery and cycling infrastructure.
- In the City Centre Precinct there is support for good design, a mix of uses, transport to the waterfront, greenery and seating around the oval.
- In the Southern Residential Precinct there is support for terrace and apartment style housing, reduced car noise, underground power, native vegetation, nature and play spaces.
- In the Education/TOD Precinct there is support for campus, residential and office style buildings, a mix of land uses, greenery, bike networks, facilities around Mike Barnett and sporting facilities.



6. ONLINE ENGAGEMENT

6.1 ONLINE ENGAGEMENT DETAILS

The City's website was used to provide introductory information for the review project and directed the community to a separate engagement portal specifically for the project.

The engagement portal included:

- Project background information
- Frequently asked questions
- Workshop expression of interest registrations
- Project interest registrations
- Online interactive mapping tool

The online mapping tool enabled the community to 'drop' a marker on a map of the precinct plan area and provide comments specific to an area (Figure 3) .

Following the workshops, the engagement platform was used to access surveys. The survey results are outlined in section 6 of this report.

6.2 ONLINE ENGAGEMENT OUTCOMES

A total of 63 comments were received on the interactive map. The breakdown of comments received in the different focus areas is outlined below:

- 27 Waterfront (Foreshore)
- 11 Waterfront (Coastal Lots)
- 4 City Centre
- 9 Education/TOD
- 12 outside the focus areas

The most common feedback comments provided in each of the focus areas is provided on page 27. A verbatim list of the comments received is provided in Appendix J.

Waterfront (Foreshore)

- Community and arts facilities
- Trees
- Reduced speed and movement on Rockingham Beach Road
- Play spaces

Waterfront (Coastal Lots)

- Coastal paths
- Boat and marine facilities

City Centre

- Recreation facilities

Education/TOD

- Trees
- Recreation facilities

Outside the focus areas

- Pathway and bike paths



FIGURE 3: INTERACTIVE MAPPING TOOL COMMENT DISTRIBUTION



7. SOCIAL MEDIA

Social media, specifically Facebook, was used to promote the project and any engagement activities.

Facebook posts were shared by the City through their Facebook page. A summary of the posts and their reach/engagement is outlined below.

Project Launch

A post was shared on 27 May 2021 to notify the community that the Rockingham City Centre planning documents were being review (see figure 4). The post received:

- 27 likes
- 9 comments
- 7 shares

Workshop notice

A post was shared on 11 June 2021 to notify the community of the two upcoming workshops (see Figure 5). The post received:

- 107 reactions (52 likes, 28 angry, 12 sad, 7 love, 5 laugh and 3 surprised)
- 160 comments
- 54 related discussions/shares

A large number of comments were received on this post. The dominant themes related to the graphic representation of the future form of the Rockingham Waterfront (Coastal) lots.

The comments indicate that almost none of the respondents are aware of the existing development opportunities available in the planning framework for Rockingham - with many objecting to the height shown in the artists renders.

Notwithstanding, where comments provided more detailed notes, the absence of trees and vegetation in the renders was a very strong theme, and the current availability of parking was highlighted. The Marina at Wanliss Street was also mentioned multiple times (positively).

Business workshop and survey notice

A post was shared on 19 July 2021 to notify the community of the rescheduled business workshop, due to the COVID19 restrictions and of the release of the surveys. The post received:

- 2 likes
- 4 comments



FIGURE 4: FACEBOOK POST - PROJECT LAUNCH, 27 MAY 2021



FIGURE 5: FACEBOOK POST - WORKSHOP NOTICE, 11 JUNE 2021



8. SUMMARY AND RECOMMENDATIONS

8.1 SUMMARY

The community and businesses who engaged with this first phase of the planning framework review, were extremely passionate about the area.

The project team received a broad range of feedback. The key themes identified throughout the engagement period are outlined and categorised based on the design principles of draft SPP 7.2 - Precinct Design.

Urban Ecology

- Strong support for use of natives.
- Support for more greenery, landscaping, wildlife corridors etc.

Urban Structure

- Suggestion for improved permeation for pedestrian movement.
- Suggestions around traffic movement along Rockingham Beach Road.

Public Realm

- Support for improved pedestrian environment - paths, lighting, crossings etc.
- Support for play spaces and recreation facilities.
- Support for more greenery.
- Support for activating the foreshore.
- Support for beautification of area e.g. through artwork, colour, greenery etc.

Movement

- Support for improved cycling networks/ facilities.
- Support for good pedestrian network (paths, crossings).
- Suggestion to reduce traffic speeds and volumes along Rockingham Beach Road.
- Support for more parking.
- Suggestion for a free CAT service/ shuttle through the precinct.

Land Use

- Support for more entertainment and active uses.
- Support for community, arts and culture facilities.
- Support for sport and recreation facilities.
- Support for proposed marina.

There was divergent perspectives on dwelling types and land uses dependent on the area, and within areas.

Built Form

- Support to update and modernise old buildings .
- Suggest for design that reduces concrete on buildings.
- Support for iconic design.

There were divergent views on building types, densities and building heights dependent on the area, and within areas.

Other comments

- Ensuring flexibility in the planning framework to consider new and innovative ideas and to remain robust.
- A planning system that works with the proponent as a partner rather than a regulator.
- Better utilisation of vacant land.
- Appreciation of the coastal atmosphere, welcoming character and the people.

8.2 RECOMMENDATIONS

Moving forward into the next phase of this project, there were a number of key areas which should be further considered.

Vision and principles

The current centre plan 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 villages based on 'main street' principles.'

During the consultation there was no direct comments from the community regarding the validity or relevance of the existing Centre Plan vision. Notwithstanding this, throughout the consultation there were some clear themes and elements (highlighted in section 8.1) which are valued by the community, but not adequately captured in the existing vision.

In reviewing the existing vision there is an opportunity to include greater reference to some of these themes. Interweaving commonly reported elements such as 'green', 'pedestrian focused' and 'unique coastal atmosphere' will allow for a tangible response to the pre-engagement outcomes, and a more distinguished precinct vision.

These common themes should also be carried through and referenced in the Precinct Structure Plan Design principles.

Planning system and framework

A key theme raised by the businesses and stakeholders was the need to ensure flexibility in the planning framework to respond to the market and the needs of the community. In order to remain robust and adaptable over time, the requirements of the plan should, where possible, have an element of flexibility.

There was also a number of comments raised relating to reducing red tape and the City being more of a partner in innovative thinking and working with proponents to develop concepts, plans and ideas.

Having a robust, flexible planning framework will provide land owners and developers greater scope to develop and activate their property in order to achieve the long term vision of the centre and support the local Rockingham community. This will encourage greater investment in the area.

Raising public awareness

The lack of awareness of the existing framework is also notable, and this review presents an opportunity to provide a greater level of awareness of the framework within the community, and provide a simple explanation of the precinct planning framework and possible timeframes for implementation.

There was also a lack of awareness of the proposed rapid transit system between the train station and foreshore.



9. ENGAGEMENT EVALUATION

Evaluating community engagement involves assessing the quality of the engagement process. It seeks to measure how well the engagement process was planned, implemented and managed and informs continuous improvement of the engagement approach.

At the commencement of the project, targets were set to ensure that the engagement process could be measured and so that the project team could assess if feedback had been received from a good cross section of the subject community. Table 2 provides a quick evaluation of engagement targets established at the start of the process.

TABLE 2: ENGAGEMENT TARGETS

MEASURE	GOAL	ACTUAL
Number of people aware (impressions on social media, website visits, document downloads etc)	10,000	TBA
Reach (total visits to Social Pinpoint/Unique Users to Social Pinpoint)	1,200/ 500	2,076/532
Stakeholders (total number of people who contributed online - Social Pinpoint)	120	119
Number of people directly engaged by the project (submissions, attendees, social comments, emails sent/received, direct stakeholder liaison, activities complete on Social Pinpoint)	200	*127 surveys* *62 comments* *173 Facebook comments* *46 Workshop/meeting attendees* 408 Total
Number of people who received a letter regarding the project	N/A	5,658 letters


great exercise option
picturesque
potential for better
playgrounds
THE parks
BETTER ACCESS
BUT
More native planting please!
Aquatic Center
update + expansion
elderly - splashpad
young - playground
families - parkour
- skate P
CITY PARK
CLEANLINESS
LAKE
- City park -
playground update was not an improvement -
+Nature scape *
* potential
Local Character is white living
should have more flowers around
A good balance of
Accessible around the coast!!
CITY PAR
OUTDATED
PLAYSPACE
LACK OF
- streets around shops -
tree lined streets
Lack of Waterfront Transport (tram)
Update!
Concrete
Old Look
ROCKINGHAM CENTRE
shops bring people - should have more community facilities close by.
parks - playground
library - sports
community center
ect
FLAT BUILD OUT AREAS
more multi story makes for more open space
Like how already set out.
Oval is well kept.

APPENDICES

- APPENDIX A: Community Workshop Presentation Materials
- APPENDIX B: Community Workshop Activity 1 Notes
- APPENDIX C: Community Workshop Activity 2 Notes
- APPENDIX D: Community Workshop Other Notes and Comments
- APPENDIX E: Business Workshop Presentation Materials
- APPENDIX F: Business workshop activity 1 notes
- APPENDIX G: Business workshop activity 2 notes
- APPENDIX H: Survey
- APPENDIX I: Survey comments
- APPENDIX J: Online mapping tool comments
- APPENDIX K: Other comments provided

APPENDIX A

APPENDIX A: COMMUNITY WORKSHOP PRESENTATION MATERIALS



rockingham strategic centre

COMMUNITY WORKSHOP

17 June 2021



welcome and thank you for coming...

city of Rockingham

Hames Sharley

S+U SHAPE URBAN

our team

City of Rockingham

+ Bob Jeans – Director Planning and Development Services
+ Peter Ricci – Manager Major Planning Projects
+ Sharon Peacock – Projects Research Officer

Consultant team

+ Nic Temov - Urban Design & Planning
+ Naden Scarfone - Strategic Planning
+ Anna Kelderman - Engagement
+ Rachel Doohan - Engagement

we’re here to help

every question is a good question

we want to hear from you about what is important

housekeeping

we have some tips about how to get the most out of todays meeting....

+ our team will help you through this and give you all the information you need
+ we will be taking photos - let me know if you do not want us to use photos of you in our reporting
+ mobile phones are fine, but perhaps move away from the table if you are chatting
+ bathrooms are outside the door to the right
+ In case of emergency we will meet at the assembly point, down stairs and in the grassed area by the car park
+ tea/coffee/biscuits are provided - please take advantage of this to keep your energy up for the discussion!
+ be COVID safe - try and keep 1.5m away from others, use the hand sanitiser at the back of the room, hold on to your pen until you leave and please make sure you practice good hygiene if sneezing
+ There is still plenty of time to get involved following today's session

what are we talking about today?

workshop purpose

why?

- Rockingham Strategic Regional Centre - Centre Plan prepared in 2009 / 2010.
- Centre Plan has provided framework for land use change and development.
- It was bold for its time, promoting different development types.
- Review now required.



cities change, so does planning



1985 -->



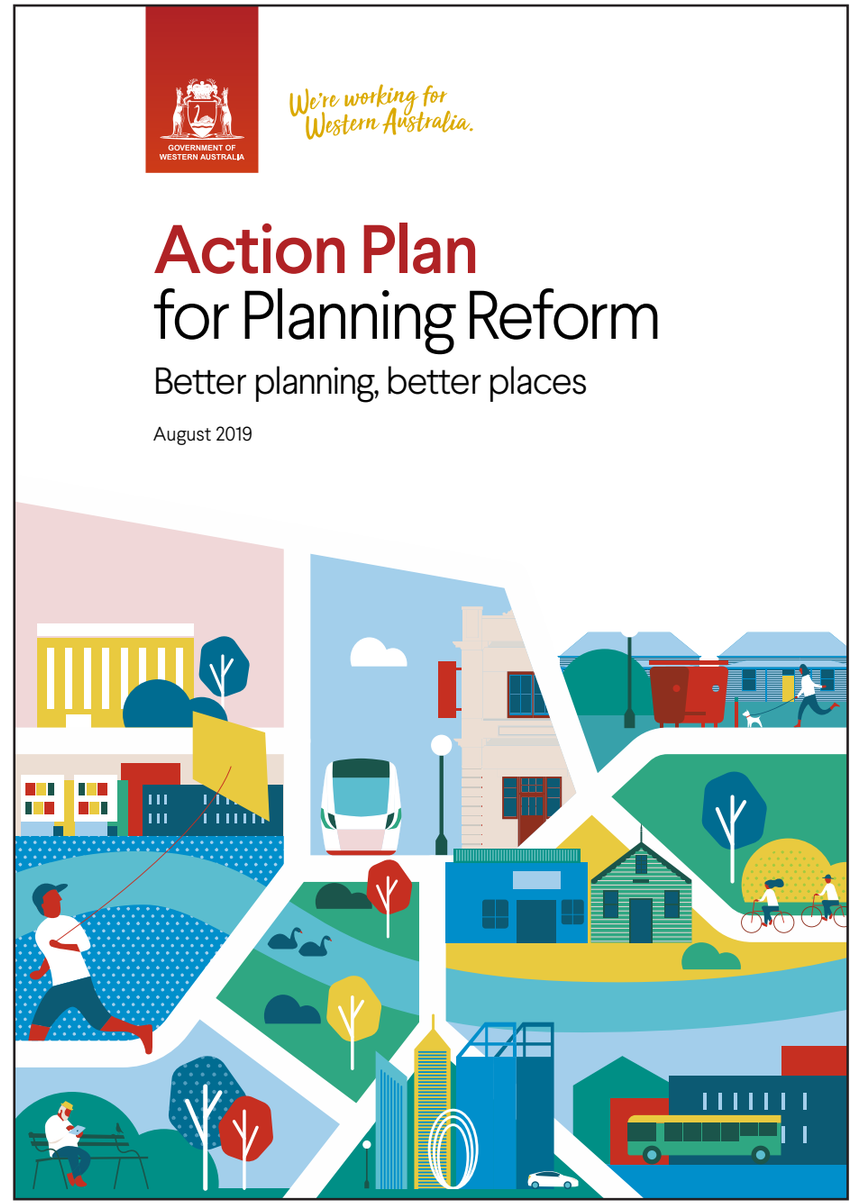
2015 -->

2045?

the need for a review

PLANNING REFORM

+ The State Government has identified three goals for planning reform:
  - Planning creates great places for people
  - Planning is easier to understand and navigate
  - **Planning systems are consistent and efficient**.
+ To achieve greater consistency and efficiency ten initiatives have been identified:
  - **Structure and precinct planning tools are fit-for-purpose**
+ Review of important state design policies is also happening.



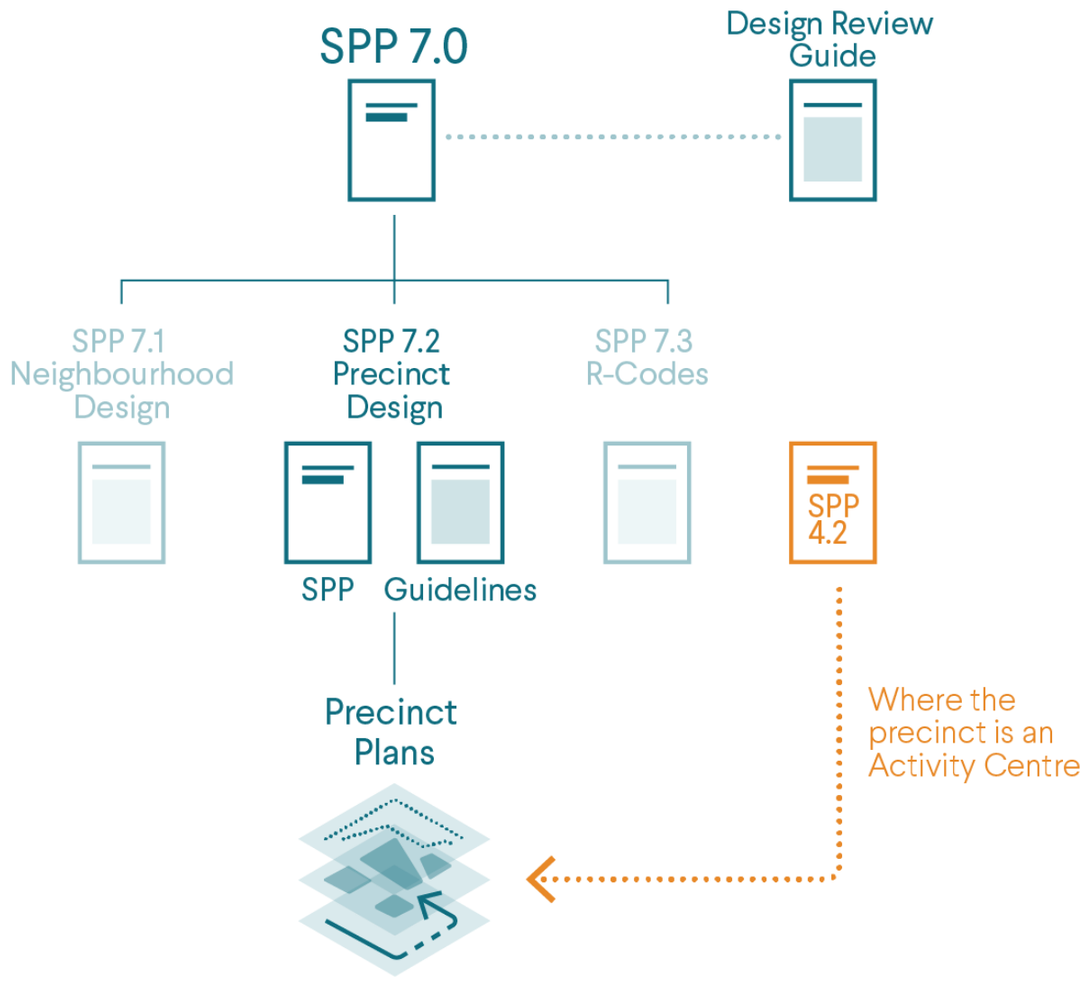
the need for a review

STATE POLICY 4.2 - ACTIVITY CENTRES

+ Policy began in 2010. It is being updated.
+ Sets out how centres are distributed, and coordinated across Perth and Peel.
+ Rockingham is one of ten Strategic Centres identified in the policy.
+ Draft has been prepared to simplify/link to SPP 7.2.

STATE POLICY 7.2 - PRECINCT DESIGN

+ Policy began operating in December 2020.
+ Planning for the Rockingham SC **must be in accordance** with this framework.
+ Requires **'Precinct Structure Plan'. Which is then approved by the State Government.**



what is a precinct structure plan?

- A planning document that **guides future subdivision and development.**
- It is prepared and approved under the provisions of a Local Planning Scheme.
- It bring together all the elements that make a centre:
  - Land use;
  - Density and development;
  - Access arrangements
  - Infrastructure;
  - Environmental assets; and
  - Community facilities



what does the existing centre plan include?

overview of the existing plan

centre plan vision (2010)

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 villages based on **'main street' principles**.



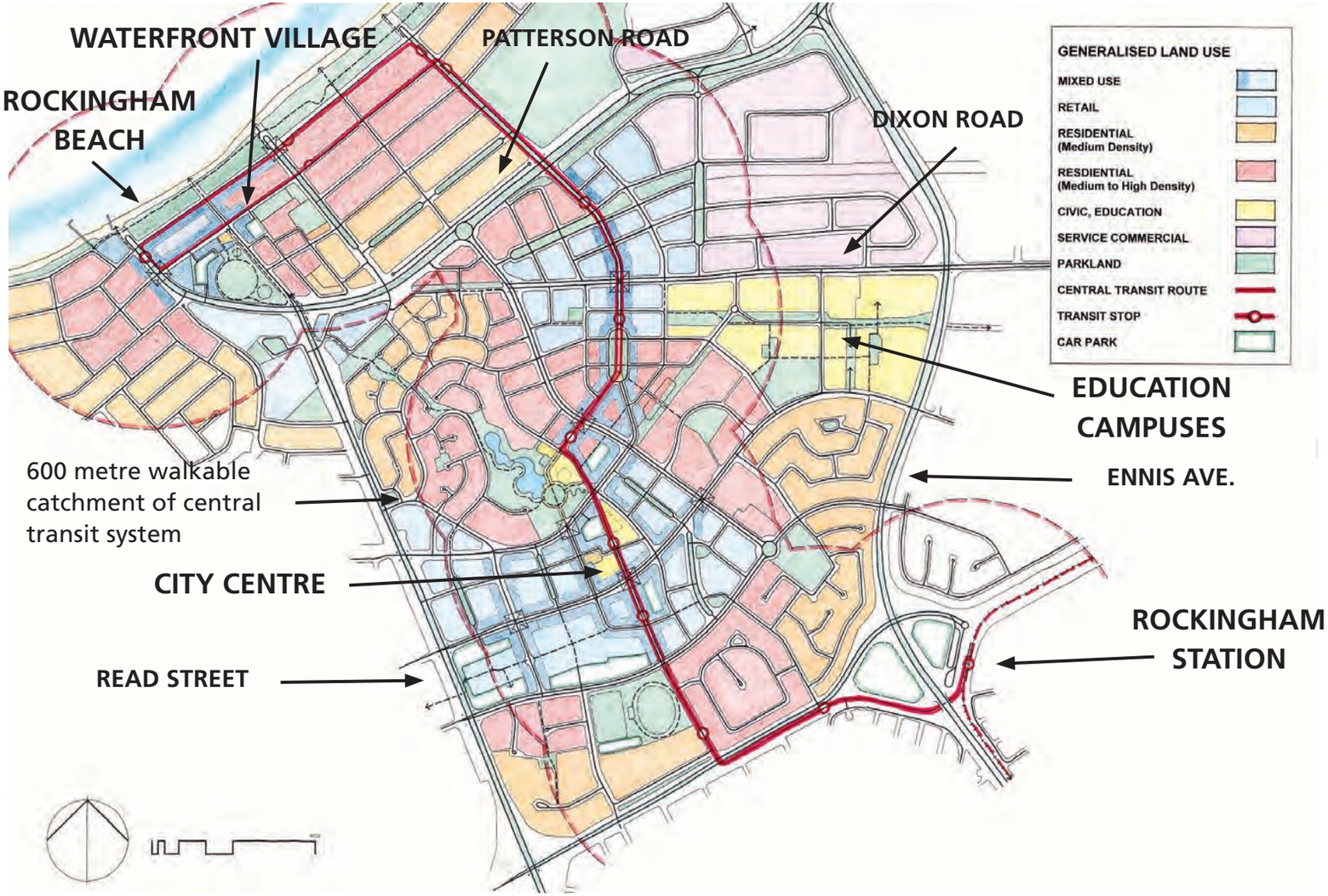




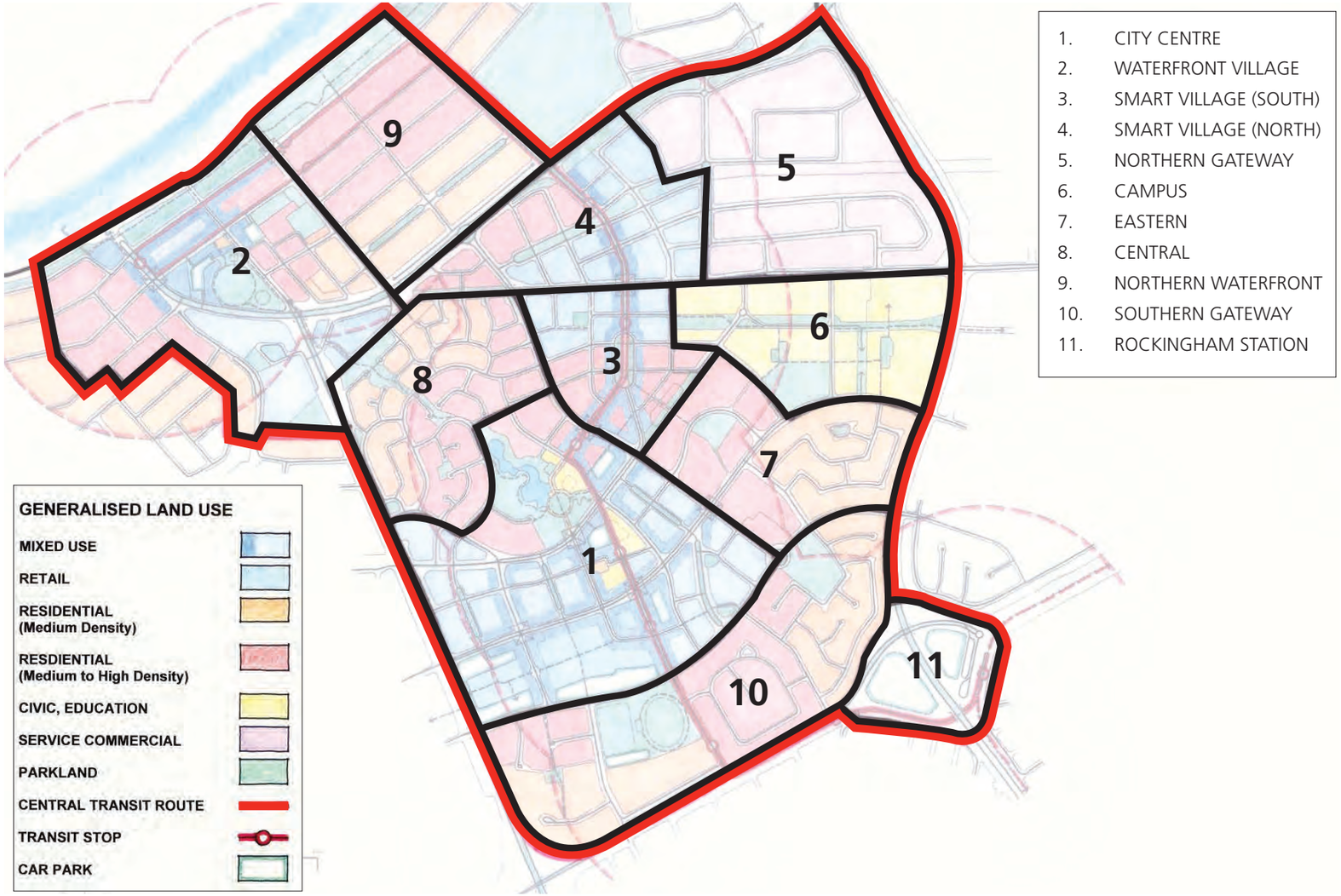
centre plan principles (2010)

+ **Medium to high density development** based on **activated, "Main Street"** principles.
+ A configuration of generally **contiguous street front buildings** and a **mix of uses** that generate high levels of pedestrian activity.
+ A **street–based transit system**, with closely spaced stops.
+ A **permeable network of streets, laneways, arcades and public spaces** that provide **high quality linkages**, particularly for pedestrians, to Centre activities from transit stops, street and off-street car parking and from the surrounding walkable catchment.
+ An **identifiable City Centre hub** to provide major CBD functions.
+ **Connected village precincts** between the City Centre and Rockingham Beach **along the route of the transit system**.
+ The new village precincts will make provision for **mixed and consolidated education (university), technology, commercial and medium to high density residential development**, based on sustainable planning principles and design criteria.

centre plan concept (2010)



centre plan sectors (2010)



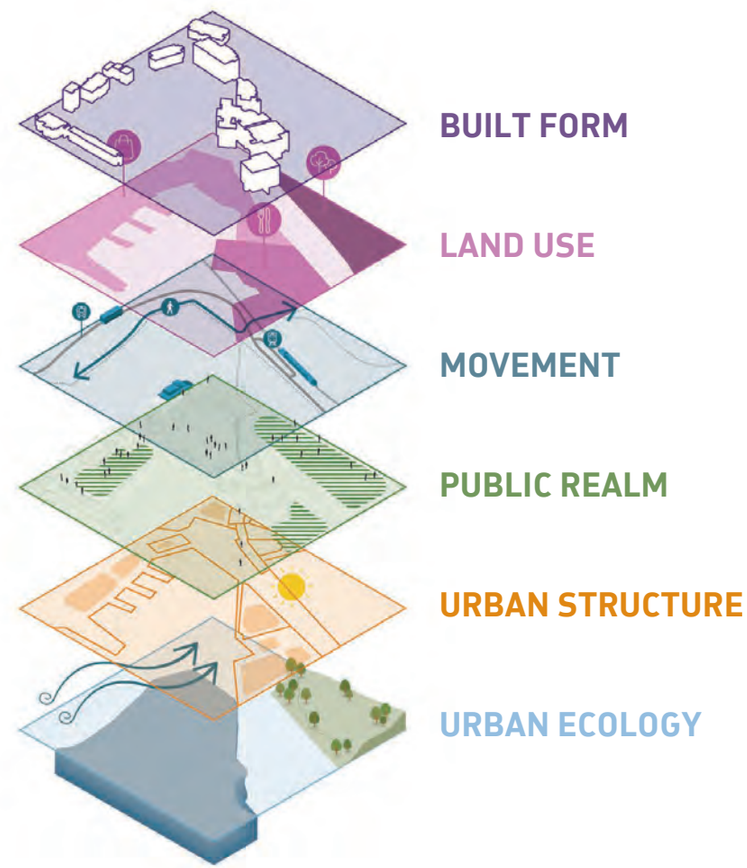
1. CITY CENTRE
2. WATERFRONT VILLAGE
3. SMART VILLAGE (SOUTH)
4. SMART VILLAGE (NORTH)
5. NORTHERN GATEWAY
6. CAMPUS
7. EASTERN
8. CENTRAL
9. NORTHERN WATERFRONT
10. SOUTHERN GATEWAY
11. ROCKINGHAM STATION

+ Each sector includes a 'Sector Policy'
+ Provides detailed guidance on land use and built form.

what needs updating (State expectations)

- We've worked with the State Government to understand what most needs updating, and what matches their expectations.
- Some of these updates are more procedural, other elements need more community input.

DESIGN ELEMENT	AMOUNT OF UPDATE NEEDED		
	MINIMAL	MODERATE	HIGH
Built Form		✓	
Land Use	✓		
Movement	✓		
Public Realm		✓	
Urban Structure	✓		
Urban Ecology			✓



what's unlikely to change from the 2010 plan

+ As the city continues to grow there are certain things that the State expects of this updated plan.
+ Rockingham Strategic Centre is still expected to be major employment, entertainment and residential hub.
  - This means the heights and densities may be adjusted or calibrated, but should generally stay.
+ Structuring Rockingham around a future Rockingham City Centre Transit System is expected.
  - This includes development around future stations.

what have we found so far?

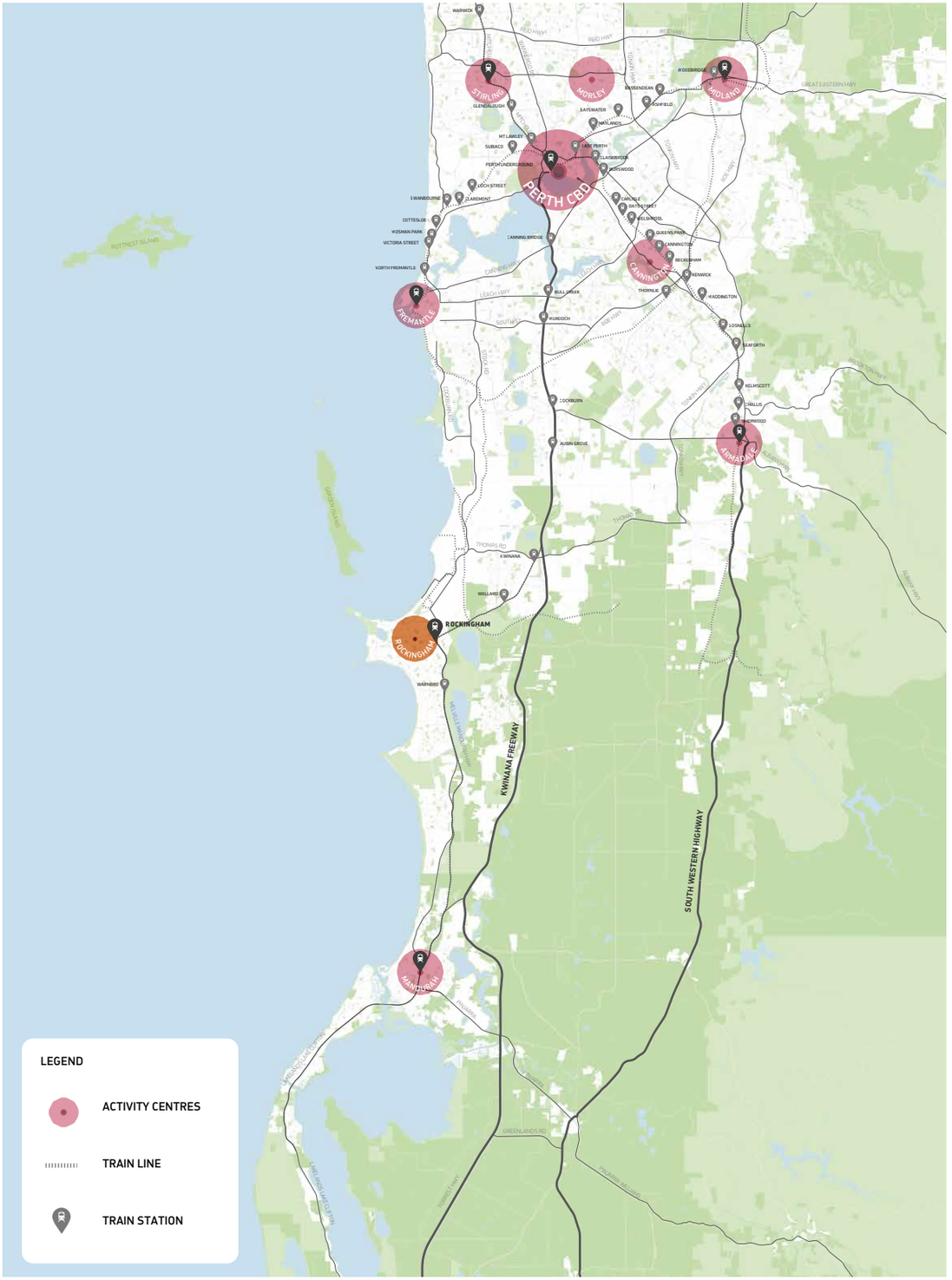
response to context

context analysis

+ **Governance Context**
  - State and local planning policies, strategies
+ **Community Context**
  - Population growth and demographics
  - Housing needs
  - Economic growth
  - Character, values, identity
+ **Physical Context**
  - Regional and local context
  - Precinct context

regional context

- Rockingham is one of ten Strategic Centres across the Perth Metropolitan Area.
  - Main regional activity centres.
  - Multi-purpose centres that provide a diversity of uses - full range of economic and community services necessary for their catchments.
  - Expected to service substantial populations and provide a diversity of housing.
- Rockingham is the primary centre between Cockburn and Mandurah.
- Services a broad catchment which includes Rockingham / Kwinana LGAs and parts of Mandurah and Cockburn LGAs.



landscape



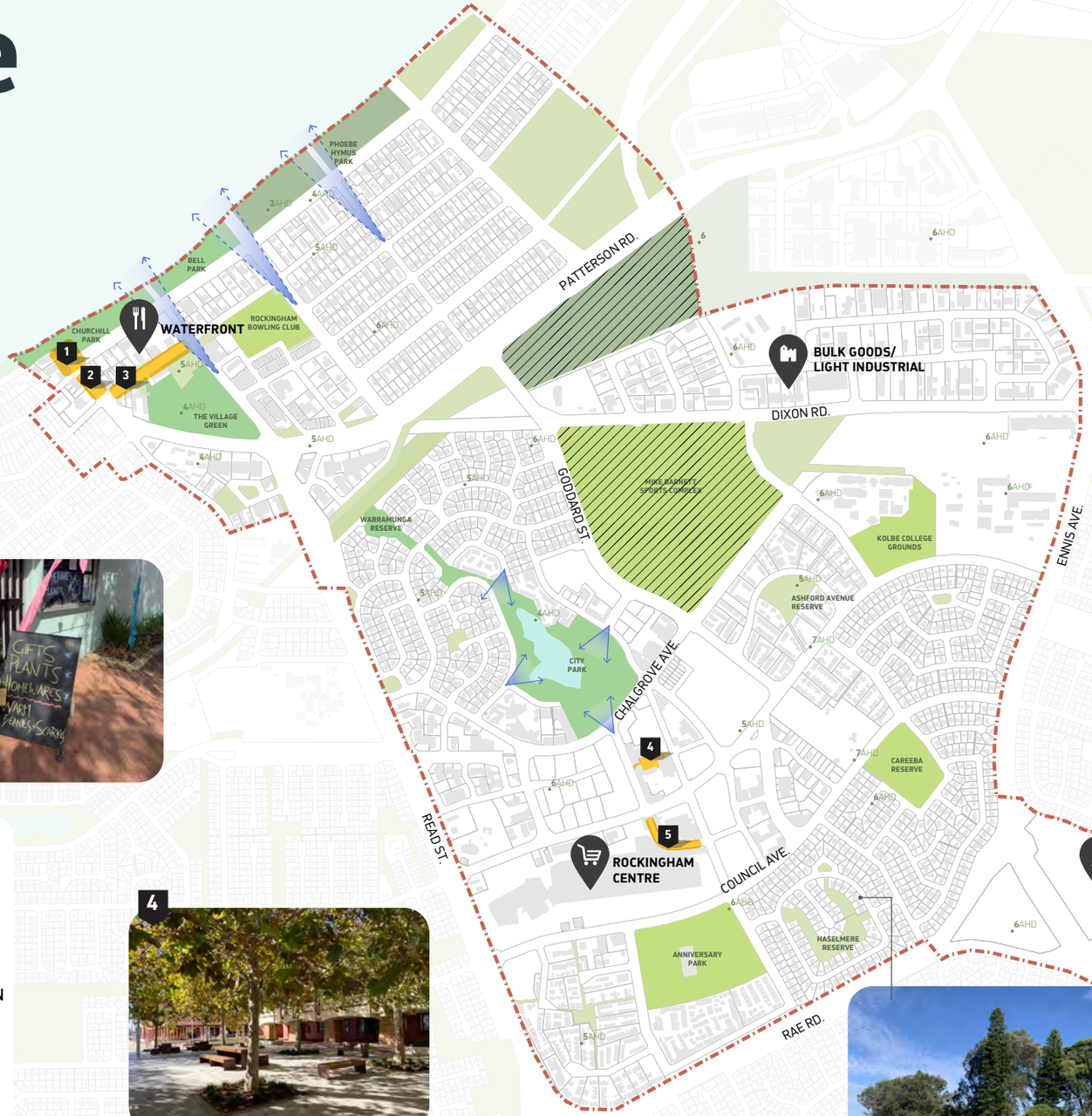








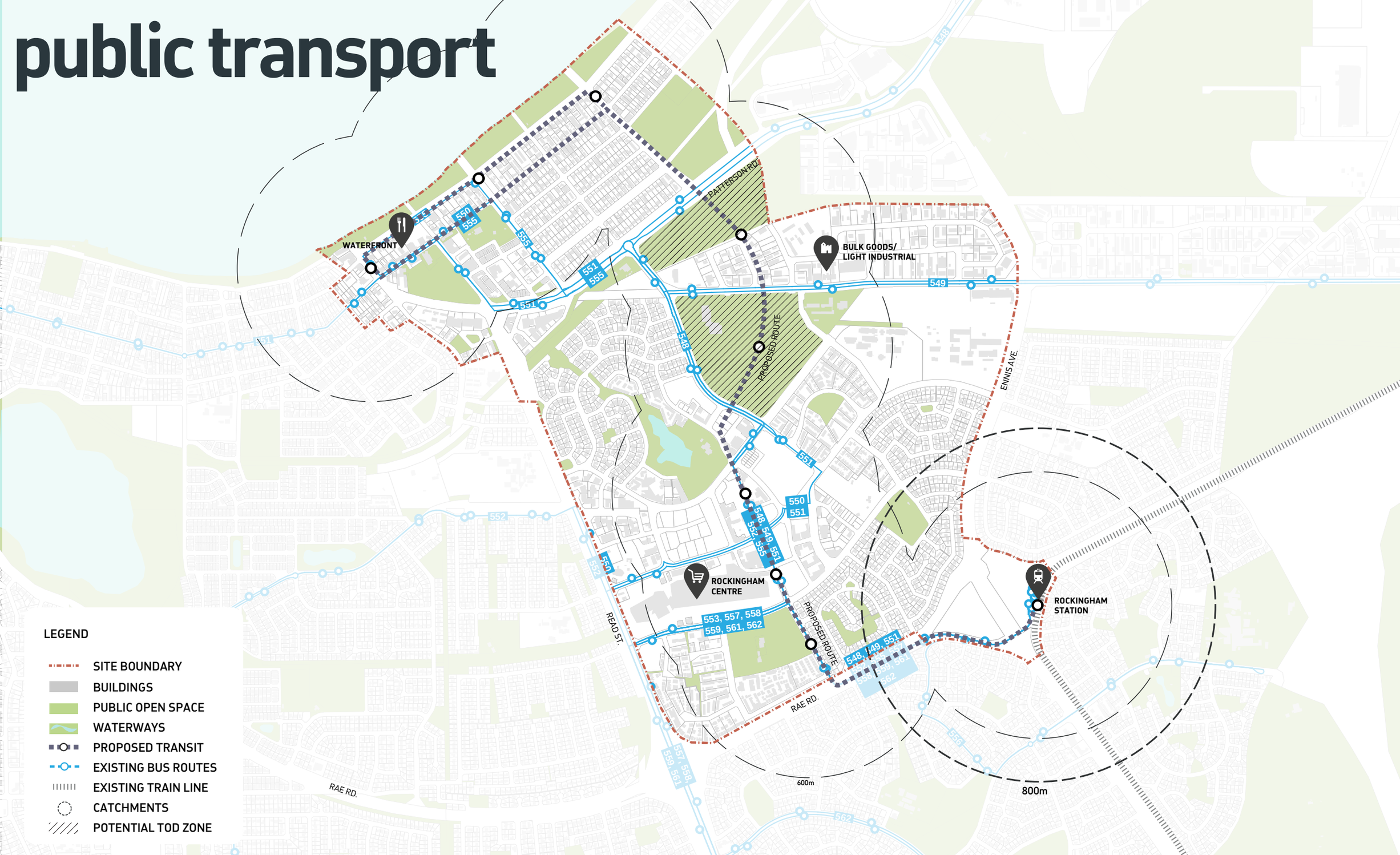




LEGEND

- SITE BOUNDARY
- FORMAL LANDSCAPED PARKS
- SPORTS AND PLAYING FIELDS
- NATURAL RESERVES/REMNANT VEGETATION
- 1 PUBLIC REALM NODES
  1. ROCKINGHAM BEACH PLAZA
  2. RAILWAY TERRACE
  3. SECONDARY MAIN STREET (KENT STREET)
  4. CIVIC PLAZA
  5. SYREN STREET
- 6AHD SPOT LEVELS
- PUBLIC FILTERED VIEWS
- DIRECT VIEWS
- POTENTIAL TOD ZONE

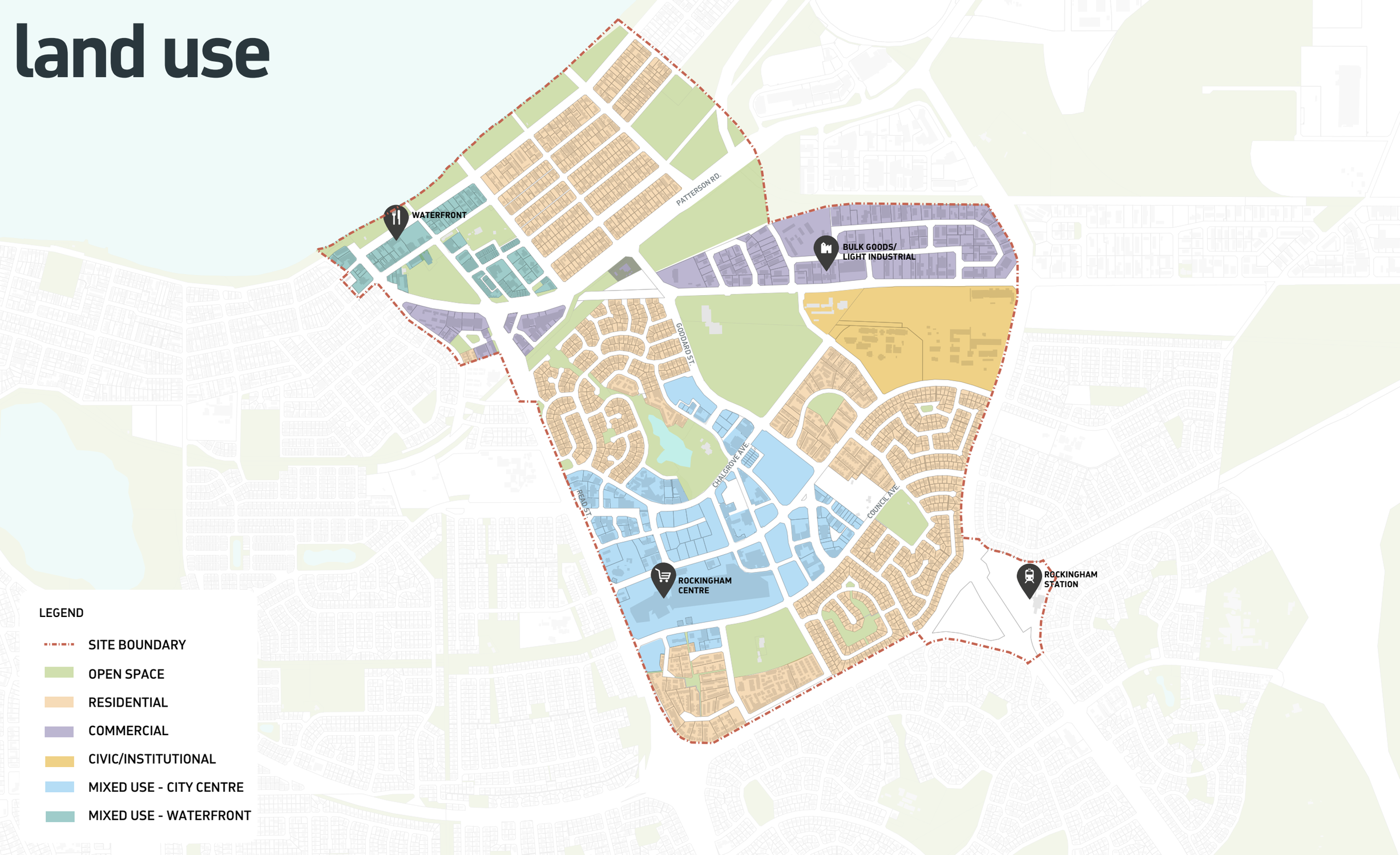
public transport



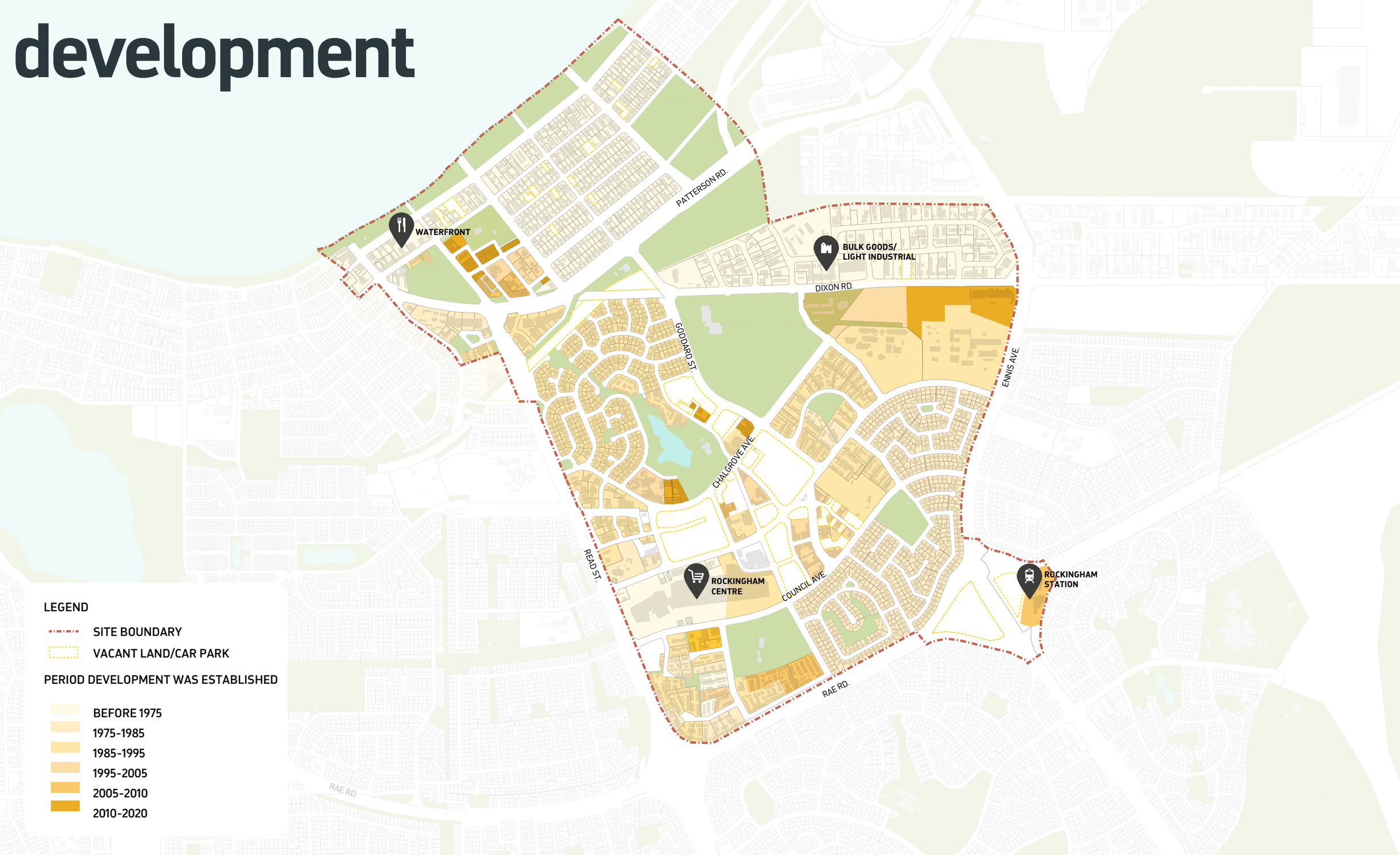
vehicles


WATERFRONT
PATTERSON RD.
BULK GOODS/
LIGHT INDUSTRIAL
DIXON RD.
GODDARD ST.
ENNIS AVE.
CHALGROVE AVE.
ROCKINGHAM
CENTRE
COUNCIL AVE.
ROCKINGHAM
STATION
READ ST.
RAE RD.
RAE RD.
LEGEND
SITE BOUNDARY
BUILDING
PRIMARY DISTRIBUTOR
SECONDARY ROUTE
PUBLIC CAR PARKING
PRIVATE CAR PARKING
POTENTIAL TOD ZONE

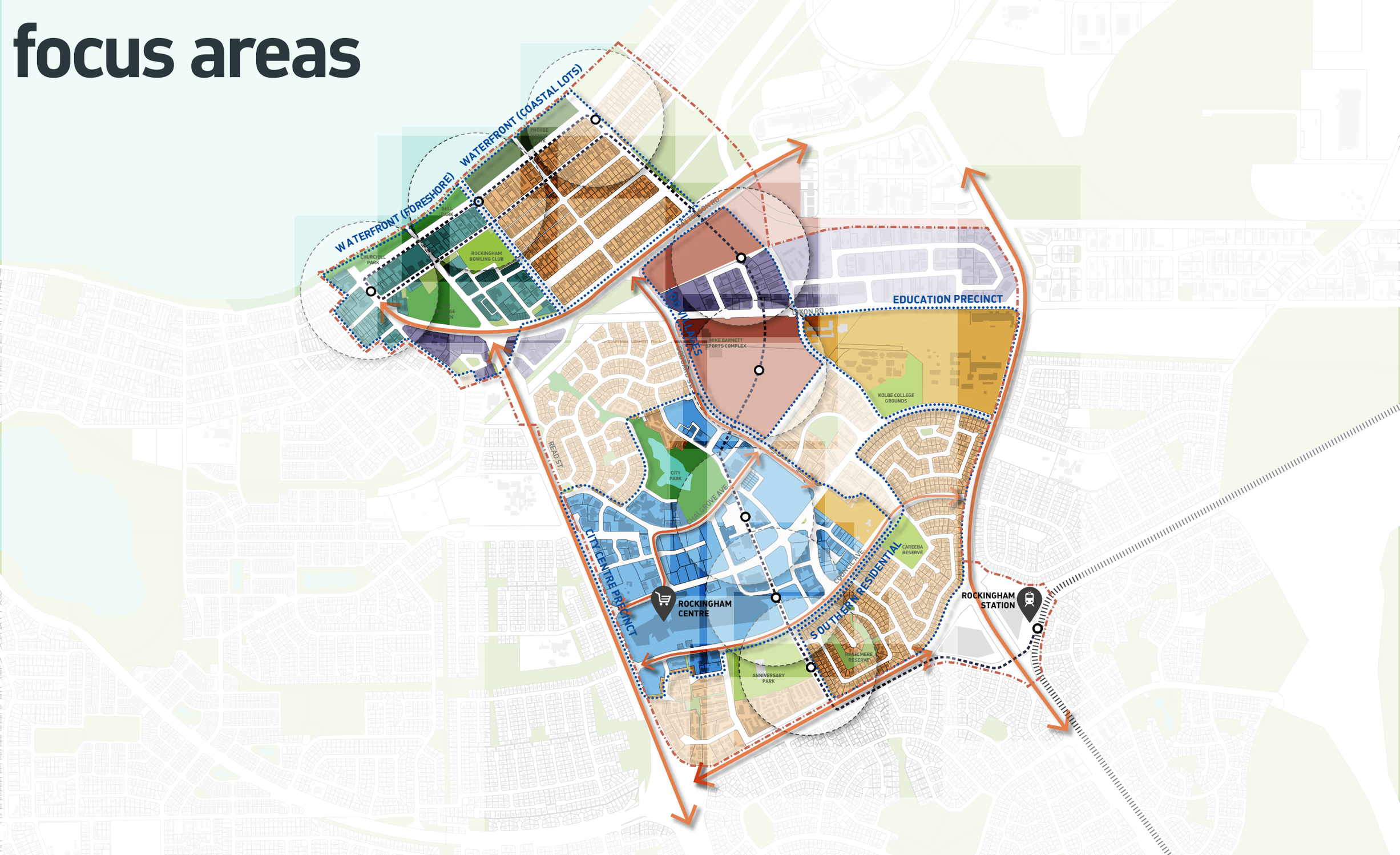
land use


WATERFRONT
PATTERSON RD.
BULK GOODS/
LIGHT INDUSTRIAL
GODDARD ST.
CHALGROVE AVE.
READ ST.
COUNCIL AVE.
ROCKINGHAM
CENTRE
ROCKINGHAM
STATION
LEGEND
SITE BOUNDARY
OPEN SPACE
RESIDENTIAL
COMMERCIAL
CIVIC/INSTITUTIONAL
MIXED USE - CITY CENTRE
MIXED USE - WATERFRONT

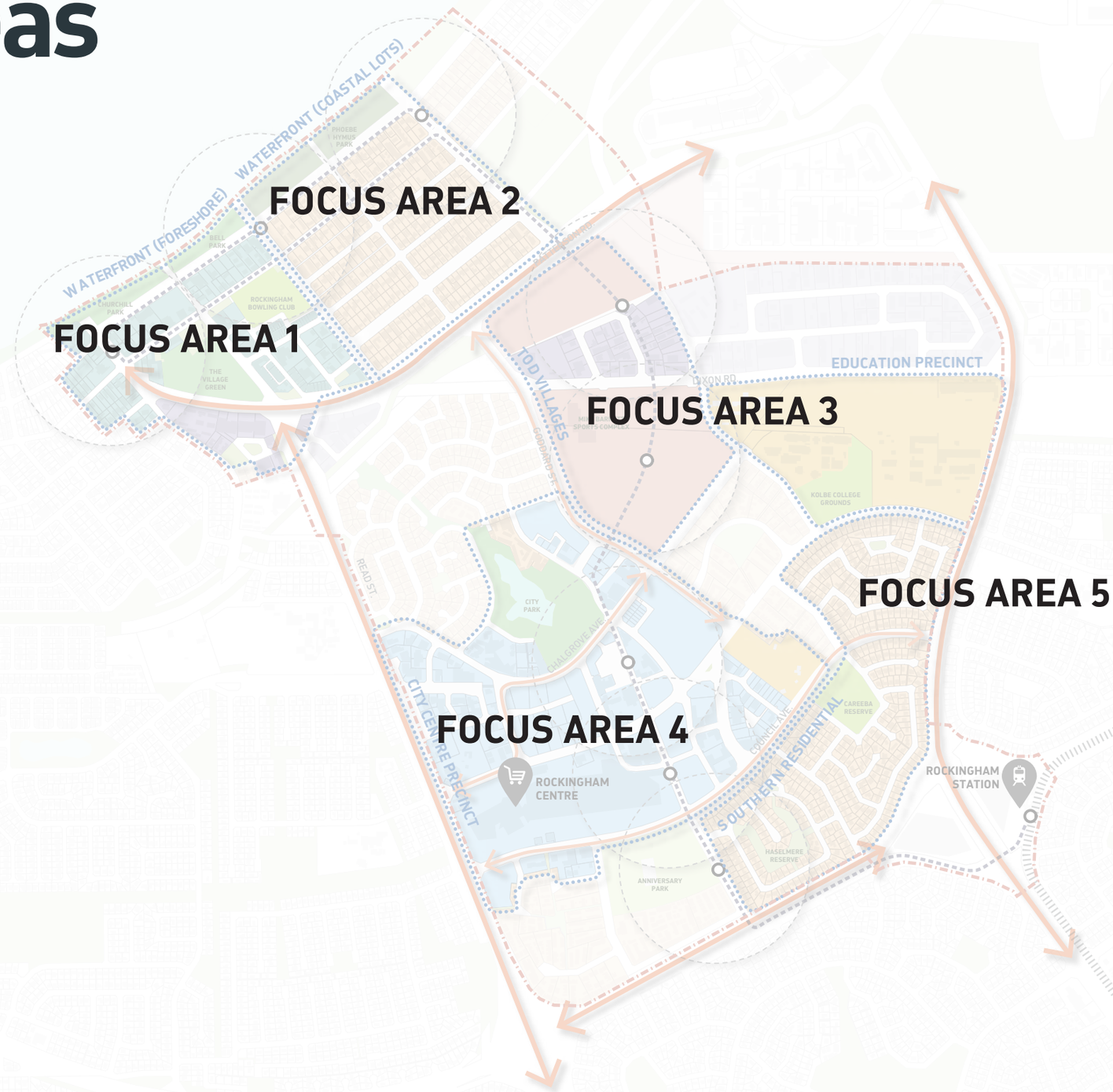
development



focus areas


WATERFRONT (FORESHORE)
WATERFRONT (COASTAL LOTS)
CBD VILLAGES
EDUCATION PRECINCT
CITY CENTRE PRECINCT
SOUTHERN RESIDENTIAL
ROCKINGHAM CENTRE
ROCKINGHAM STATION
MIKE BARNETT SPORTS COMPLEX
KOLBE COLLEGE GROUNDS
ROCKINGHAM BOWLING CLUB
CHURCHILL PARK
CITY PARK
ANNIVERSARY PARK
CAREEBA RESERVE
READ ST
DIXON RD
COOMBE AVE

focus areas


FOCUS AREA 1
FOCUS AREA 2
FOCUS AREA 3
FOCUS AREA 4
FOCUS AREA 5
WATERFRONT (FORESHORE)
WATERFRONT (COASTAL LOTS)
TOD VILLAGES
EDUCATION PRECINCT
CITY CENTRE PRECINCT
SOUTHERN RESIDENTIAL
ROCKINGHAM CENTRE
ROCKINGHAM STATION
CHALGROVE AVE
READ ST
DIXON RD
COUNCIL AVE
CITY PARK
KOLBE COLLEGE GROUNDS
CAREEBA RESERVE
HASELMERE RESERVE
ANNIVERSARY PARK
PHOEBE HYMUS PARK
BELL PARK
CHURCHILL PARK
ROCKINGHAM BOWLING CLUB
THE VILLAGE GREEN

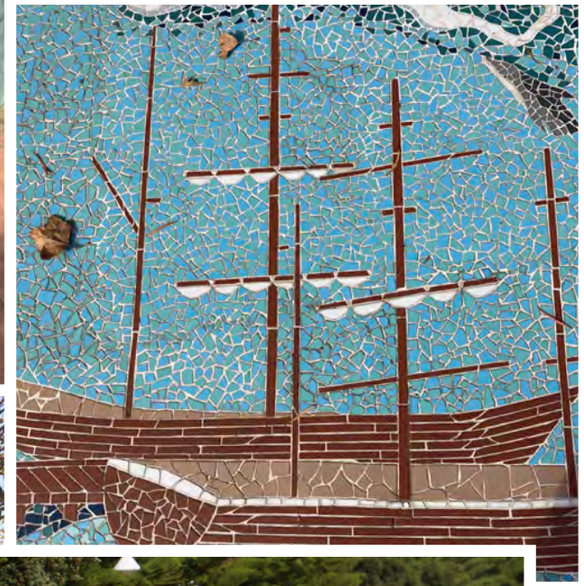
focus area discussion 1

character

what does urban character mean?

+ Character incorporates many aspects of built and public life:
  - Activities that take place;
  - How people get to and through places;
  - The stories people remember;
  - How we explain a place; and
  - The physical form of buildings (e.g. materials), streets and landscape.
+ **It's about the things that make Rockingham unique.**



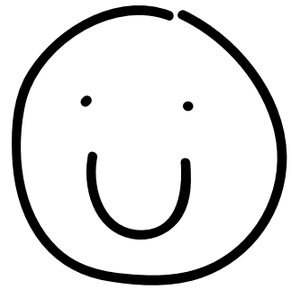




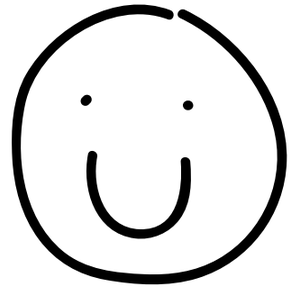


why is it important as a place changes?

- We know that cities change and evolve over time. That's true of Rockingham!
- Through the Precinct Structure Plan we can highlight the characteristics and qualities that make a place.
- If we identify them now then we can then think about how that should apply to development standards in an area.

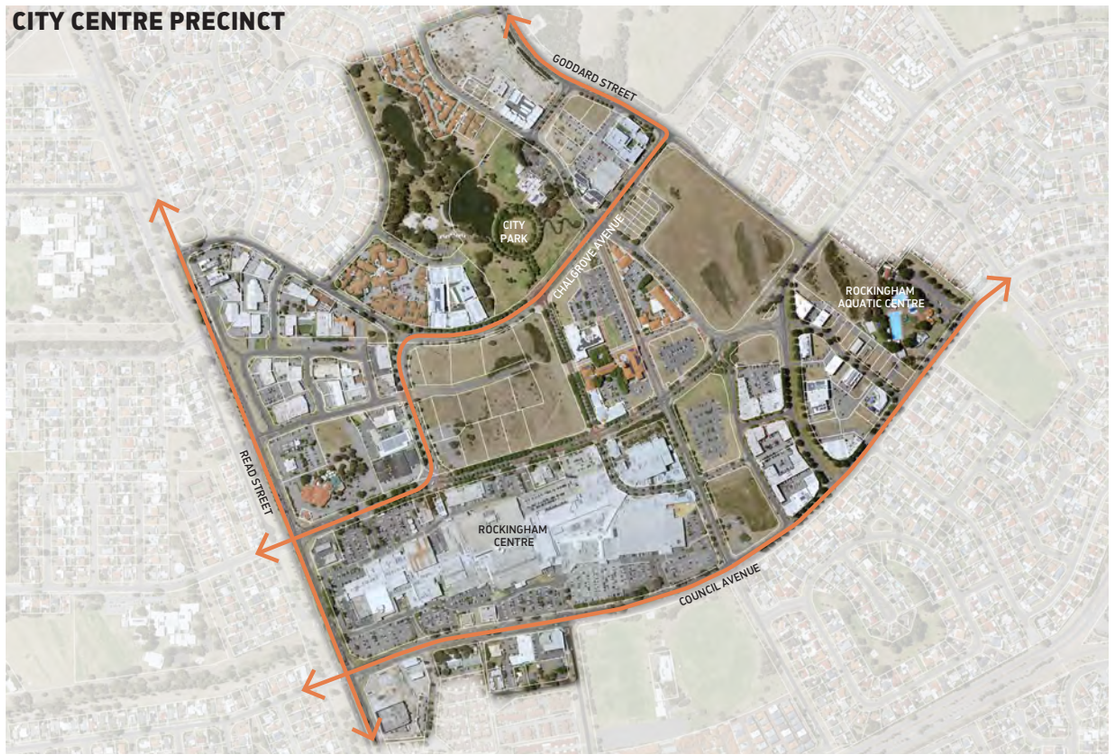


I notice the large garden spaces between the streets and the houses, they add to the green feel of the place.



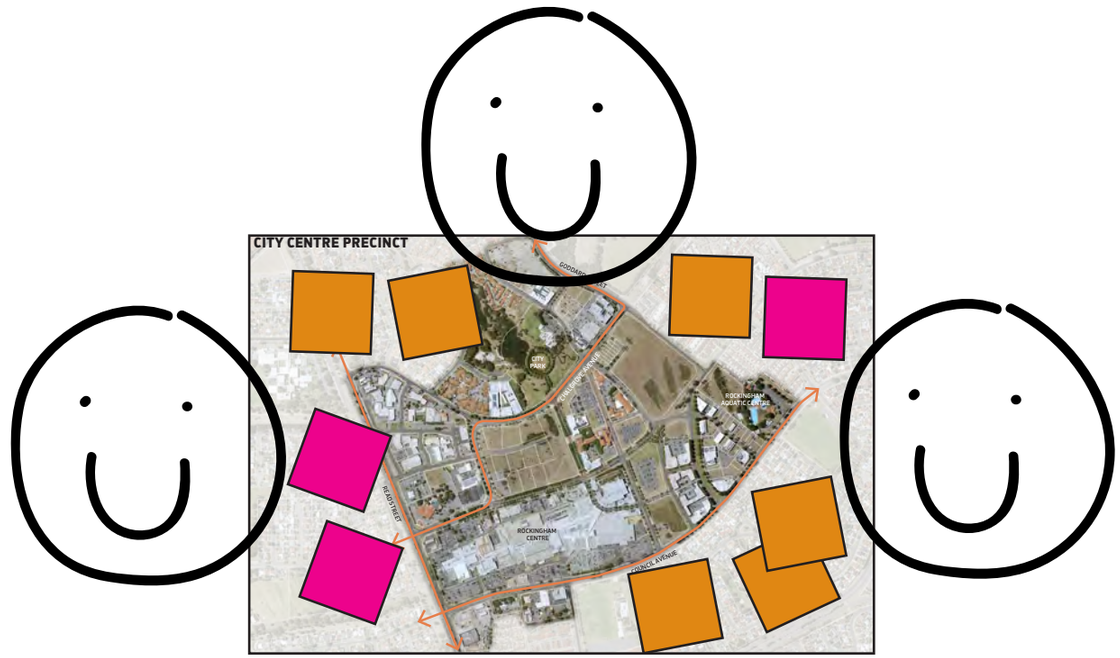
The car parks and wide traffic lanes are what I think about when I arrive into Rockingham.

how do you define local character?



The aerial plan for each focus area is for comments and post it notes.

We want to know how you define the character of each area, what you like and what you'd like to see less of.



The photo board is provided as a 'prompter'.

Orange notes = characteristics that we like

Pink notes = characteristics we'd like to see less of

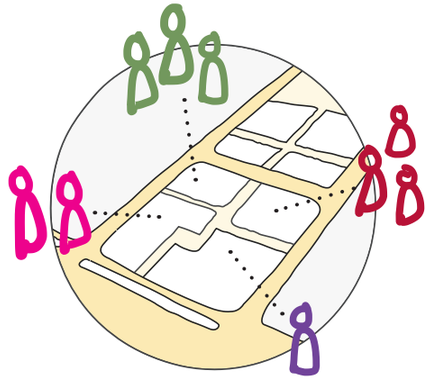
character discussion

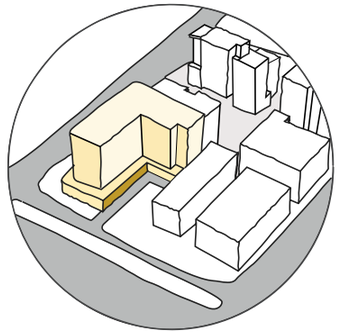
your table facilitator will guide you

focus area discussion 2

built form and land use

built form and land use





LAND USE

+ Land uses are the types of activities that happen on a site or in a building. Some examples are:
  - Residential places for living
  - Commercial places for office work
  - Retail places to buy goods, food and services
+ Land use type, proportion, mix and location should will change over time to respond to community needs.

BUILT FORM

+ Buildings are different sizes, shapes and orientations. It depends on what land uses they have inside and where they are placed.
+ Rockingham's 2010 plan supported building types with more people living and working will help local businesses and public transport.
+ The planning framework has settings that explain what heights, setbacks and other characteristics are supported in each area.

built form and land use

+ Precinct name
+ Future intent
+ Key questions we'd like to ask of you today
+ Level of change anticipated

CITY CENTRE

The City Centre will continue to be the primary location for employment with an expanded shopping centre merging with mixed-use main street developments, civic buildings and major public spaces.

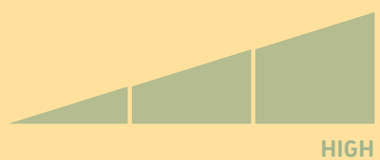
Provision will be made for higher density offices and residential apartments over street level retail and commercial tenancies.

KEY QUESTIONS:

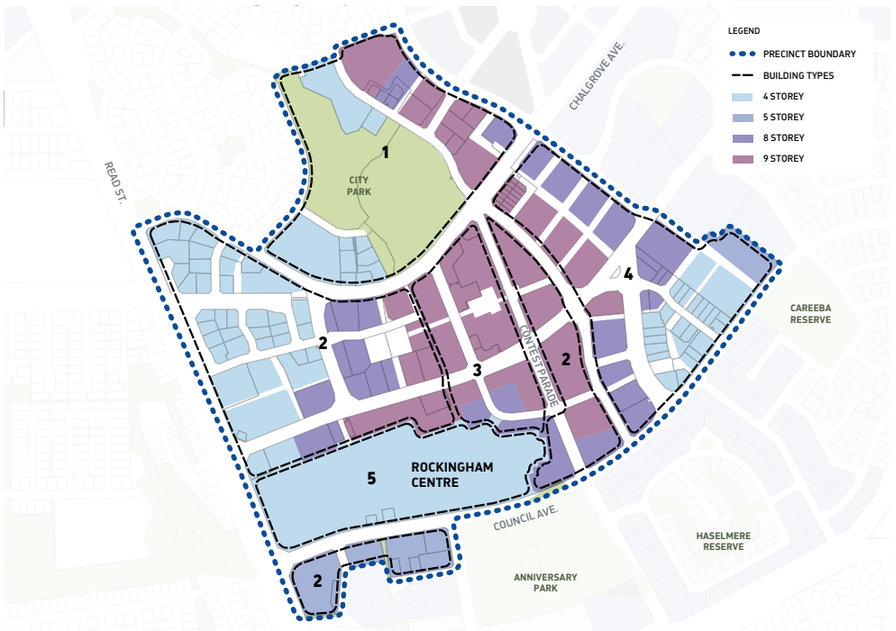
+ Of the permitted building types, which ones do you want to see more of?
+ Based on the existing permitted building height map, are there any other areas where more height would be suitable?
+ How do you use and access the commercial area east of Contest Road? Do you have any suggestions that could improve your experience here?
+ What features/uses/amenities would attract you to live in this precinct?
+ Do you have any suggestions that could improve your experience at the shopping centre precinct?
+ What character qualities do you value that should be maintained as the place changes?

LEVEL OF CHANGE ANTICIPATED

From today's environment



PERMITTED BUILDING HEIGHTS AND TYPES





Diagrams and photos are indicative to assist with workshop activities only. They may not reflect accurate heights / setbacks in the existing planning framework.

EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use

- Map illustrating building heights and types that are currently permitted in the existing 2010 plan
- Illustrative examples of common building types that are permitted.
- Numbers correspond with plan to show typical locations.

CITY CENTRE

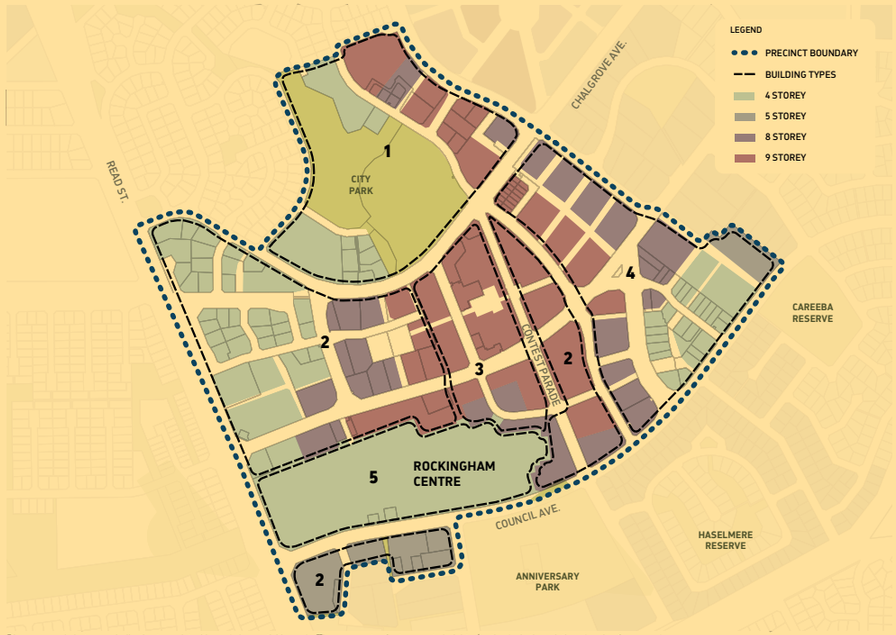
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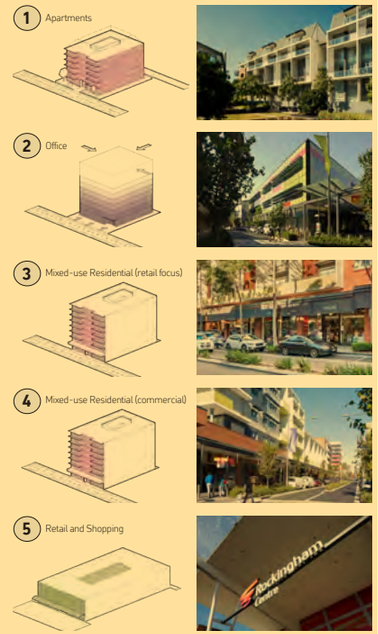
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PERMITTED BUILDING HEIGHTS AND TYPES

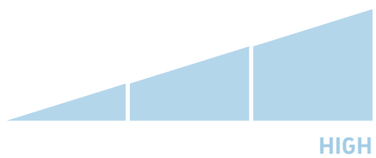




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LEVEL OF CHANGE ANTICIPATED

From today's environment



EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use

+ Photos of existing buildings and streets in each focus area.

CITY CENTRE

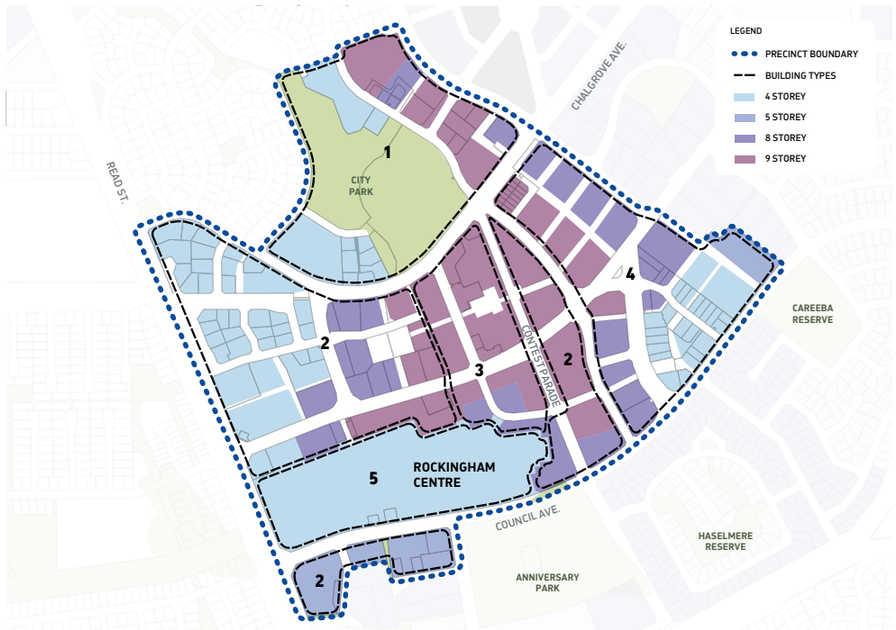
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PERMITTED BUILDING HEIGHTS AND TYPES

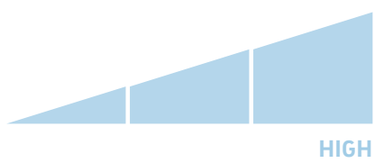




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LEVEL OF CHANGE ANTICIPATED

From today's environment



EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use discussion

your table facilitator will guide you

what’s next....

next steps

- **June - July 2021**
  Business workshop and key stakeholder meetings.
- **August 2021**
  Concept Design.
- **October - December 2021**
  Draft Precinct Structure Plan Report.
- **January 2022**
  Council Endorsement
- **February 2022**
  Public Advertising

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APPENDIX B

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Waterfront (Foreshore) Precinct	Nice area on foreshore - cafe etcetera	Fast cars in the foreshore
	More alfresco dining areas within the primary hospitality area	No crosswalk over Patterson Road to village green - unsafe
	The foreshore is beautiful - what about: - a sculpture - art walk - extend the playground - parkour, etc	Bus route close from Wanliss and Railway Terrace
	Safe water play for kids	RHam hotel site? development parking
	Affordable housing	Too much car traffic around the foreshore. Need more one way streets and more parking.
	Lots of free entertainment	Unused commercial properties, eg vacant petrol station on Parkin Street
	More entertainment, hospitality, leisure places in Rockingam Waterfront Precinct	Traffic to Garden Island, new road trucks, traffic 4am daily Rae Road through
	Keep Rockingham unique by not following what everyone else is doing, i.e. No high risk Gold Coast look	Speed bumps on Val Street along the Esplanade to Fisher, as they work at Hymus to Esplanade
	Taller and more buildings.	Old buildings on Railway Terrace and other rundown buildings
	More medium and high density in the area at the expense of the old commercial and retail structures	Crosswalk park to cafe dangerous - warning signs
	Love all our coastal views and access to them	Less concrete
	1. Build a marina 2. more trees	Marina to go ahead, build the marina
	Stop boxy housing on very little land	Shut down between Railway Tce and Wanliss
	Slow traffic speed.	More artwork
	More quirky shops along Kent Street to increase usage of precinct one street back	More connection with history and Aboriginal culture.
	Rooftop bar on foreshore	Volleyball beach sporting competitions and activities on the sand

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Waterfront (Foreshore) Precinct continued...	Love the atmosphere of the foreshore, especially the open street trading	More land - space, i.e. Room to move around Apartment buildings - more green
	A seaside atmosphere	Any access to public places I.e. Markets / park With well lit crosswalks at night too
	Love the village green. Need more angle parking and slower traffic	Traffic along the beach road is noisy and dangerous. We need these areas for people not cars.
	More trees - native trees	Stop vehicles in Rockingham beach Road area
	More nature play	Less cars within Rockingham Beach Road area
	More native plants	No safe crossing at Thorpe Street to village green
	More trees more shade	Don't want high density apartments too close to the foreshore
	Art sculpture	Parking on the foreshore is limited, looks bad, in many places, and is not good re signage
	Modern visionary design	Lack of parking detracts me from visiting compared to pre development parking
	The tram for visitors to Rockingham	
	Redevelopment of the foreshore	
	Sustainable waste options	
	I like the village green concept, and one that left as is. If more vehicle parking is required to service the foreshore turn the existing parking area where markets are held into a multi-storey reasonably priced parking centre, rather than taking up valuable open space.	

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Waterfront (Coastal) Precinct	Develop a cycle path network around Rockingham. Read Street is a death zone!!	Need to link paths, all the way to silos
	Develop an area for the cyclists to safely race/ride	More development between R.B. Road and beach
	Outdoor Velodrome criterium circuit Fitness/ Healthy People = less stress on a healthy system	Low rate of development
	Less concrete	Not enough sub-developable housing lots to allow people to afford to stay in their seaside lots
	Sustainable waste options	Family and children facilities for older kids • Skate park • Parkour • Nature scape • Botanical gardens • Splashpads
	Bike paths	Support for wildlife - Flora and fauna support - Plant for birds - Plant for food + habitat
	Superb beach	Mixed Residential + Shops (commercial)
	Rooftop bars	Environmentally considerate builds
	Fresh air	Green spaces • Beautify areas! • Carbon offset • Vertical gardens • Beautiful designs (art color shapes) • Botanical/bush tucker trails
	Wildlife corridors Support quendas - seals - penguins	
	More good street landscaping and walkways for pedestrians	
	More trees (small)	
	Include elders (noongar) re history	
	Art sculpture	
	Modern visionary design	
	Greenery, especially near beach front	

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Waterfront (Coastal) Precinct	Good local people	
	Native planting Low water use	
	Nature play options	
	More public open space with multipurpose amenities for different audience segments	
	All future builds should be interspersed with nature: • Carbon offsets • Wildlife corridors • Native parks and gardens • Food forests • Play grounds for wide range of ages!	
City Centre Precinct	City Park • Graded exercise options • Picturesque • Potential for better flora and fauna and playgrounds	The big fences around the oval (Hefburn) not good
	Aquatic Centre - update and expansion • Elderly • Splash pool • Young • Playground • Parkour • Families • Skate park	Around the shops needs art, shade, color, brightening, beautifying
	Intersperse all future development with green space 1:1 • Carbon offset • Lunch spots • Wildlife habitats • Beautifying	Less shops, more entertainment hospitality and leisure venues
	More medium and higher density development, including affordable housing options	Flat build out areas - more multi story makes for more open space
	native trees, bushes, flowers - bush tucker trail?	Lack of waterfront transport (tram)
	Make more of great landscaping design like around City Park	City Park playground update was not an improvement
	Streets around shops	Nature scape potential

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
City Centre Precinct continued...	City Park - more trees	Less concrete - update old look
	The parks - better access but	Chalgrove Avenue less power poles
	Local character is welcoming	More native planting please
	Should have more flowers around restaurants	City Park, outdated playspaces lack of undercover and BBQ facilities
	A good balance of accesses around the coast	Syren street traffic pedestrianise the road in full close section
	City Park - cleanliness lake	More native planting please
	Like how already set out. Oval is well kept	Less spaces encouraging anti social behavior
	More seating around oval	Unnecessary traffic light - island or stop sign instead
	Cycle paths around oval	Aquatic Center, dated, lack of brand
	Bikes + prams	Parking is congested and in the future better suited to multi storey car parks with built in walkways between and well placed, small gardens
	Syren Street > Entertainment Leisure Precinct	
	More connection with our history and Aboriginal culture	
	Playgrounds Botanical gardens Skate park Parkour Adventure playgrounds!	
	Recycle - binlining	
	Wave pool Parkour Skate park	
	Rham Aquatic Centre - great place	
	Bike paths	
	Pool + activity areas are great	
	Wildlife corridors	
	Aquatic Centre great open place - would like to see it expanded	

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Southern Residential Precinct	All future builds should be interspersed with nature 1:1 - native flora and fauna, community gardens, exercise, food, nature, carbon offset	Traffic light does not allow enough time to cross road
	Like the current state of residential living i.e. not apartments	No light rail above or below ground down Kitson Street
	Quiet area	Keep education area in Dixon road
	Good open space in Haselmere Reserve	More native trees, not deciduous
	More native trees on verges and in general are needed	Too much road noise
	Bike paths	Not enough native trees
	Location to shopping centre and train station	
	Wildlife corridors	
	Nature play for wide age range - parkour - skate park	
	Community food garden	

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
Education and TOD Villages Precincts	Trees - natives	Isolated feeling when out and about, not well lit, not well populated
	Consult elders re heritage	Green space around Mike Barnett needs facilities for attending youth + families - playgrounds, parks
	Green belt buffer from industry	Insufficient greenery, more street trees needed to combat asphalt heat island effect
	Green corridors place for wildlife	Shopping precinct Light industrial area is desolate and unattractive
	Bike paths	Space underutilised
	Place for youth to meet and play	Isolated feeling when out and about, not well lit, not well populated
	Nice green space - bike bitumen, could be expanded & play roads/ signs/obstacles for kids - dog parks etc	
	All future builds should be interspersed with nature 1:1: • Parks/gardens • Wildlife habitats • Playgrounds > 15 years • Park or two • Skatepark • Lunch/picnic spots • Carbon offset	
	Like this green space (Mike Barnetts Sport Complex park)	
	This space needs to be utilised (Mike Barnetts Sport Complex park)	
	Could be an extension of original complex - sport ovals to return	
	We love trees more trees	

APPENDIX B: COMMUNITY WORKSHOP ACTIVITY 1 NOTES

PRECINCT	CHARACTERISTICS WE LIKE	CHARACTERISTICS WE'D LIKE TO SEE LESS OF
	Near education hub - • playgrounds - • nature escapes - • lunch spots - • community + family facilities	Frequency of transport to move people around education precinct
	Accommodation to be integrated into the landscape, attract students for economic and education benefits	
	Artfully considered education and accommodation spaces	
	Education area all together Economic value is huge	
	Retain education hub	
	Wildlife corridor	
	Wildlife corridors to be extended using Australian native plantings	
	Bike paths	

APPENDIX C

APPENDIX C: COMMUNITY WORKSHOP ACTIVITY 2 NOTES

WATERFRONT (FORESHORE) PRECINCT	
QUESTION	**RESPONSE**
1. Of the permitted building types, which ones do we want to see more of?	Mixed use residential. No. 2. Must be a clause that no clothing can be hung on balconies that are open to public (walking) view inc. Back (greenery) area to each building
2. Based on the existing permitted building height map, are there any other areas where more height would be suitable?	No other areas higher than what is on the present map Do not want to spoil our foreshore
3. What features of the buildings in this area do you like/not like when you are on the street? Do you have any suggestions that would improve your experience from the street?	Private garden area for residents & retail. Retail & shop fronts - shade (weather protection) Less concrete at front of buildings - more features Lots of parking for visitors under high rises - birds etc
4. How do you move between Kent Street and the Foreshore? Do you have any suggestions that could improve your experience here?	Well lit walkway including security (CCTV) Cameras between each building Wide enough to cater for people to sit or relax (park benchs, room for prams & children to play)
5. What character qualities do you value that should be maintained as the place changes?	Lots of greenery so no concrete city of apartments Buildings should be built so people living above retail, cafe, shops - noise levels Must be done to allow a musician to play ??? at reasonable time - Many people enjoy this type of atmosphere People friendly open area - “mall” between Railway Tce & Flinders - seating similar to end of Railway
Other Notes	Community facilities - Art + sculpture walk Info on local *special* fauna Space for performance
	Recycling hub - recepticles etc but also community engagement - bikes that power lights , or play equipment

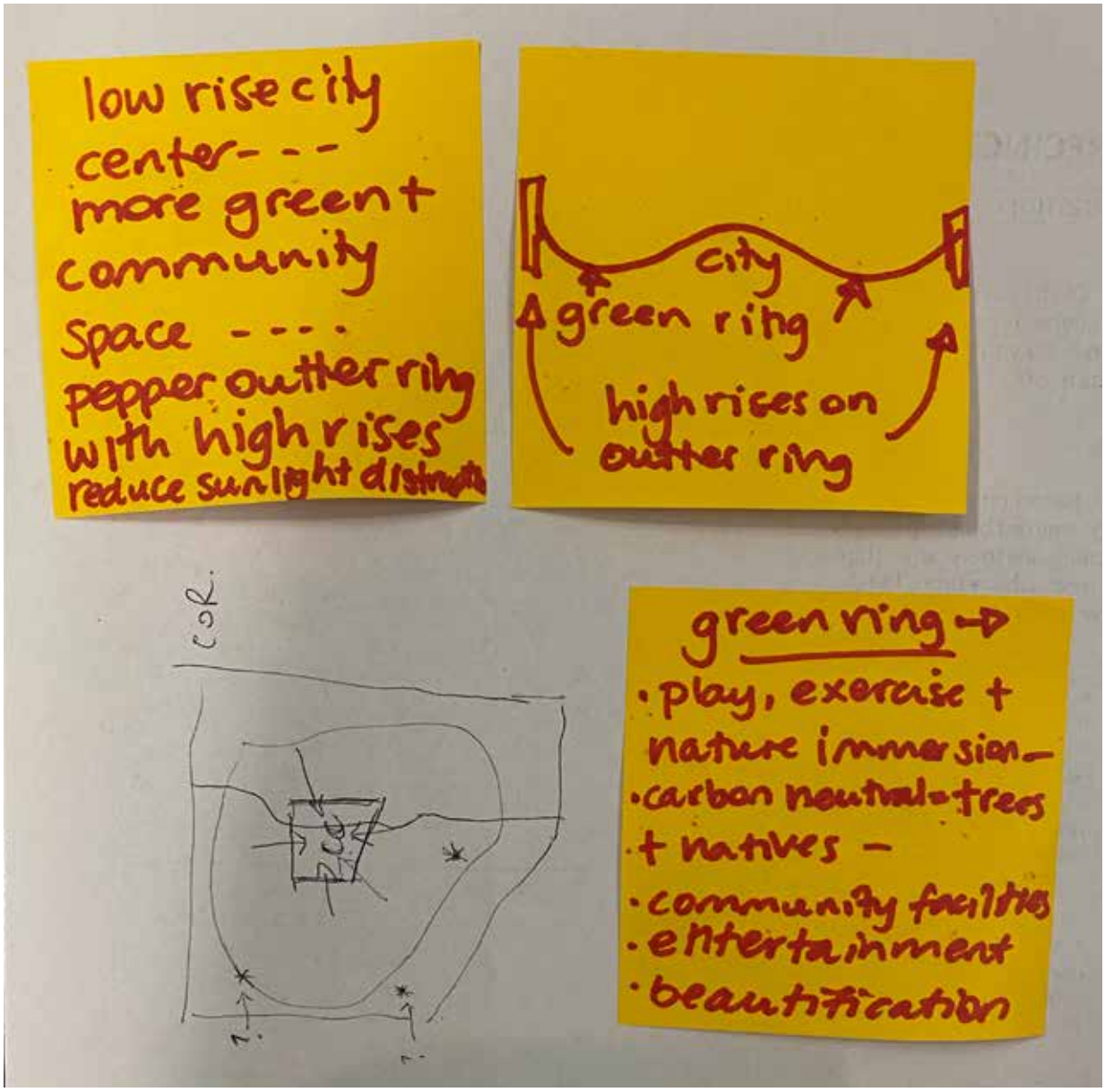
APPENDIX C: COMMUNITY WORKSHOP ACTIVITY 2 NOTES

WATERFRONT (COASTAL LOTS) PRECINCT	
QUESTION	**RESPONSE**
1. Of the permitted building types, which ones do we want to see more of?	More of the high rise with destination cafes, restaurants at front Pheobe Hymus Park developed Multi storey back into single dwelling lots
2. Based on the existing permitted building height map, are there any other areas where more height would be suitable?	The beach front
3. There is currently a 1,500m2 minimum lot size required to redevelop lots in this area to encourage consolidated development that allows for a mix of residential typologies and uses. Do you think it's achieving its goal? If not, why not?	1500m2 is not feasible for development
4. What character qualities do you value that should be maintained as the place changes?	Family Environmental considerations

APPENDIX C: COMMUNITY WORKSHOP ACTIVITY 2 NOTES

CITY CENTRE PRECINCT	
QUESTION	**RESPONSE**
1. Of the permitted building types, which ones do we want to see more of?	Don't want to see too many on the periphery Shape and design of buildings to relate to existing landscape Coastal relationship
2. Based on the existing permitted building height map, are there any other areas where more height would be suitable?	Sunlight is a very important consideration Alternative density model of higher buildings in a ring around the city centre would be worth considering
3. How do you user and access the commercial area east of Contest Road? Do you have any suggestions that would improve your experience from the street?	It's too sterile. We need more life/ community/ color/ art/ native flora + fauna + beautiful designs Gardens and green space Promote residential development to improve safety
4. What features/uses/ amenities would attract you to live in this precinct?	More green space and community opportunities Workers need rest by respite Vertical garden Exercise and play opportunities • Nature playground • Skatepark • Sports and community Facilities • Food gardens. • Parkour parks
5. Do you have any suggestions that could improve your experience at the shopping centre precinct?	Closer parking in hidden multi-storey buildings Passive surveillance instead of CCTV
6. What character qualities do you value that should be maintained as the place changes?	We need to stop the concrete There should be gardens and benefits where people can communication to support mental and physical health 1:1 to carbon offset / green spaces Introducing native flora Reliance on traditional fire methods

CITY CENTRE PRECINCT	
QUESTION	**RESPONSE**
Other notes	Low rise city centre More green + community space Pepper outer ring with high rises reduces sunlight disruption Green ring: • Play, exercise + nature immersion • Carbon neutral = trees + natives • Community facilities • Entertainment • Beautification



APPENDIX C: COMMUNITY WORKSHOP ACTIVITY 2 NOTES

SOUTHERN RESIDENTIAL PRECINCT	
QUESTION	**RESPONSE**
1. Of the permitted building types, which ones do we want to see more of?	None; single or two storey only in area 1 & area 2
2. Based on the existing permitted building height map, are there any other areas where more height would be suitable?	No
3. There is currently a 1,200m2 minimum lot size required to redevelop lots in this area to encourage consolidated development that allows for a mix of residential typologies and uses. Do you think it's achieving its goal? If not, why not?	No, average size of block is 600m2. Would take 2 or more rate payers/owners to sell to develop 1200m2, a lot of rental properties may sell as owners don't live in area No, commercial use on ground level if 5 storeys No guarantee that dwellings would be put to full use i.e. not occupied
4. What character qualities do you value that should be maintained as the place changes?	Quiet, peaceful May form urban 'ghetto' would need way more infrastructure like CCTV, underground power etc

APPENDIX C: COMMUNITY WORKSHOP ACTIVITY 2 NOTES

EDUCATION & TOD VILLAGES PRECINCT	
QUESTION	**RESPONSE**
1. Two new transit stops are proposed between Goddard Street and Patterson Road that would enable this area to transition to more urban uses. Of the permitted building types, which ones do we want to see more of?	Transit absolutely necessary around education + sporting precinct 5 -> 8 story + 3 story complexes
2. What features/uses/ amenities would attract you to live in this precinct?	Wildlife corridors (sensitive development) Sporting Precinct Bike Path Network - transport links around Rockingham + out of the precinct - Inter generational multi use/multi level buildings Entertainment, restaurants, bars (small), green space, public open space, retail, cafes
3. Based on the existing permitted building height map, are there any other areas where more height would be suitable?	Possible development of 5 to 8 stories between the uni tafe and Kolbe; Lower density everywhere else High density has the potential to become ghettos
4. Based on the existing permitted building types map, are there any areas where other building types may be suitable?	More commercial/offic/entertainment space - eco tourism potential/ Green buildings - Green roof spaces Solar passive development
5. What character qualities do you value that should be maintained as the place changes?	Existing green spaces Sporting complex - oval Value the buildings coexisting with green spaces not conflicting
Other Notes	Public open space Cafe, bars, offices, retail 18 stories BAD No 15 storeys - open to 5 + 8 storey Multi-level mixed use What about parkour park • Skate park • Nature playground • Botanical garden • Community food gardens • Bush tucker trails *At location 1 on the spatial plan, the group marked a transit stop*

APPENDIX D

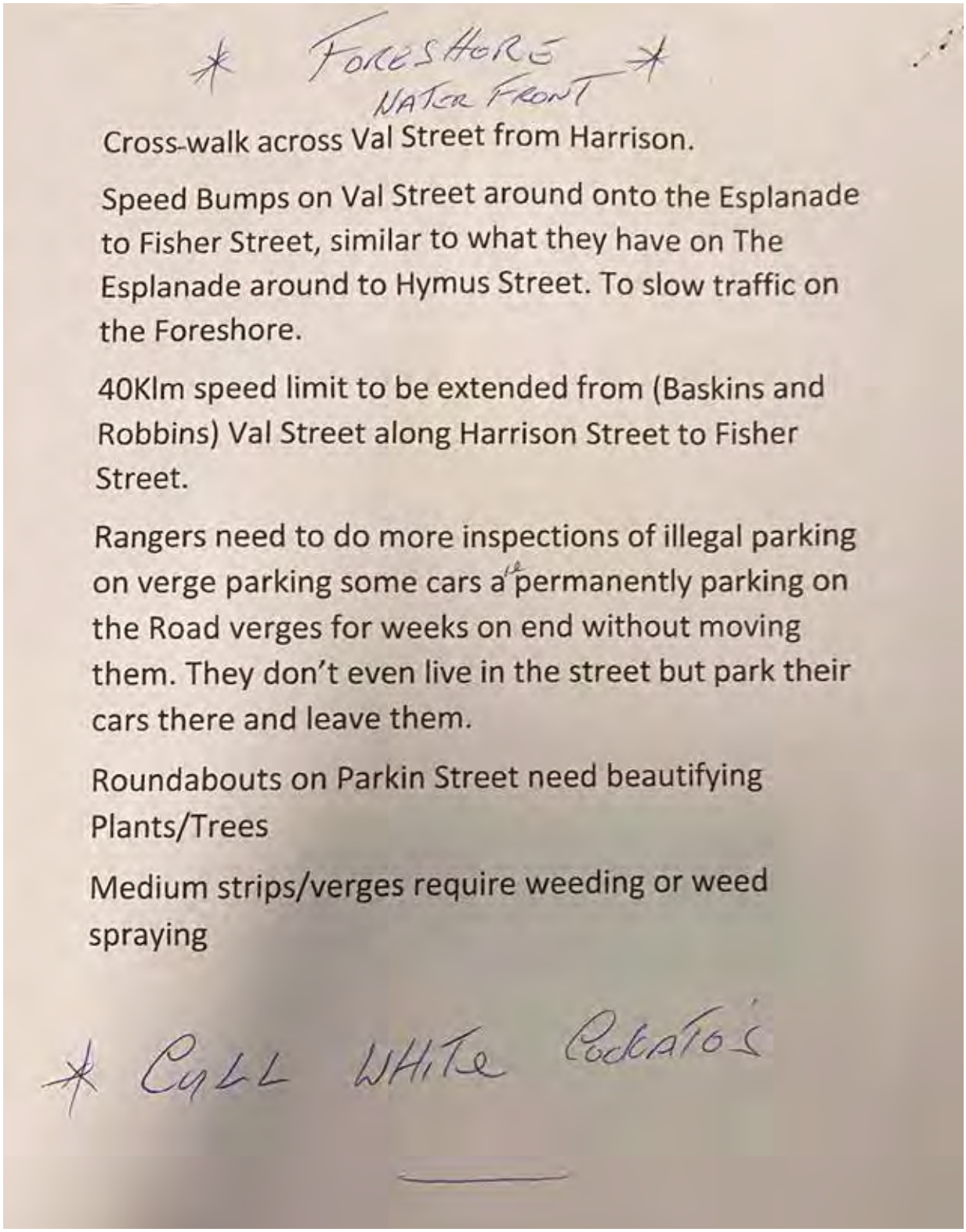
APPENDIX D: COMMUNITY WORKSHOP OTHER NOTES AND COMMENTS

COMMENTS
Upgrade C/ak [crosswalk] In Kent St Railway [undecipherable] Lead look 17th Century
Please build spaces that build and enhance our community. We need places that connect us to place
Our ideas be taken into account
Movement for people to walk safely in the area day or night and ensure the noise above retail shops/cafes is taken into the policy of each building
Rockingham is yet to realise its potential, it needs to attract more residents, we have unique opportunity to create liveable, engaged & active community
Whole area - make sure there is variety in structure + design, but make it harmonise
More buskers
What is the timeframe of developing the Southern Residential zone?

A workshop attendee also advised the project team that they would like to poll other workshop attendees on whether the foreshore from Railway Terrace to Flinders Lane should be closed to vehicles.

Five people voted agree (to close) and two voted disagree (shouldn't be closed).

Another workshop attendee provided a written document as shown below.



* FORESHORE *
WATER FRONT

Cross-walk across Val Street from Harrison.

Speed Bumps on Val Street around onto the Esplanade to Fisher Street, similar to what they have on The Esplanade around to Hymus Street. To slow traffic on the Foreshore.

40Klm speed limit to be extended from (Baskins and Robbins) Val Street along Harrison Street to Fisher Street.

Rangers need to do more inspections of illegal parking on verge parking some cars a permanently parking on the Road verges for weeks on end without moving them. They don't even live in the street but park their cars there and leave them.

Roundabouts on Parkin Street need beautifying Plants/Trees

Medium strips/verges require weeding or weed spraying

* CALL WHITE Cockatoos

APPENDIX E

APPENDIX E: BUSINESS WORKSHOP PRESENTATION MATERIALS



rockingham strategic centre

BUSINESS WORKSHOP

28 July 2021



welcome and thank you for coming...

city of Rockingham

Hames Sharley

S+U SHAPE URBAN

our team

City of Rockingham

+ Bob Jeans – Director Planning and Development Services
+ Peter Ricci – Manager Major Planning Projects
+ Sharon Peacock – Projects Research Officer

Consultant team

+ Naden Scarfone - Strategic Planning
+ Anna Kelderman - Engagement
+ Rachel Doohan - Engagement

we’re here to help

every question is a good question

we want to hear from you about what is important

housekeeping

we have some tips about how to get the most out of todays meeting....

+ our team will help you through this and give you all the information you need
+ we will be taking photos - let me know if you do not want us to use photos of you in our reporting
+ mobile phones are fine, but perhaps move away from the table if you are chatting
+ bathrooms are outside the doors at the rear of the room
+ in case of emergency we will meet outside on the grass near the entrance to the building
+ tea/coffee/biscuits are provided - please take advantage of this to keep your energy up for the discussion!
+ be COVID safe - try and keep 1.5m away from others, use the hand sanitiser at the back of the room, hold on to your pen until you leave and please make sure you practice good hygiene if sneezing

what are we talking about today?

workshop purpose

why?

- Rockingham Strategic Regional Centre - Centre Plan prepared in 2009 / 2010.
- Centre Plan has provided framework for land use change and development.
- It was bold for its time, promoting different development types.
- Review now required.



cities change, so does planning



1985 -->



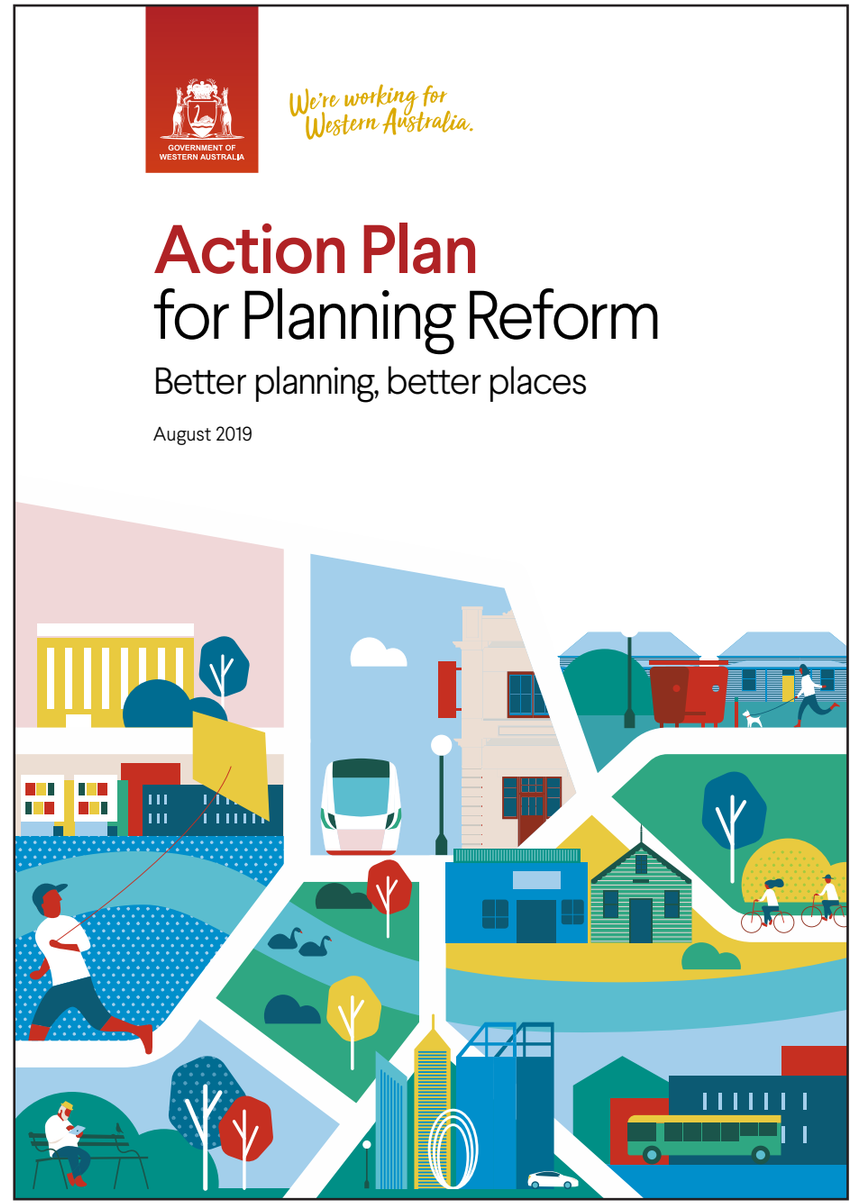
2015 -->

2045?

the need for a review

PLANNING REFORM

+ The State Government has identified three goals for planning reform:
  - Planning creates great places for people
  - Planning is easier to understand and navigate
  - **Planning systems are consistent and efficient**.
+ To achieve greater consistency and efficiency ten initiatives have been identified:
  - **Structure and precinct planning tools are fit-for-purpose**
+ Review of important state design policies is also happening.



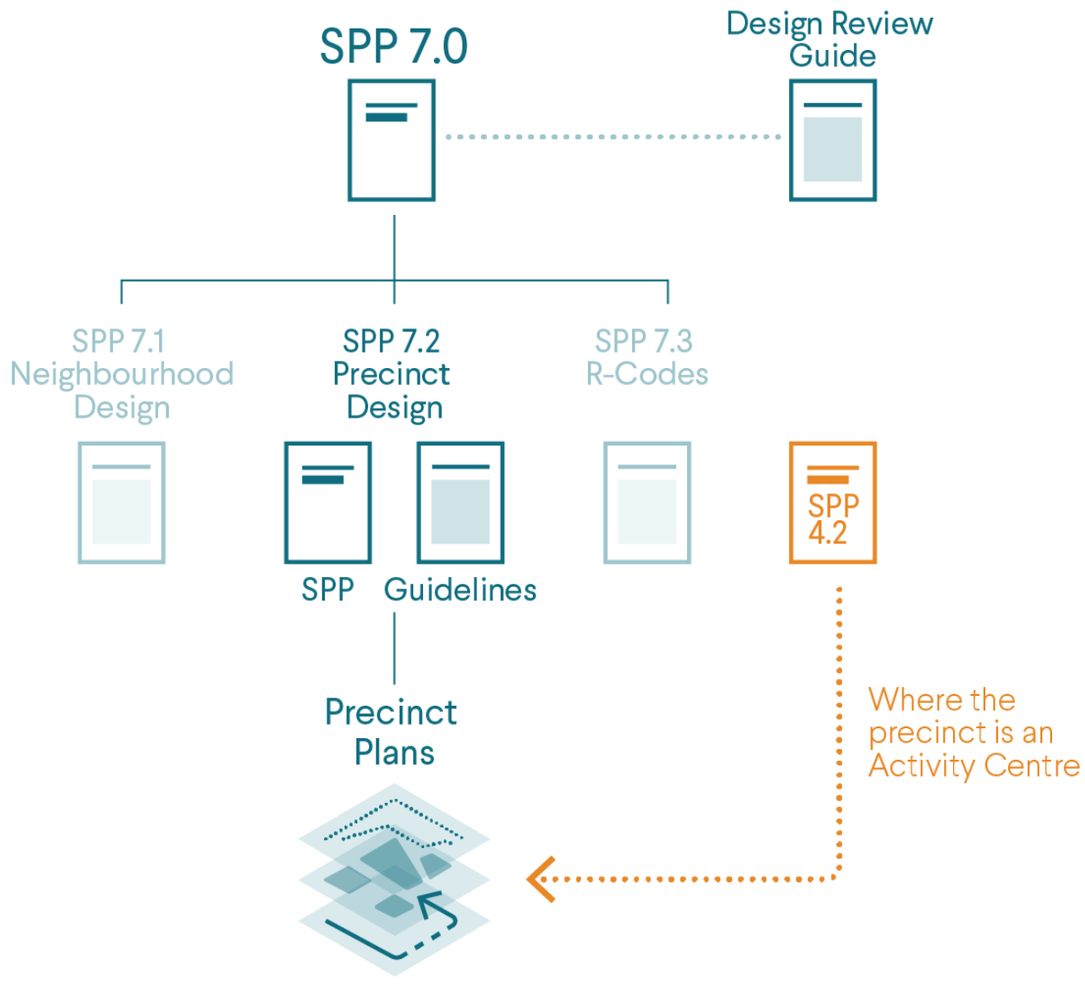
the need for a review

STATE POLICY 4.2 - ACTIVITY CENTRES

+ Policy began in 2010. It is being updated.
+ Sets out how centres are distributed, and coordinated across Perth and Peel.
+ Rockingham is one of ten Strategic Centres identified in the policy.
+ Draft has been prepared to simplify/link to SPP 7.2.

STATE POLICY 7.2 - PRECINCT DESIGN

+ Policy began operating in December 2020.
+ Planning for the Rockingham SC **must be in accordance** with this framework.
+ Requires **'Precinct Structure Plan'. Which is then approved by the State Government.**



what is a precinct structure plan?

- A planning document that **guides future subdivision and development.**
- It is prepared and approved under the provisions of a Local Planning Scheme.
- It bring together all the elements that make a centre:
  - Land use;
  - Density and development;
  - Access arrangements
  - Infrastructure;
  - Environmental assets; and
  - Community facilities



what does the existing centre plan include?

overview of the existing plan

centre plan vision (2010)

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 villages based on **'main street' principles**.



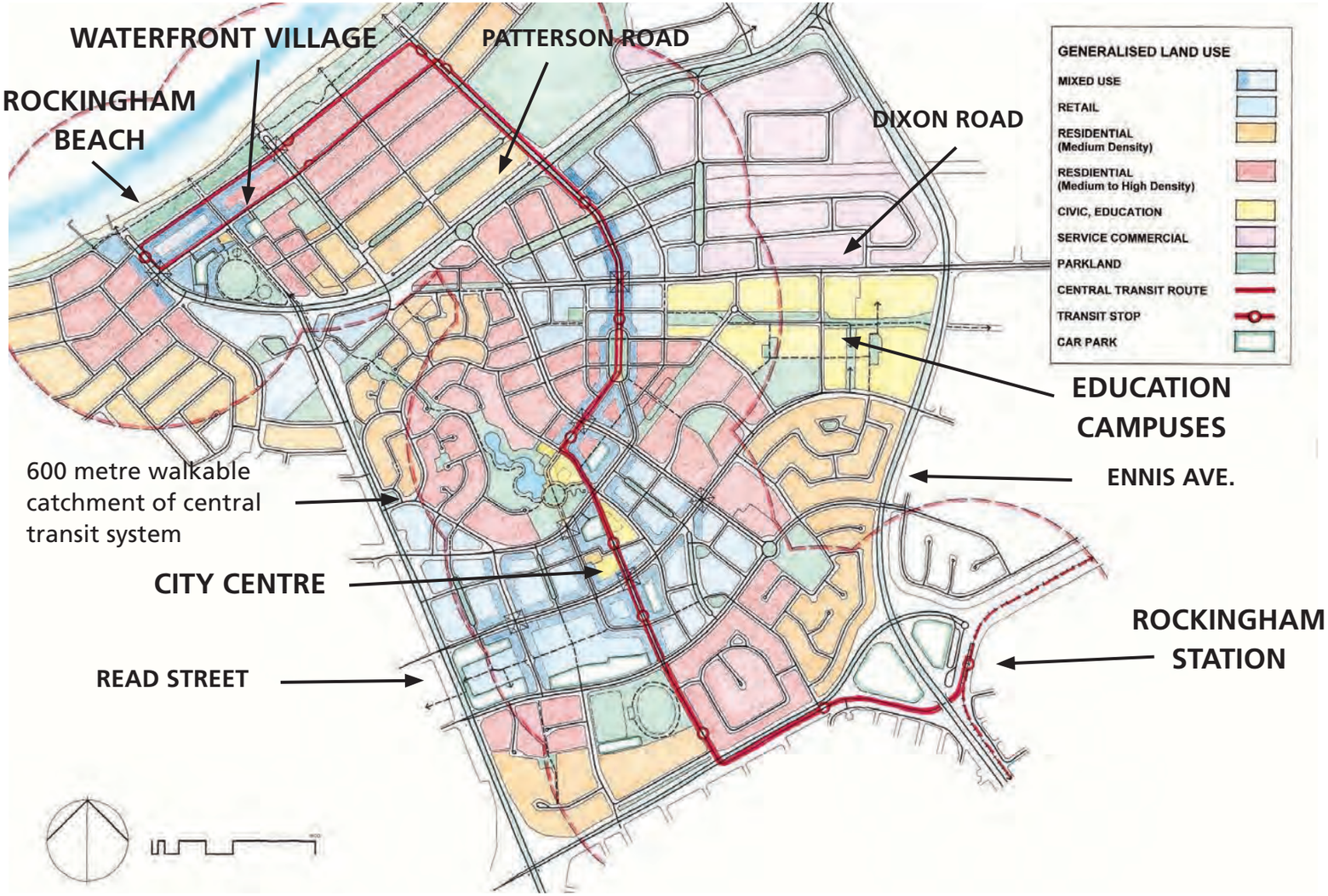




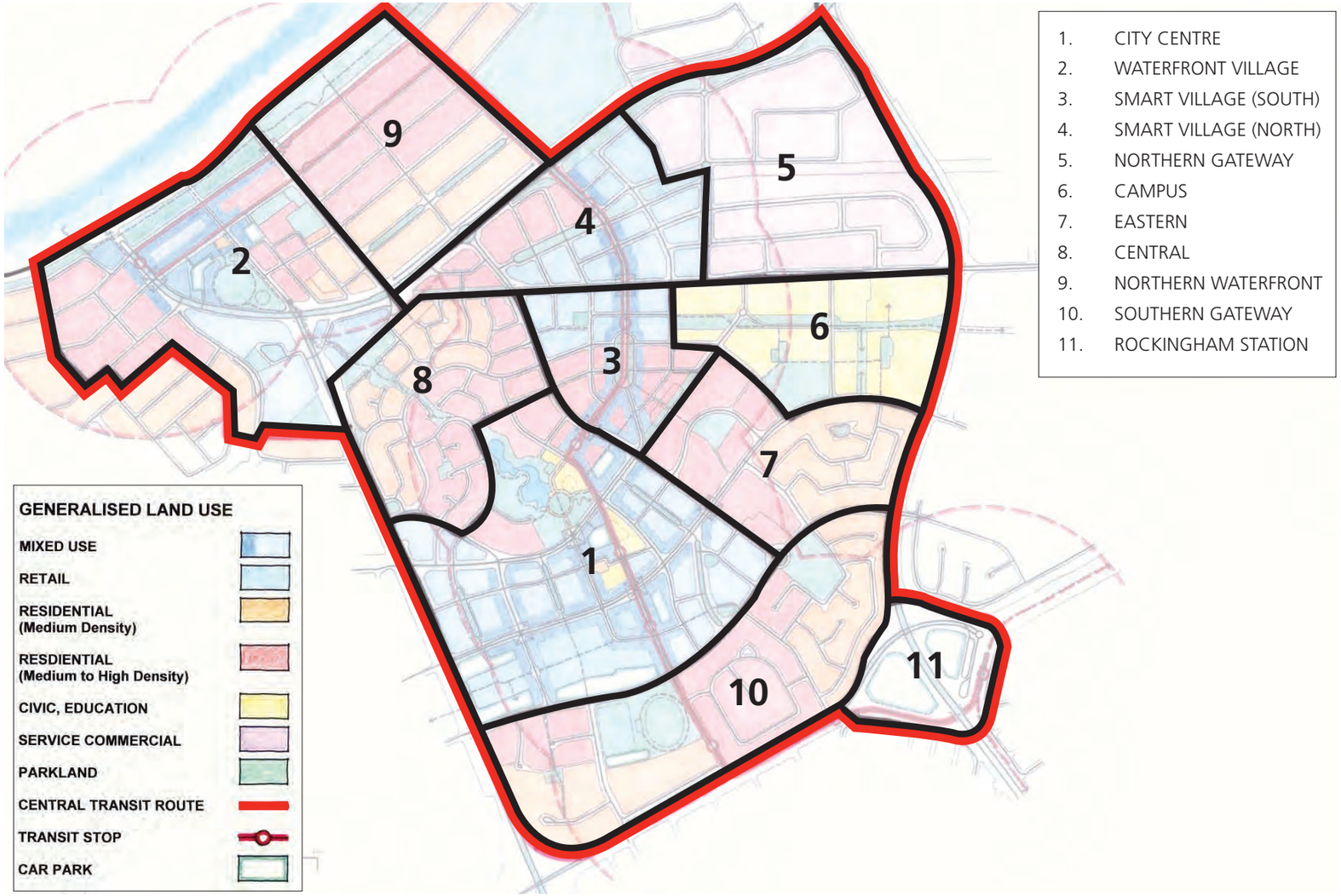
centre plan principles (2010)

+ **Medium to high density development** based on **activated, "Main Street"** principles.
+ A configuration of generally **contiguous street front buildings** and a **mix of uses** that generate high levels of pedestrian activity.
+ A **street–based transit system**, with closely spaced stops.
+ A **permeable network of streets, laneways, arcades and public spaces** that provide **high quality linkages**, particularly for pedestrians, to Centre activities from transit stops, street and off-street car parking and from the surrounding walkable catchment.
+ An **identifiable City Centre hub** to provide major CBD functions.
+ **Connected village precincts** between the City Centre and Rockingham Beach **along the route of the transit system**.
+ The new village precincts will make provision for **mixed and consolidated education (university), technology, commercial and medium to high density residential development**, based on sustainable planning principles and design criteria.

centre plan concept from (2010)



centre plan sectors (2010)



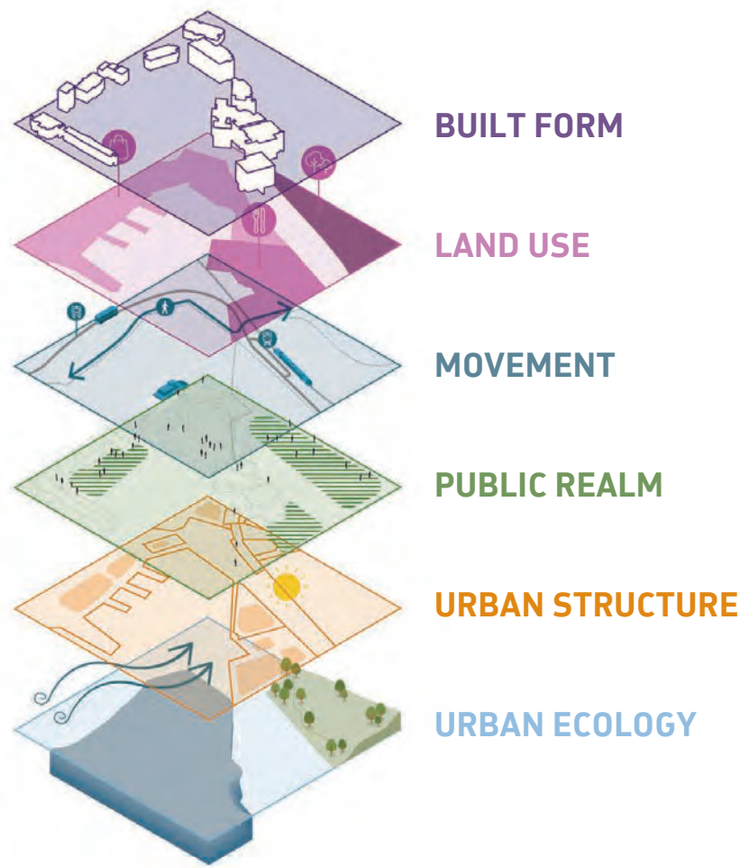
1. CITY CENTRE
2. WATERFRONT VILLAGE
3. SMART VILLAGE (SOUTH)
4. SMART VILLAGE (NORTH)
5. NORTHERN GATEWAY
6. CAMPUS
7. EASTERN
8. CENTRAL
9. NORTHERN WATERFRONT
10. SOUTHERN GATEWAY
11. ROCKINGHAM STATION

+ Each sector includes a 'Sector Policy'
+ Provides detailed guidance on land use and built form.

what needs updating (State expectations)

- We've worked with the State Government to understand what most needs updating, and what matches their expectations.
- Some of these updates are more procedural, other elements need more community input.

DESIGN ELEMENT	AMOUNT OF UPDATE NEEDED		
	MINIMAL	MODERATE	HIGH
Built Form		✓	
Land Use	✓		
Movement	✓		
Public Realm		✓	
Urban Structure	✓		
Urban Ecology			✓



what's unlikely to change from the 2010 plan

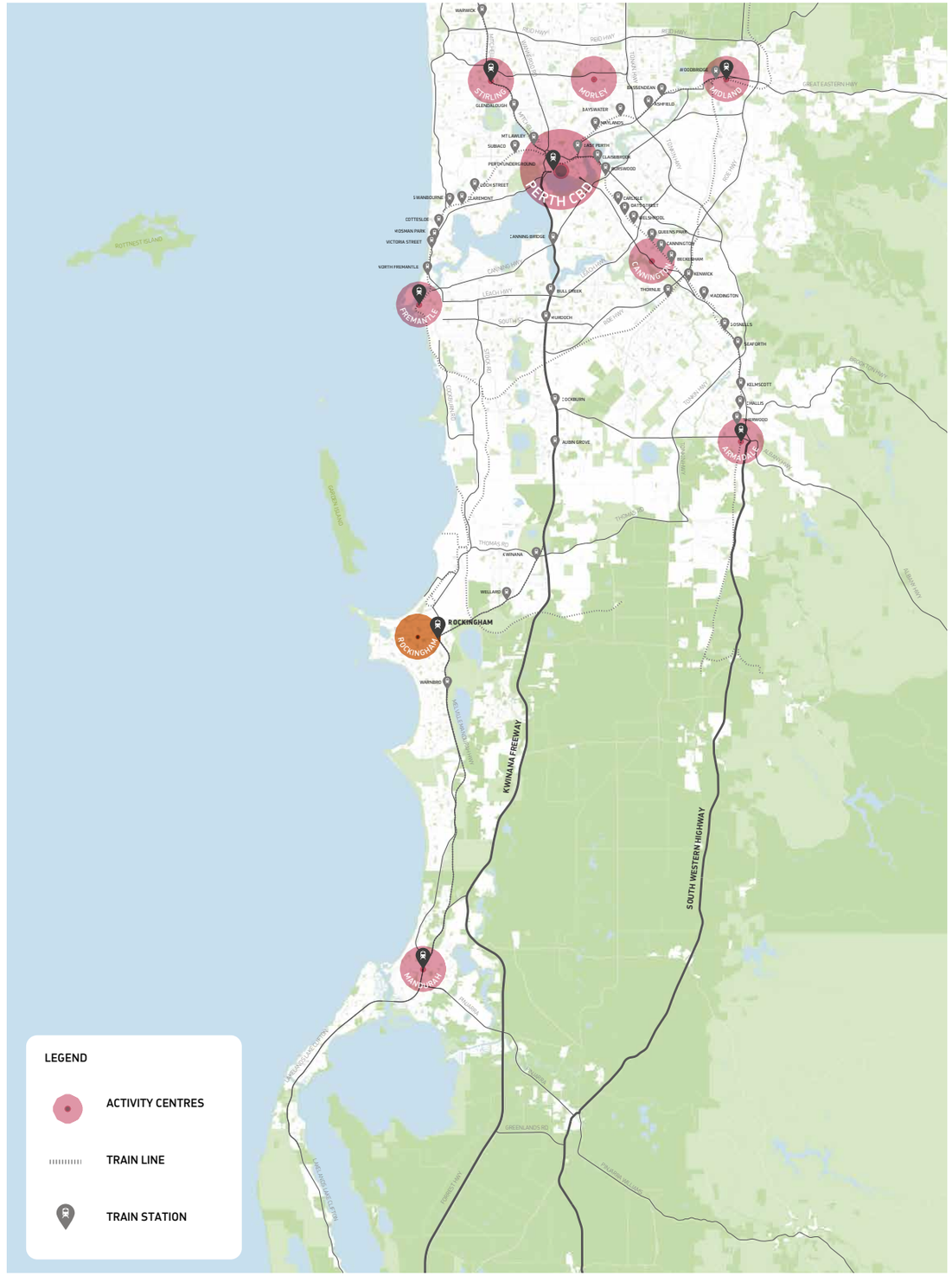
+ As the city continues to grow there are certain things that the State expects of this updated plan.
+ Rockingham Strategic Centre is still expected to be major employment, entertainment and residential hub.
  - This means the heights and densities may be adjusted or calibrated, but should generally stay.
+ Structuring Rockingham around a future Rockingham City Centre Transit System is expected.
  - This includes development around future stations.

what have we found so far?

response to context

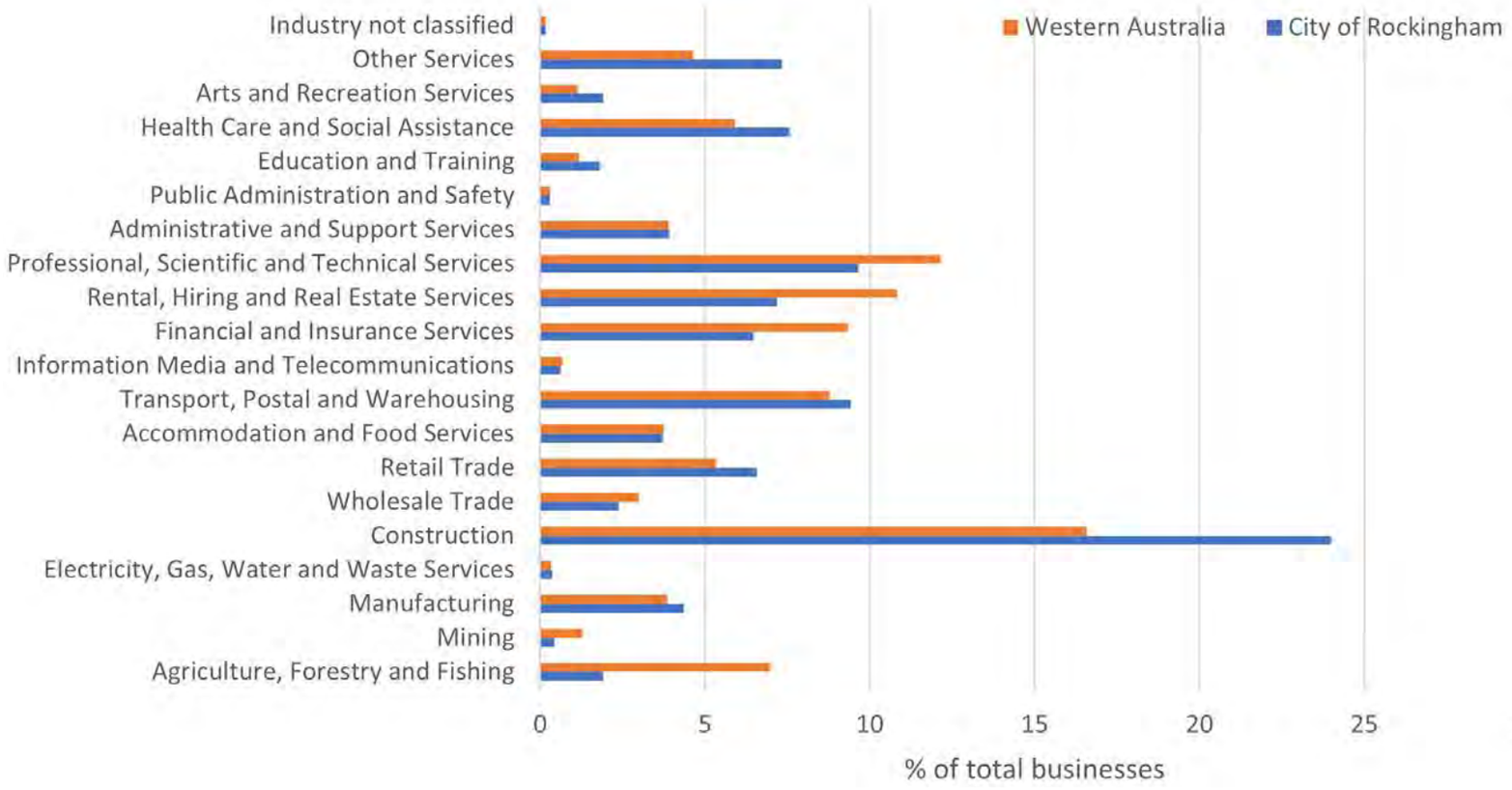
regional context

- Rockingham is one of ten Strategic Centres across the Perth Metropolitan Area.
  - Main regional activity centres.
  - Multi-purpose centres that provide a diversity of uses - full range of economic and community services necessary for their catchments.
  - Expected to service substantial populations and provide a diversity of housing and employment.
- Rockingham is the primary centre between Fremantle and Mandurah.
- Services a broad catchment which includes Rockingham / Kwinana LGAs and parts of Mandurah and Cockburn LGAs.

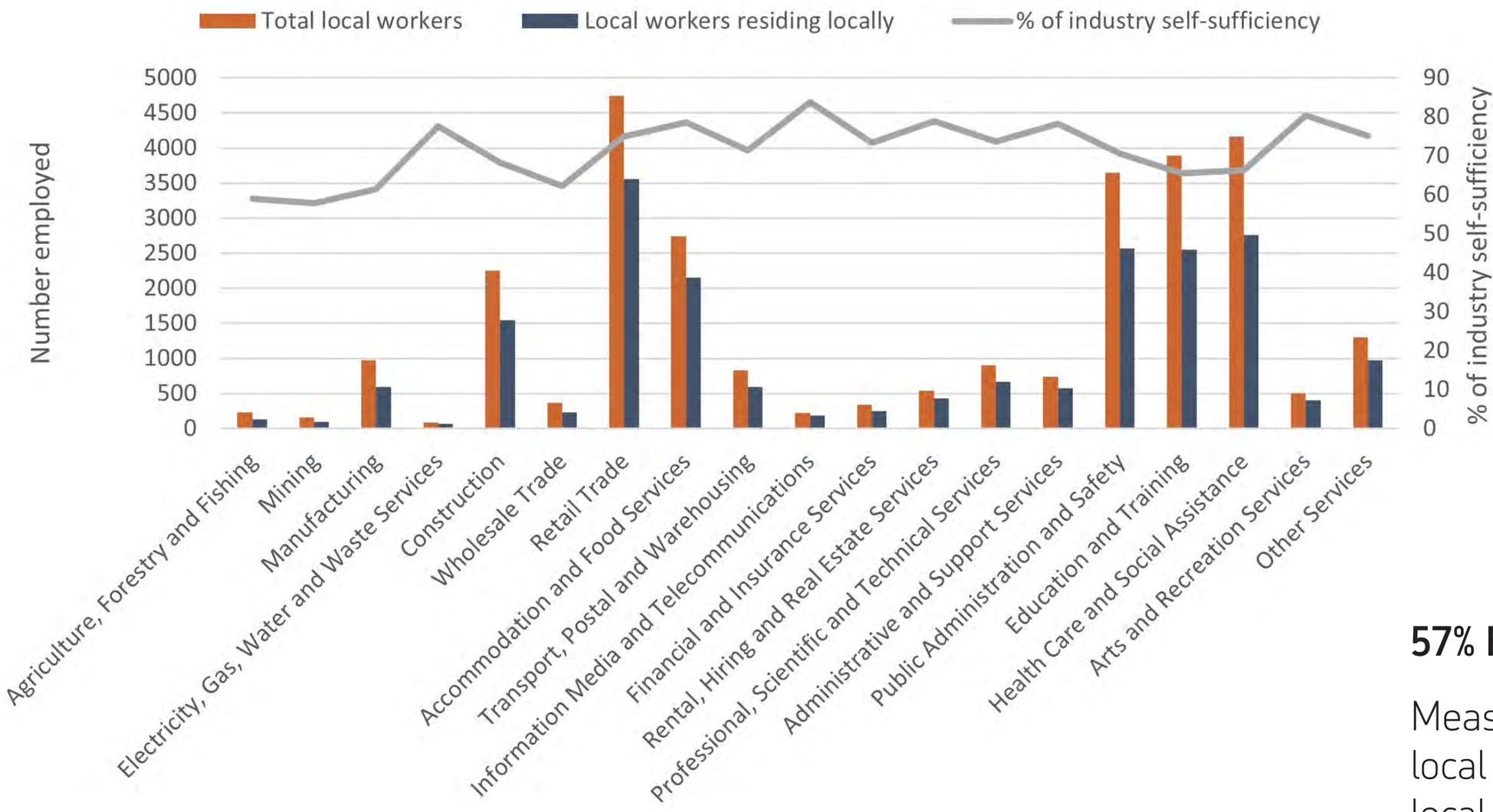


business growth

- Review of the 2020 Australian Business Register found that the number of businesses in Rockingham has increased from 5,435 (June 2018) to 5,937 (December 2020).
- If this trend continues, there is a chance for additional economic output and employment opportunities within the area.
- Construction is the biggest industry sector, followed by professional, scientific and technical services, and transport, postal and warehousing.



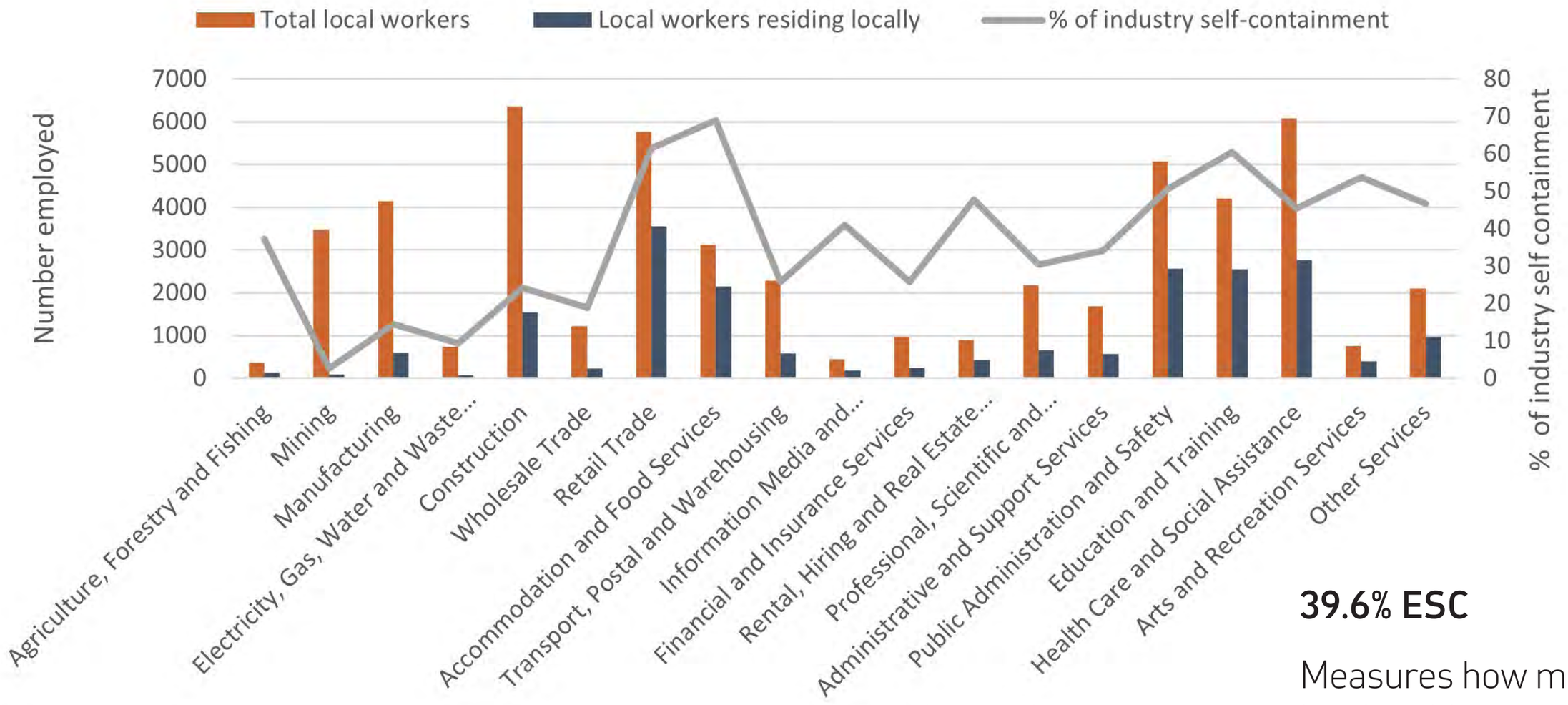
employment self sufficiency



57% ESS

Measures how many local jobs are filled by local residents.

employment self containment



39.6% ESC

Measures how many local residents can work locally.

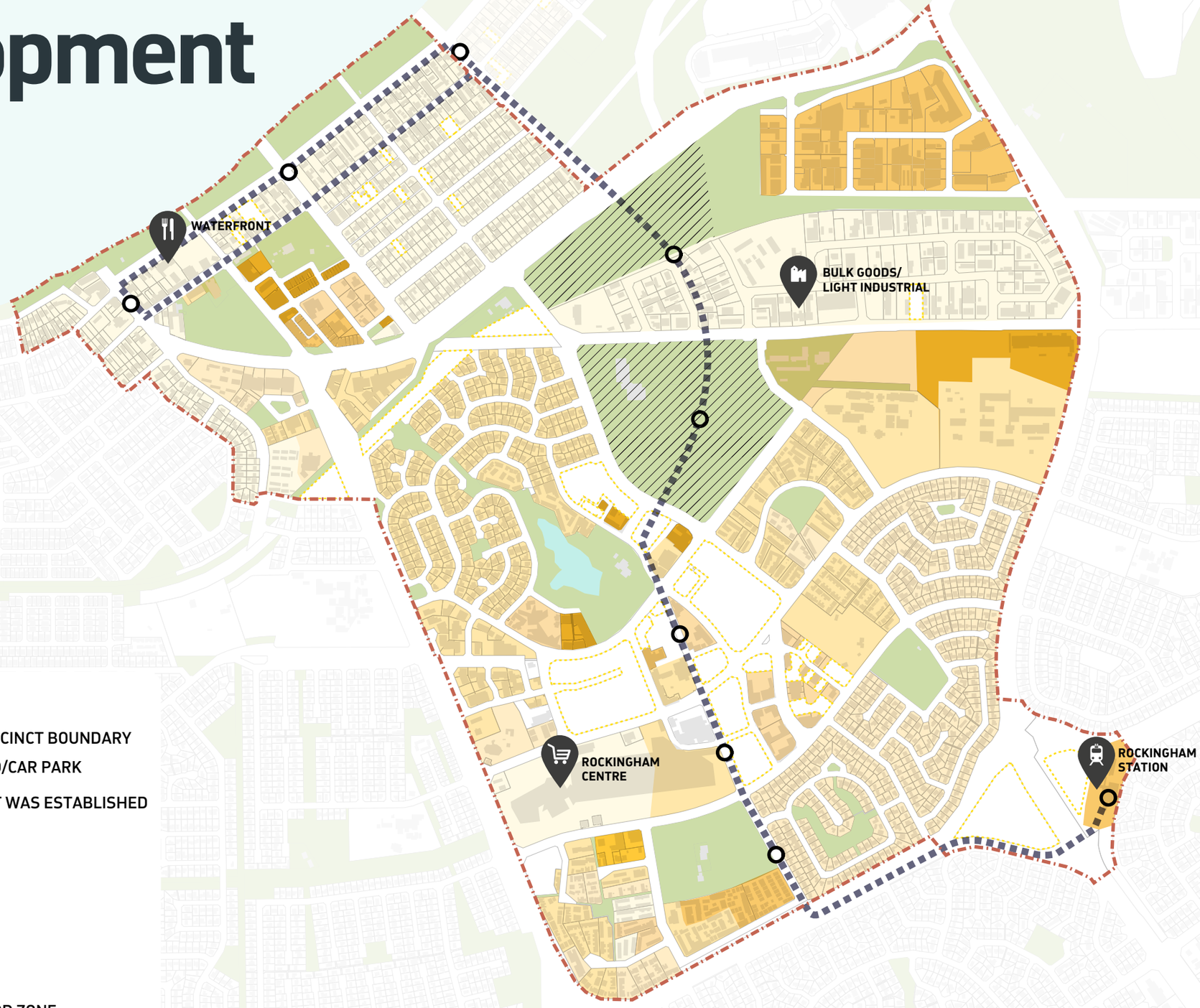
land use



LEGEND

- EXISTING PRECINCT BOUNDARY
- OPEN SPACE
- RESIDENTIAL
- COMMERCIAL
- CIVIC/INSTITUTIONAL
- MIXED USE - CITY CENTRE
- MIXED USE - WATERFRONT
- PROPOSED TOD ZONE
- PROPOSED CITY CENTRE TRANSIT

development



LEGEND

EXISTING PRECINCT BOUNDARY

VACANT LAND/CAR PARK

PERIOD DEVELOPMENT WAS ESTABLISHED

BEFORE 1975

1975-1985

1985-1995

1995-2005

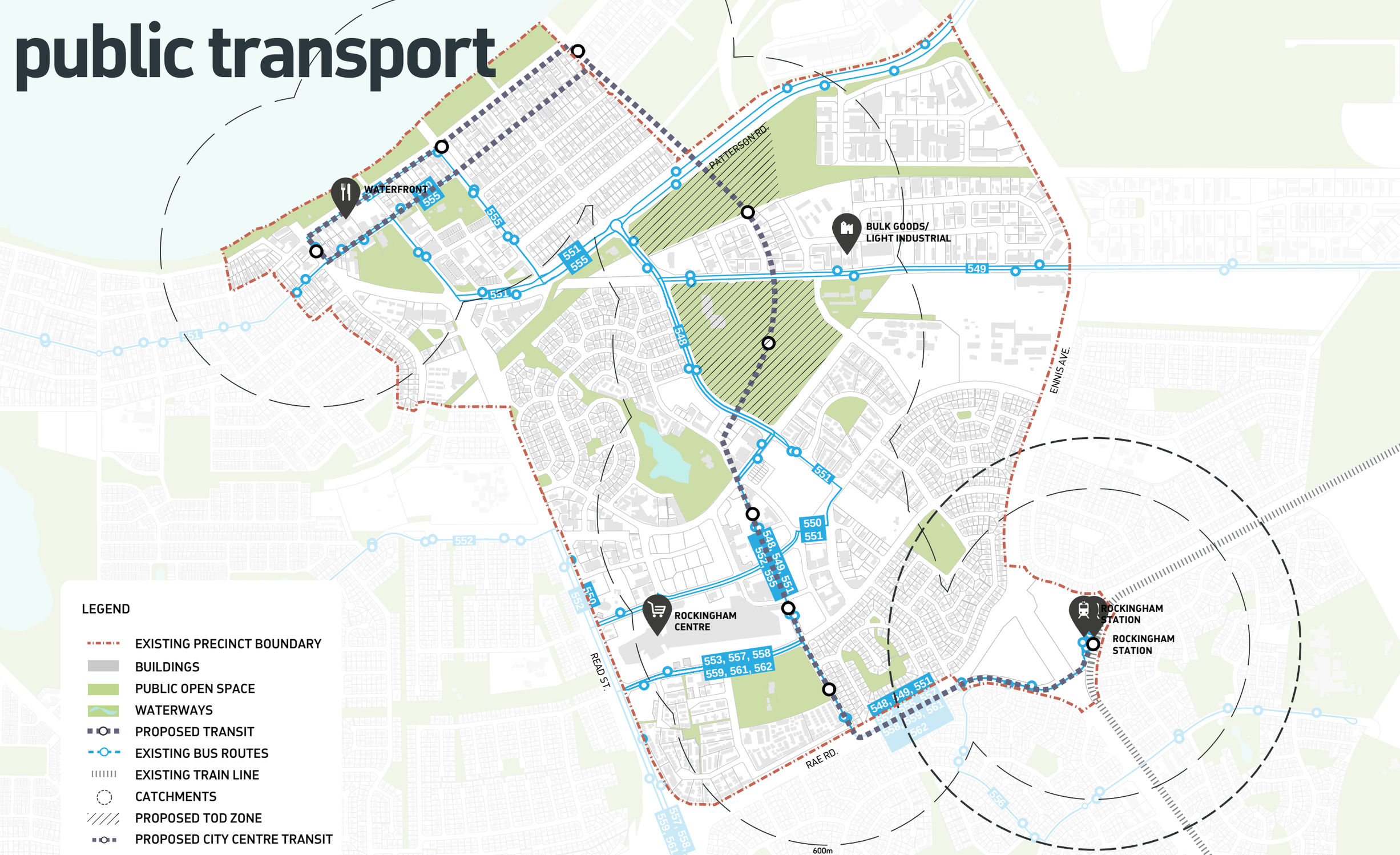
2005-2010

2010-2020

PROPOSED TOD ZONE

PROPOSED CITY CENTRE TRANSIT

public transport



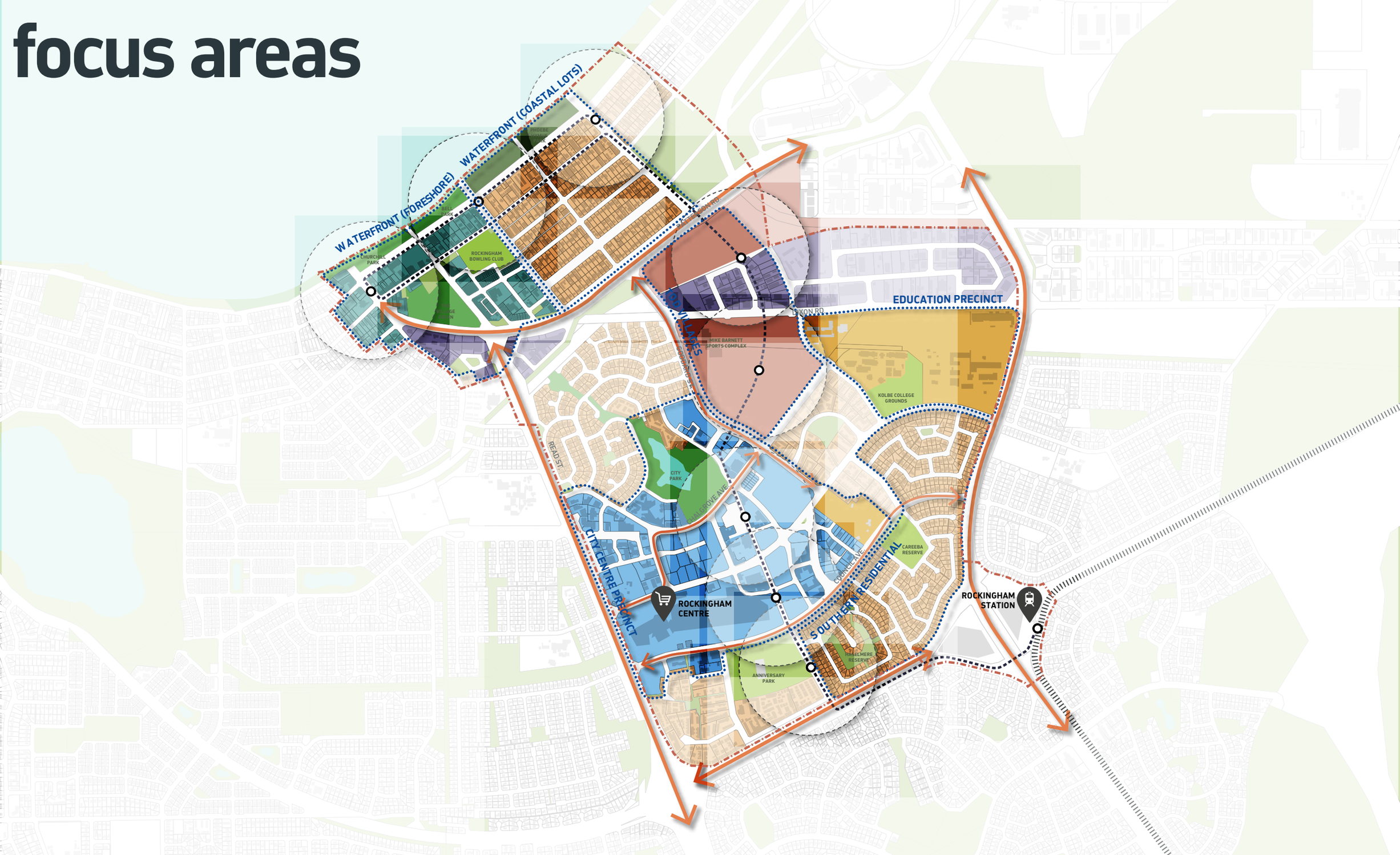
vehicles



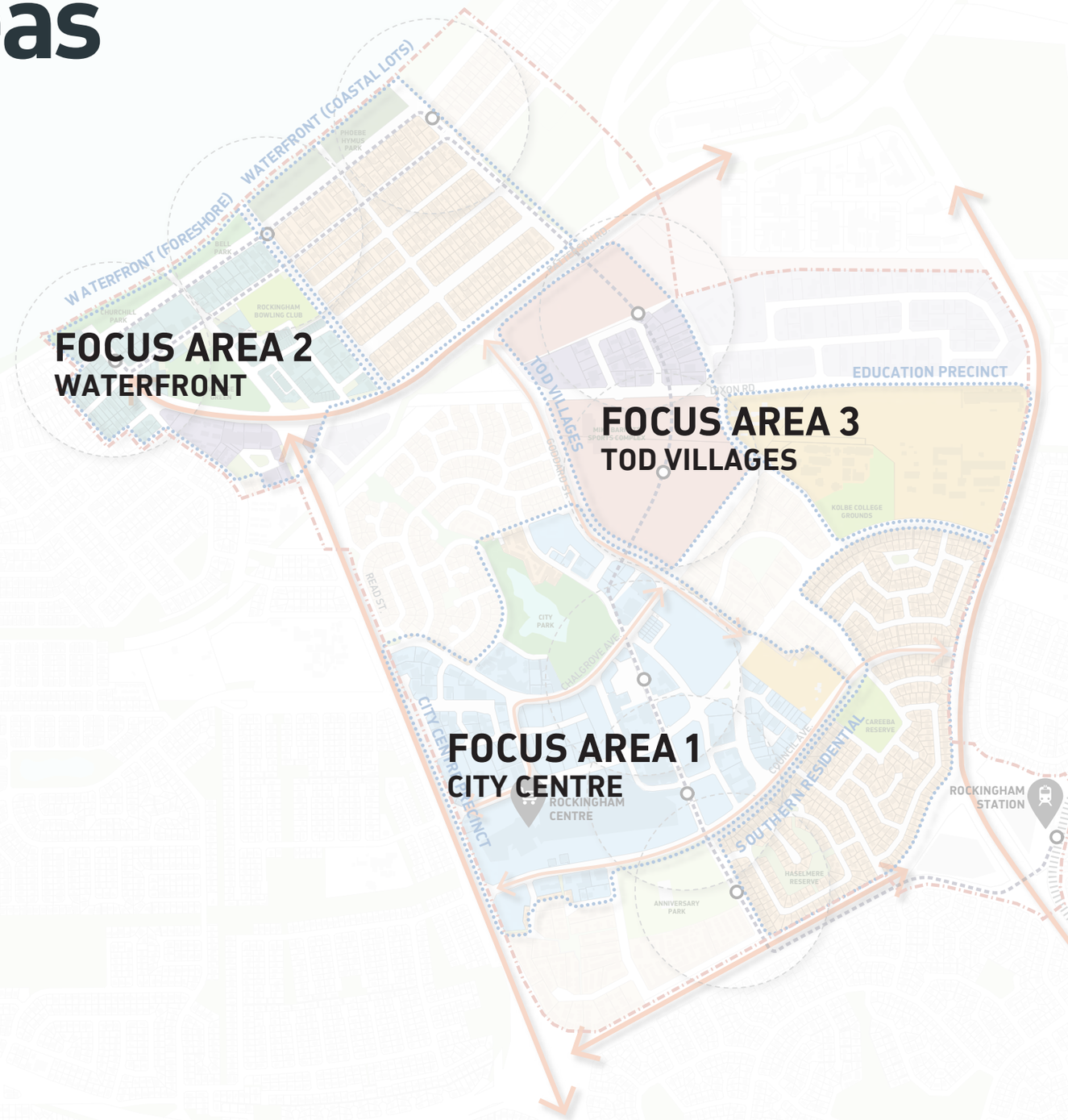
LEGEND

- EXISTING PRECINCT BOUNDARY
- BUILDING
- PRIMARY DISTRIBUTOR
- SECONDARY ROUTE
- PUBLIC CAR PARKING
- PRIVATE CAR PARKING
- PROPOSED TOD ZONE
- PROPOSED CITY CENTRE TRANSIT

focus areas


WATERFRONT (FORESHORE)
WATERFRONT (COASTAL LOTS)
CBD VILLAGES
EDUCATION PRECINCT
CITY CENTRE PRECINCT
SOUTHERN RESIDENTIAL
ROCKINGHAM CENTRE
ROCKINGHAM STATION
MIKE BARNETT SPORTS COMPLEX
KOLBE COLLEGE GROUNDS
ROCKINGHAM BOWLING CLUB
CHURCHILL PARK
CITY PARK
ANNIVERSARY PARK
CAREEBA RESERVE
READ ST
DIXON RD
COOMBE AVE

focus areas


WATERFRONT (FORESHORE)
WATERFRONT (COASTAL LOTS)
FOCUS AREA 2
WATERFRONT
TOD VILLAGES
EDUCATION PRECINCT
FOCUS AREA 3
TOD VILLAGES
CITY CENTRE PRECINCT
SOUTHERN RESIDENTIAL
FOCUS AREA 1
CITY CENTRE
ROCKINGHAM CENTRE
ROCKINGHAM STATION

focus area discussion 1
doing business in Rockingham

what can the precinct plan influence?

- The PSP will incorporates many aspects that can influence business operations / establishment of new businesses:
  - Primary controls (e.g. building heights and setbacks);
  - Land use and zoning;
  - Urban design outcomes (e.g. street activation, safety, landscape requirements);
  - Future public transport access;
  - Parking management and ratios.
- It does not deal with other Council functions such as rates, public open space maintenance, local laws.

why is it important as a place changes?

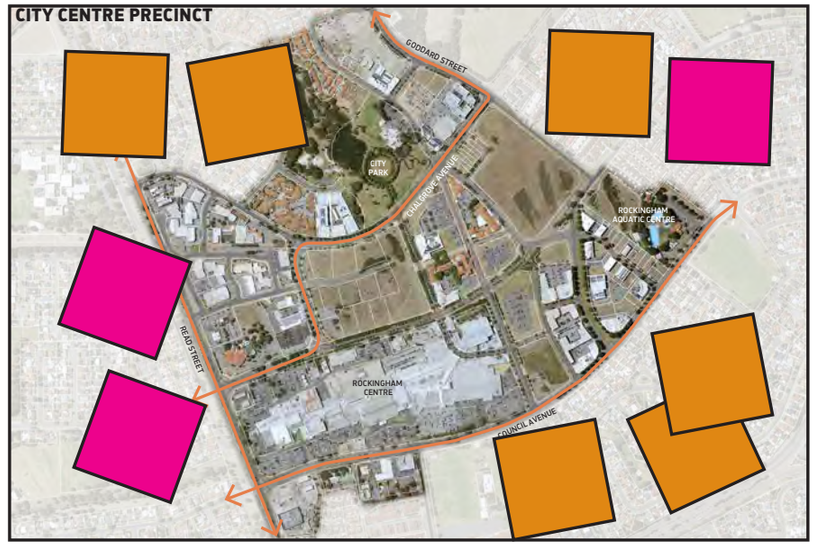
- We know that cities change and evolve over time. That's true of Rockingham!
- Through the Precinct Structure Plan we can highlight the elements of the existing framework that work well / do not work well.
- If we identify them now then we can then think about how that should apply to development standards in an area.

what is your experience in doing business?



The aerial plan for each focus area is for comments and post it notes.

We want to know your experiences, to better understand the opportunities and challenges.



The photo board is provided as a ‘prompter’.

Orange notes = business opportunities

Pink notes = business barries or challenges

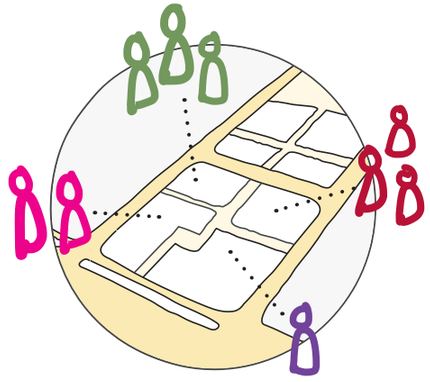
general discussion

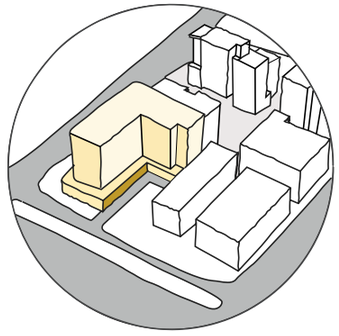
your table facilitator will guide you

focus area discussion 2

built form and land use

built form and land use





LAND USE

+ Land uses are the types of activities that happen on a site or in a building. Some examples are:
  - Residential places for living
  - Commercial places for office work
  - Retail places to buy goods, food and services
+ Land use type, proportion, mix and location should will change over time to respond to community needs.

BUILT FORM

+ Buildings are different sizes, shapes and orientations. It depends on what land uses they have inside and where they are placed.
+ Rockingham's 2010 plan supported building types with more people living and working will help local businesses and public transport.
+ The planning framework has settings that explain what heights, setbacks and other characteristics are supported in each area.

built form and land use

+ Precinct name
+ Future intent
+ Preferred land uses (existing Centre Plan)

CITY CENTRE

The City Centre will continue to be the primary location for employment with an expanded shopping centre merging with mixed-use main street developments, civic buildings and major public spaces.

Provision will be made for higher density offices and residential apartments over street level retail and commercial tenancies.

PREFERRED LAND USES:

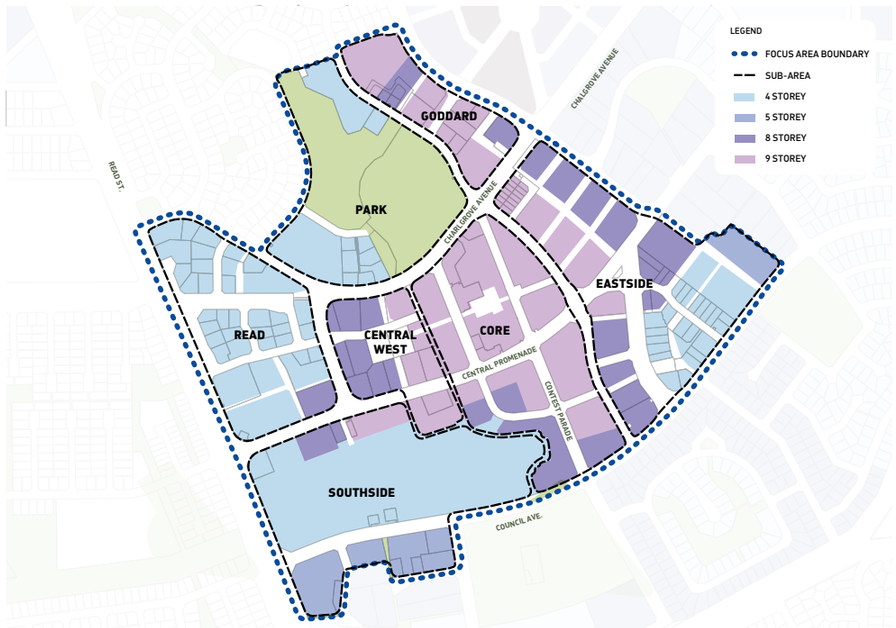
Core
+ office and commercial
+ residential (first floor and above)
+ serviced accommodation
+ civic and community
+ eating and drinking places
+ arts and entertainment
+ showrooms

Central West / Eastside / Goddard / Read
+ office and commercial
+ residential
+ professional consulting rooms
+ showrooms
+ serviced accommodation
+ eating and drinking places
+ retail
+ education

Southside
+ retail
+ office and commercial
+ professional consulting rooms
+ showrooms
+ entertainment and leisure.

Park
+ leisure
+ civic and community
+ residential, office, education

PERMITTED BUILDING HEIGHTS AND TYPES





Diagrams and photos are indicative to assist with workshop activities only. They may not reflect accurate heights / setbacks in the existing planning framework.

EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use

+ Map illustrating building heights and types that are currently permitted in the existing 2010 plan
+ Illustrative examples of common building types that are permitted.

CITY CENTRE

The City Centre will continue to be the primary location for employment with an expanded shopping centre merging with mixed-use main street developments, civic buildings and major public spaces.

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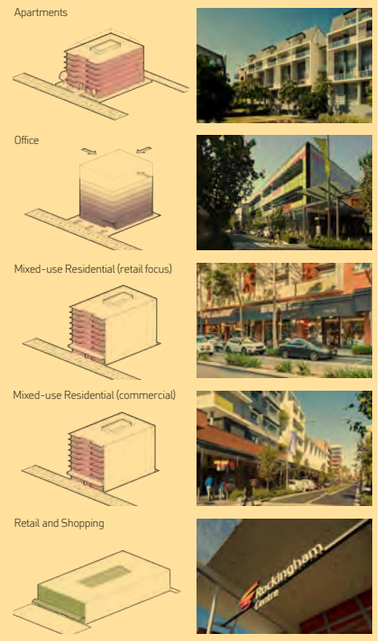
Central West / Eastside / Goddard / Read
+ office and commercial
+ residential
+ professional consulting rooms
+ showrooms
+ serviced accommodation
+ eating and drinking places
+ retail
+ education

Southside
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+ office and commercial
+ professional consulting rooms
+ showrooms
+ entertainment and leisure.

Park
+ leisure
+ civic and community
+ residential, office, education

PERMITTED BUILDING HEIGHTS AND TYPES





Diagrams and photos are indicative to assist with workshop activities only. They may not reflect accurate heights / setbacks in the existing planning framework.

EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use

+ Photos of existing buildings and streets in each focus area.

CITY CENTRE

The City Centre will continue to be the primary location for employment with an expanded shopping centre merging with mixed-use main street developments, civic buildings and major public spaces.

Provision will be made for higher density offices and residential apartments over street level retail and commercial tenancies.

PREFERRED LAND USES:

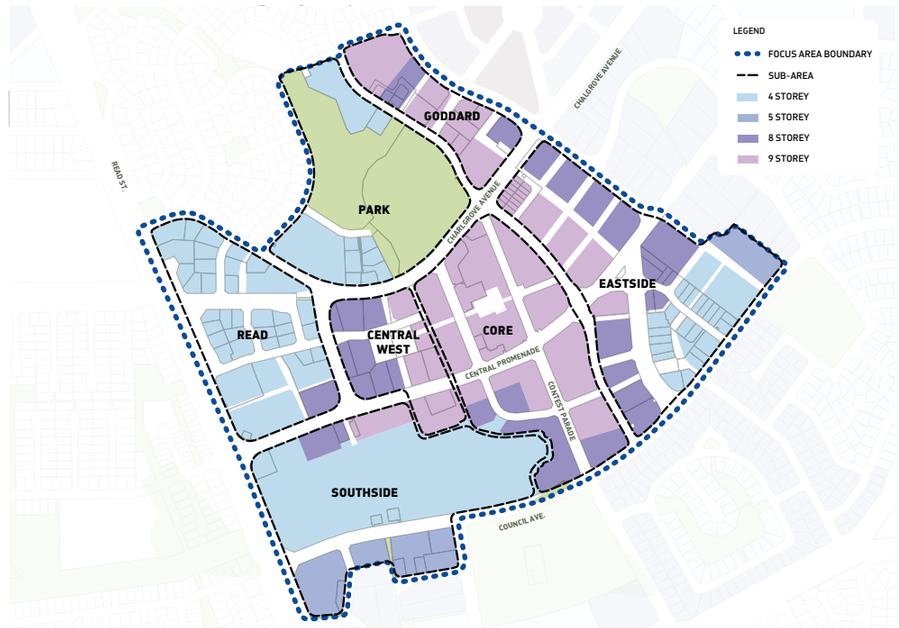
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+ eating and drinking places
+ retail
+ education

Southside
+ retail
+ office and commercial
+ professional consulting rooms
+ showrooms
+ entertainment and leisure.

Park
+ leisure
+ civic and community
+ residential, office, education

PERMITTED BUILDING HEIGHTS AND TYPES





Diagrams and photos are indicative to assist with workshop activities only. They may not reflect accurate heights / setbacks in the existing planning framework.

EXAMPLES OF EXISTING DEVELOPMENT IN THE AREA



built form and land use discussion

your table facilitator will guide you

what’s next....

next steps

+ **July 2021**
  Stakeholder engagement finalised.

+ **August 2021**
  Concept Design.

+ **October - December 2021**
  Draft Precinct Structure Plan Report.

+ **January 2022**
  Council Endorsement

+ **February 2022**
  Public Advertising

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APPENDIX F

APPENDIX F: BUSINESS WORKSHOP - ACTIVITY 1 NOTES

APPENDIX F: BUSINESS WORKSHOP - ACTIVITY 1 NOTES

OPPORTUNTIES	Arts and assoc crafts create jobs
Government area workforce	rooftop bar outdoor
One of 4 or 5 regional centres is Rockingham. No Gov Dept - why?	Market place for the city centre 'shopping precinct'
More provision for verge planting to beautify streets	International training academy for education
Environment sympathetic to water environment	working with Murdoch Uni to develop tertiary programs at Uni site. It is derelic.
Large areas that could be developed. e.g. crn Wanlis and Kent St Crn Railway Tce Parkin St Opp for s/market, shopping, servo, offices	from the graphs we are bringing many educators in to area. With growth of population we need more schools nad diverse educational opportunities for families.
Providing more footpaths in the waterfront precinct around the "crown" land portion to bowling club	mixed use in green space e.g. small community gardens in public open space e.g. small triangle on Attwood Way.
Free CAT-like service	arts activities for the public
shuttle bus between beach and station (free)	Not for profit playgroups in COR facilities with storage space
City centre bussiness[sic] shoping [sic]	venue for holding conference
Reduce red tape and regulation.	**CONSTRAINTS/BARRIERS**
Better parking areas on the waterfront	parking requirements
Increase residential on the foreshore	Parking
more high rise on the foreshore quality	Office space
activation of foreshore reserve concerts etc.	Ugly entry (crn Railway Tce and Parkin St)
uniformity in building design	lack of commute b/ween WF and City ctr.
active uses on foreshore	parking linkage pedestrian cat bus
Increase retail on the foreshore	
Move [name removed] on to allow for youth and innovation like Freo and Mandurah.	Planning dept practices does not align to this workshop or City's ideas of development.
Pop up retail lane way construction walk cycle ways public accessability	When working with COR planning dept it is very much about blocking development. Planning dept only says what you can't do and does not provide support and transparency.
utilise outdoor venues areas	Land use flexibility
Gateway to the ocean	flexibility on land use

APPENDIX G

APPENDIX G: BUSINESS WORKSHOP - ACTIVITY 2 NOTES

APPENDIX G: BUSINESS WORKSHOP - ACTIVITY 2 NOTES

QUESTION	RESPONSE - WATERFRONT (FORESHORE)
Are there any existing planning rules (specifically land use and built form) that have impacted your ability to grow and change your business?	• Insufficient office space • Insufficient parking
	• Building height • Parking (major). Public parking station • Leisure and creative activities to entertain
	Flexibility in short-term usage of public/private open space (carparks) for alternative purposes (pop-up food market/stall)
Are there any desired planning rules (specifically land use and built form) that you would suggest that would enable greater or more rapid growth of your business?	• Larger setbacks • More alfresco • More parking • One way traffic • Development of multiuse office and residential
	• Parking • Transport tram: city centre/station
	Streamline/robust system for applications to activate foreshore reserve and roads for temporary events and alternative retail.
If you were to identify one challenge associated with doing business in the RSC (related to the planning system), what would it be?	• Speed up planning approvals • Lack of parking
	• High quality housing apartment • Shopping - entertainment • Support entrepreneurs - new innovation idea • Flexible governing regulations
	The static planning framework that doesn't facilitate innovation and rapid changes to business models.
Can you identify any opportunities that would encourage others to do business in Rockingham rather than somewhere else?	• Improvement in the planning Dept. • Parking office space • Laneway construction pedestrian access/zones and shelter
	• Environment • Upgrade outdated old building • Modernise
	Amplification and increased visibility of the uniqueness of the foreshore precinct e.g. block party/festivals/street closure.
Map comments	• Major council parking station (near Kent and Wanliss Streets) • Enlarge Rockingham art centre • Expansion of Garry Holland as a theatre • [undecipherable] craft/art centre at craft shop • Cultural centre added to museum

APPENDIX G: BUSINESS WORKSHOP - ACTIVITY 2 NOTES

QUESTION	RESPONSE - EDUCATION/TOD
Are there any existing planning rules (specifically land use and built form) that have impacted your ability to grow and change your business?	Murdoch Uni have pulled all resources fro this facility. COR to work with them to develop the Education Precinct. MU used to do education training but now COR are having to bring teachers from outside area to our region. COR needs to facilitate the development of an international teacher training facility.
	Utilise Murdoch University. Use for Art and Creative opportunities.
Are there any desired planning rules (specifically land use and built form) that you would suggest that would enable greater or more rapid growth of your business?	COR being more active with training facilities to establish a truly viable education precinct.
	• Transport system needs to be streamline. • Cycling network • Tram
If you were to identify one challenge associated with doing business in the RSC (related to the planning system), what would it be?	Allocate a dedicated COR staff member to focus on an educational precinct plan. COR needs to drive this initiative.
Can you identify any opportunities that would encourage others to do business in Rockingham rather than somewhere else?	Really beef up the asthenic of the education precinct. Around Notre Dame in Freo people want to hang out. The TAFE and Uni is really ugly. Can the green space between become a garden, area even though it has facilities below ground.
Map comments	Utilize [sic] space - with reference to land between Murdoch and TAFE
	Between these three facilities it is “baron waste land” - with reference to photos of TAFE, Murdoch and Kolbe College

APPENDIX H

APPENDIX H: SURVEY

APPENDIX H: SURVEY

Rockingham SMC Planning Framework Review
Community Survey

Waterfront (Foreshore) Precinct Survey – Focus Area 1

1. In the **Waterfront (Foreshore)** Precinct, do you think the current building height limits are appropriate?
   - Yes, the maximum heights shown on the map are appropriate
   - No, the maximum heights shown on the map should be increased
     - Specify where.

2. For new buildings and development in the **Waterfront (Foreshore)** Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.
   - Landscaping – vegetation, trees, plantings etc.
   - Space around buildings
   - Features that reduce the amount of concrete
   - Weather protection – shade, awnings etc.
   - On site car parking
   - Sustainable waste options
   - Modern iconic design
   - Artwork

3. In the **Waterfront (Foreshore)** Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.
   - Apartment (residential focus)
   - Mixed use residential (ground floor commercial/retail with residential above)
   - Main street retail
   - Terrace housing
   - I do not want to see more, the existing building types shown on the plan are appropriate.
   - Other

4. In the **Waterfront (Foreshore)** Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.
   - Hospitality venues
   - Al fresco opportunities
   - Entertainment venues
   - Shops
   - Cultural facilities
   - Community and arts facilities
   - Marina
   - Other

5. When you move around the **Waterfront (Foreshore)** Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.
   - Security such as CCTV

APPENDIX H: SURVEY

- More lighting
- Wide paths that allow movement, but also allow people to sit
- Improved pedestrian crossings
- Reduced car movement along Rockingham Beach Road
- One way traffic on Rockingham Beach Road
- Reduced vehicle speeds
- More parking
- Other

6. In the **Waterfront (Foreshore)** Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.
   - Greenery – trees, plantings, vegetation etc.
   - Connection with local history and culture
   - Recreation facilities – play spaces, nature play, water park etc
   - Artwork
   - Coastal views
   - Other

7. Do you have/wish to start a business within this precinct?
   - Yes
     - Are there any design elements in the existing planning framework limiting your ability to do business in Rockingham?
     - Are there any opportunities you have identified that would improve your ability to do business in Rockingham?
   - No

8. Is there anything else you would like to tell us about the **Waterfront (Foreshore)** Precinct?

Waterfront (Coastal Lots) Precinct Survey – Focus Area 2

1. In the **Waterfront (Coastal Lots)** Precinct, do you think the current building height limits are appropriate?
   - Yes, the maximum heights shown on the map are appropriate
   - No, the maximum heights shown on the map should be increased
     - Specify where.

2. In the **Waterfront (Coastal Lots)** Precinct, a lot must be at least 1,500m^2 in order to develop the site. Do you think this requirement is appropriate?
   - Yes, a minimum lot size of 1,500m^2 is appropriate
   - No, development should be able to happen on lots less than 1,500m^2
     - If so, what size?
   - No, lots should be larger than 1,500m^2 in order to develop the site
     - If so, what size?
   - There should be no minimum lot size for development

APPENDIX H: SURVEY

3. For new buildings and development in the **Waterfront (Coastal Lots)** Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.
   - Greenery and trees
   - Features that reduce the amount of concrete
   - Environmentally considerate buildings
   - Sustainable waste options
   - Artwork
   - Modern iconic design
   - Other

4. In the **Waterfront (Coastal Lots)** Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.
   - Terrace housing
   - Apartment (residential focus)
   - Mixed use (ground floor commercial/retail with residential above)
   - I do not want to see more, the existing building types shown on the plan are appropriate.
   - Other

5. When you move around the **Waterfront (Coastal Lots)** Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.
   - Cycle paths
   - Paths linking to other areas
   - Reducing number of beach access points
   - One way traffic on Rockingham Beach Road and Kent Street
   - Other

6. In the **Waterfront (Coastal Lots))** Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.
   - Greenery - green spaces, native plantings, wildlife support, trees, botanical gardens etc.
   - Play spaces
   - Cycle facilities
   - Removal of overhead powerlines
   - Improved landscaping and walkways
   - Connection with local history and culture
   - Beach and open air
   - Family friendly atmosphere
   - Other

7. Is there anything else you would like to tell us about the **Waterfront (Coastal Lots)** Precinct?

APPENDIX H: SURVEY

Education/ Transit Oriented Development (TOD) Precinct Survey – Focus Area 3

1. In the **Education/ TOD** Precinct, do you think the current building height limits are appropriate?
   - Yes, the maximum heights shown on the map are appropriate
   - No, the maximum heights shown on the map should be increased
     - Specify where.

2. In the **Education/ TOD** Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.
   - Campus
   - Residential
   - Office
   - Apartment
   - I do not want to see more, the existing building types shown on the plan are appropriate.
   - Other

3. In the **Education/ TOD** Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.
   - Commercial uses
   - Office space
   - Entertainment space
   - Eco tourism
   - Restaurants
   - Bars (small)
   - Retail
   - Cafes
   - Sporting facilities
   - Places for youth
   - Other

4. When you move around the **Education/ TOD** Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.
   - More lighting
   - Bike path network
   - Other

5. In the **Education/ TOD** Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.
   - Greenery - native vegetation, botanical gardens, wildlife corridors, industry green buffers, nature around future development etc
   - Facilities for families and youth around Mike Barnett
   - Connection with local history and culture
   - Sporting facilities
   - Other

APPENDIX H: SURVEY

6. Do you have/wish to start a business within this precinct?
   - Yes
     - Are there any design elements in the existing planning framework limiting your ability to do business in Rockingham?
     - Are there any opportunities you have identified that would improve your ability to do business in Rockingham?
   - No

7. Is there anything else you would like to tell us about the **Education/ TOD** Precinct?

City Centre Precinct Survey – Focus Area 4

1. In the **City Centre** Precinct, do you think the current building height limits are appropriate?
   - Yes, the maximum heights shown on the map are appropriate
   - No, the maximum heights shown on the map should be increased
     - Specify where.

2. For new buildings and development in the **City Centre** Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.
   - Landscaping
   - Relationship to the coast
   - Features that reduce the amount of concrete
   - Green space between buildings
   - Designs that reduce areas that encourage antisocial behaviour
   - Art and colour
   - Shade
   - Other

3. In the **City Centre** Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.
   - Apartment (residential focus)
   - Office
   - Main street retail
   - Mixed use residential (ground floor commercial/retail with residential above)
   - Large format retail
   - Medium and high density development (affordable housing options)
   - I do not want to see more, the existing building types shown on the plan are appropriate.
   - Other

4. In the **City Centre** Precinct, what type of activities would you like to see more of? Please tick those that you agree with and list any we missed.

APPENDIX H: SURVEY

- Entertainment venues
- Hospitality venues
- Leisure venues
- Sport facilities
- Community facilities
- Opportunities to support mental and physical health
- Other

5. When you move around the City Centre Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.
   - Pedestrianising Syren Street
   - Removing unnecessary traffic signals
   - Multi-storey car park to reduce parking congestion
   - Waterfront transport (tram)
   - Cycle paths around oval
   - Connections between pool, sporting fields and beach
   - Other

6. In the City Centre Precinct, what features would improve the experience at the shopping centre precinct? Please tick those that you agree with and list any we missed.
   - Closer parking in hidden multi-storey buildings
   - Passive surveillance instead of CCTV
   - Other

7. In the City Centre Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.
   - Greenery – landscaping, green spaces, native vegetation, wildlife corridors, trees, botanical gardens etc.
   - Play and exercise spaces
   - Reduced number of power poles on Chalgrove Avenue
   - Connection with local history and culture
   - Welcoming local character
   - More seating around oval
   - Art and colour
   - Shade
   - Other

8. Do you have/wish to start a business within this precinct?
   - Yes
     - Are there any design elements in the existing planning framework limiting your ability to do business in Rockingham?
     - Are there any opportunities you have identified that would improve your ability to do business in Rockingham?
   - No

9. Is there anything else you would like to tell us about the City Centre Precinct?

APPENDIX H: SURVEY

Southern Residential Precinct Survey – Focus Area 5

1. In the **Southern Residential** Precinct, do you think the current building height limits are appropriate?
   - Yes, the maximum heights shown on the map are appropriate
   - No, the maximum heights shown on the map should be increased
     - Specify where.

2. In the **Southern Residential** Precinct, a lot must be at least 1,200m^2 in order to develop the site. Do you think this requirement is appropriate?
   - Yes, a minimum lot size of 1,200m^2 is appropriate
   - No, development should be able to happen on lots less than 1,200m^2
     - If so, what size?
   - No, lots should be larger than 1,200m^2 in order to develop the site
     - If so, what size?
   - There should be no minimum lot size for development

3. In the **Southern Residential** Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.
   - Single houses
   - Terrace housing
   - Apartment (residential focus)
   - I do not want to see more, the existing building types shown on the plan are appropriate.
   - Other

4. When you move around the **Southern Residential** Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.
   - Lengthen pedestrian phase of traffic lights
   - Reduce road noise
   - Other

5. In the **Southern Residential** Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.
   - Quiet, peaceful atmosphere
   - CCTV
   - Underground power
   - Native vegetation
   - Nature around future development
   - More native vegetation
   - Play spaces
   - Community food garden
   - Wildlife corridors
   - Other
6. Is there anything else you would like to tell us about the **Southern Residential** Precinct?

APPENDIX I

APPENDIX I: SURVEY COMMENTS

APPENDIX I: SURVEY COMMENTS

WATERFRONT (FORESHORE) COMMENTS

2. For new buildings and development in the Waterfront (Foreshore) Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.

- The area is prone to damage by wind during storms. Make buildings wind prepared and resistant. No loose items e.g. awnings etc. Very well attached roofs etc. Orientation of buildings is also crucial to withstand damaging winds. DECREASE building heights allowed for this section, since there is no option in Q1 to say that one wants a decrease in building heights.
- Some easier and safer access to the Kent st and Waterfront area. ie one way streets or pedestrian ways

3. In the Waterfront (Foreshore) Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Art hub precinct on Kent st to give visitors more activities and interest

5.When you move around the Waterfront (Foreshore) Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- improve intersection of Kent St and Flinders Lane. Very hard to see if a vehicle is coming. Make Kent St one way traffic, the opposite to R Beach Rd. Stop sign on Flinders Lane does not work. Use lights or make a roundabout (large, not too small).
- pub, nightclub for over 40's,marina, more restaurants, cafes, bands, music

6. In the Waterfront (Foreshore) Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed.

- A jetty for swimmers at the end of RAILWAY TERRACE. In L form or like a square (see Busselton swimmers jetty, square) with a safety net for sharks, jelly fish etc. Large in size, up to where the pontoons normally are placed. Not for fishing but just for swimming purposes with a very safe swimming are in the middle of this jetty. Encourage swimming. At one end, you could have a hire place for water activities, such as pedal boats for the water etc.
- do more to bring in our be beachside alive, markets, music, yoga,pubs, green areas, selective shops, live music...but first of all, move the trouble, and get more parking, there needs to be better parking, if you want highrise, build a multistory carpark, then the visitors will come, at the moment they avoid it as they cant get parked, and move on the unnecessary beggars off the streets, this is a well known business in perth, and still they wont move them on, homeless make lots of money on the streets
- Art and Cultural Activities. Create vitality and interest a buzz

8.Is there anything else you would like to tell us about the Waterfront (Foreshore) Precinct?

- There is an extreme need now for parking as staff, deliveries and clientele are frustrated with the lack of close parking. This is and will impact business as it has done elsewhere, such as the Fremantle retail/commercial areas. An improved CAT type bus system may help. More alfresco areas via wider sidewalks, possibly one way traffic along rockingham beach road to facilitate easier pedestrian movements and allowing for much more angle car parking

APPENDIX I: SURVEY COMMENTS

- Be mindful of present residential single use home owners who wish to see their properties. I know more than one owner in this area and I believe they have many restrictions as to what can be done in this precinct. This adversely affects their capacity to sell and many of these need to sell and downsize because of the owner's age.
- give us parking and promote a marina, the rest will follow, look at hillaries
- Already Kent st has the Rockingham Art Centre (Small but great spot) , the Gary Holland Community Centre (limited is fictionality [sic] but potential), the Museum (iconic building but needs updating) and the Arts and Craft Centre. A creative hub of activities that could be expanded to be an exciting Arts and Cultural Hub. Expand and update theses existing structures, adding a cultural centre to the Museum/Craft zone. A Multipurpose Performing Art Theatre that can open up and back in to the Village Green allowing for big community performances. The add Artist studios and an expanded exhibition space to the Rockingham Art Centre and you have a vibrant Art hub that adds value and increases the draw to the Waterfront

WATERFRONT (COASTAL LOTS) COMMENTS

3. For new buildings and development in the Waterfront (Coastal Lots) Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed

- waterwise gardens with native flora. Screens so that surrounding housing is not affected by people in higher buildings looking into the gardens etc of single houses etc. Privacy. Create adequate parking solutions for these developments and driveways in and out of the lot.
- people love the sit and view our coastline, not enough spaces that let us do that, a marina would be perfect

4. In the Waterfront (Coastal Lots) Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed

- a oceanic type bar looking over our ocean, live music, not more residential

5. When you move around the Waterfront (Coastal Lots) Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed. Please tick those that you agree with and list any we missed.

- bring it alive, live music, concerts, bars, pool area in the ocean, street food, local crafts, twilight markets, cycle paths

6. In the Waterfront (Coastal Lots) Precinct, what qualities and characteristics of the area and public spaces would you like to see more of? Please tick those that you agree with and list any we missed

- clean it up, there is always an eye sore, a feeling of we are just not good enough, develop the land better, not fill it with high rise buildings,

APPENDIX I: SURVEY COMMENTS

EDUCATION/TOD COMMENTS

7. Is there anything else you would like to tell us about the Education/ TOD Precinct?

- Reduce vacant lots, less vacant lots... Less empty buildings.

CITY CENTRE COMMENTS

2. For new buildings and development in the City Centre Precinct, what features would you like to see more of? Please tick those that you agree with and list any we missed.

- Reduce number of vacant or empty lots.

3. In the City Centre Precinct, what type of building would you like to see more of? Please tick those that you agree with and list any we missed.

- Affordable social housing for seniors and especially for single women (seniors), like a development that is only for elderly ladies. THERE IS NOT ENOUGH SOCIAL HOUSING OWNED BY THE CITY IN ROCKINGHAM. Other shires have more social housing owned by the Shire, e.g. Melville, Cannington etc.

5. When you move around the City Centre Precinct, what elements would improve your experience? Please tick those that you agree with and list any we missed.

- The pool on Council Ave needs modernising and linking to other existing facilities. Create a second AquaJetty on Council Ave but with different facilities. It is not used in winter so the whole pool is underused. It needs to be changed to allow for use all year round. Make it attractive. Looks very old.

6. In the City Centre Precinct, what features would improve the experience at the shopping centre precinct? Please tick those that you agree with and list any we missed.

- More parking with easy access to main roads around it.
- Clear Signage to different precincts, safe easy access to outdoor undercover green areas with Art to encourage it as a place to meet

9. Is there anything else you would like to tell us about the City Centre Precinct?

- Shopping Centre management need to look after their trees in the carparks. Need more soil and soil protection. Roots are exposed, people put trolleys on them. Not enough irrigation. Roots need protection. How will they grow and give shade if they are so neglected. Need urgent attention: now. All trees in the carparks around and in the shopping centre.
- Connect the shopping precinct to quality dinner areas and shire building Needs a focus hub area to attract people

APPENDIX I: SURVEY COMMENTS

SOUTHERN RESIDENTIAL COMMENTS

6. Is there anything else you would like to tell us about the Southern Residential Precinct?

- MainRoads needs to urgently lengthen the lane on Ennis Ave which turns into Council Rd, coming from the south. The lane to peel off into Council Rd is not long enough. It needs to be started at Rae Rd and continue til Council Ave. COUNCIL RD: this road is still way too busy despite your development of Rae Rd. Too many cars use Council Ave or Council Rd which connects Ennis Ave with the main R Shopping Centre. Whereas Rae Rd is underutilised and people are penalised for doing more than 70km/h on a near empty 2 lane road. You need to find a solution for Council Ave which is also overutilised because of Kolbe school traffic and people going to the shopping centre plus all traffic from Hillman and those travelling north or south on Ennis Ave.

APPENDIX J

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
City Centre	Can we connect the Pool, sporting fields the beach? Can we think 'Rockingham, the lifestyle city' where all recreation facilities are connected.
	Please keep this as a cul-de-sac .
	Really would like to see the pools kept and upgraded.
	Why is this a dust bowl for more then 10 years?
Waterfront (Coastal lots)	Can we have the marina here please, many local boat users and families would benefit as well as local business' . Look at Mandurah, plenty of money being spent down there and it looks great btw.
	Not enough trees. Look at what South Perth (east applecross foreshore) is doing to stop vandals destroy trees. Please plant native salt tolerate trees such as the Rottnest island trees or Tuarts like in Bell park.
	Please NONSENSE (in response to previous comment), ALL entrances are key for everyones' convenience.
	Stop wasting money replacing playgrounds that are in good condition (Victoria st one) with similar plastic ones what's the point and it's not environmentally friendly. Why not design a lovely well thought out nature playground and replace one of the older playgrounds like the one near the toilet that has rubber matting falling apart and a million years old.
	The rubber path is great. Can these be added to other high traffic areas?
	Well! why not? What is wrong with making it easy for the public to access the beach?
	When are the powerlines going to be put underground? It was said 10 years ago this was going to happen.
	Why are these paths here? Can all foot traffic be channelled to key entrances.
	Why is this an unofficial boat launch area?
	With the every increasing number of people accessing the foreshore and Kent St activities. For community safety and road safety I think Rockingham Beach Rd and Kent St need to be one way, between Patterson St and Wanilis St . One going east and the other west. Too many pedestrians cross these roads and too many cars not sure where they are going and looking for parking.
	Why is this a pathway.

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
Education/ TOD	Can we have more shade trees for spectators etc. Think about mid sun angles etc.
	Can we please create a high quality shared pathway through this bushland to facilitate convenient access for pedestrians and bicycle usage through this nice piece of bush reserve.
	Can we please retain these trees
	I am interested to know what happens to the hugely popular netball courts and hence association? I can't see plans for this in the Village precinct plans. Participating in netball and basketball is extremely Important for many Rockingham locals and surrounding suburbs. It is vital for children's health and well being.
	Let's Think Big for this area. Surely Council's concept of a series of high rise building including one of 20 storeys can not be allowed to happen. Love to see Botanical Gardens established
	This area needs to be left to allow for any future expansion of Mike Barnett Sporting Complex. It's already at capacity for Basketball and Netball and only getting busier. Extra court space needs to be considered for the growth of our population and the growth of sports.
	What will become of this open space? Currently used by the school community, dog walkers, walkers, extra parking, access to Kolbe school. This area could assist in reducing the congestion issues , reduce noise on Dowling St & Simpson Ave from the kolbe school.
	With an increasing population it is short sighted to not leave enough recreation space for future users. With basketball and netball associations reaching capacity currently at Mike Barnett Sport Complex, ideally located in Rockingham would if better planned have the capacity to grown. This is one pocket area of the plan that as part of the review needs to be changed. This is important recreational space and loved by our community
	Would rather see this space utilised as sporting fields and additional court space for Mike Barnett. Its a very busy complex and only getting busier. This could be a regional facility for Basketball and Netball.
Waterfront (Foreshore)	As a local artist, we are in desperate need of a local building to run our community art meetings as well as a spacious art gallery for our exhibitions. Studio 4 at Gary Holland Centre is not coping with the amount of artists attending. Thank you for listening to our opinions, this will mean a huge difference to our growing art groups.
	Can parking be underground at the foreshore, allowing for all existing eyesore concrete slabs like this to become natural recreational public open spaces?! Possibly we can make this specific dirty concrete place into a small water park, protected from the wind and with back-door access to some little eateries, the bakery etc...

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
Waterfront (Foreshore)	Definately KEEP all old trees and ensure a long-term plan for sustainable natural shade. Our green grassed foreshore is used and loved by so many
	From head height up, the whole strip looks outdated and old. All the faded signs and half painted buildings. Needs a touch up.
	Gary Holland Community Centre although originally gazetted to have a Performing Art area and dance area is more of a commercial centre. As Kent street is quickly becoming the ART centre for Rockingham with the Art Centre, Museum, Craft Group and Rockingham Regional Art group all situated on the street. Also being the location for Symphony Orchestra performances, Art Awards and linking to the Castaways and other foreshore activities. How about connecting these activities to an ART HUB.
	How about upgrading the Museum and adding a long overdue Cultural Centre. Create pride in where we have come from and the history of Rockingham. I believe the COR owns the area behind gazetted for parking. Make underground parking or add a two story structure to accommodate both. Make Kent street the Art and Cultural Hub for Rockingham. The Craft group behind the museum could be incorporated in the upgrade.
	Lower the speed limit to 20, ban noisy bikes and cars, make this a one-way street. There is no need for speed along this foreshore. This will give the council the opportunity to improve parking, widen space for pedestrians and make the street and landscape more people-friendly.
	Make one way traffic Make one side for better parking and the other side a wider footpath. Keep the trees
	More parking is a must. Less high risers we don't need them keep Rockingham foreshore family friendly. High density apartments and commercial areas is not what locals want people come to Rockingham to escape the city don't bring the city to us. What happened to our water playground?
	Please, can the council please deal with this ugly eyesore of a carpark.
	Need better laydown and wash off facilities for divers. Diving needs to be included in the recreation plan.
	Requires a foot path for pedestrians crossing from Rockingham Beach Road and Harrison Street across to Val Street intersection.
	That comment about 20km/hr speed limit and turn it into a oneway street to improve the pedestrian and alfresco experience along the caffe/restaurant strip of Rockingham Beach Road, is like taken straight out of my comment letter to the City 14/11/2020 in response to "Proposed Alfresco Dining Policy & Guidelines". I am encouraged by the thought that I am not alone in suggesting this.

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
Waterfront (Foreshore)	Rockingham desperately needs a creative hub for Art, culture and other activities. We are being left out again, you are building a performing arts centre at Baldivis School, we need one on the foreshore, Rockingham is being left behind yet again, we need a modern well equipped centre big enough for all the Arts. Rockingham needs a Performing Arts Centre on or near the waterfront.! You've had a plan for years, update and build!!!
	The Gary Holland Community Centre looks out over the Village Green which make a wonder backdrop but is underutilized. Perth Symphony Orchestra come down annually and at great expense a stage, lighting etc are erected over 3-4days. The Village Green is a wonderful arena and very well attended by an enormous number of the community. Why not extend the Gary Holland to allow a staging that can be utilized for indoor and outdoor events? Multipurpose Performing arena.
	The Rockingham Art Centre although about to undergo some upgrades also needs to be extended as Art needs and community interest in the Arts increases. This Art Centre is very active with booking 2 years in advance. It is already overwelmed with community need for access to Art and as a platform to outreach Art to the community. This little Art Centre creates activity and vibrancy to Kent st and the foreshore area. Connecting to the art events happening on the Foreshore. Extend the gallery out.
	The visionary pictures shared with the community on Facebook are hopefully not reflective of the actual plans, as they show Rockingham as a suburbia concrete jungle, which is most certainly not the reason why most of us enjoy living in Rockingham. Please ensure our vision and plans maintain focused on our slightly rural community feel, our beaches and green. If we would want to live in the city we would have moved to Perth, if we'd like to live in suburbia we would also have been in here.
	These big trees are the most magnificent part of Rockingham Beach. Does the city have a clear Policy in place for their preservation?
	This area always looks dirty
	Too much high rise Please preserve foreshore quiet family friendly vibe
	What happened to our water park that the govt gave us $5mil towards
	What is happening with this heap of junk petrol station? It is a disgrace and blight the main connection between city and our most beautiful tourist attraction, Rockingham Beach.
	What is the plan to deal with the build up of sand in the park? In some places the grass in greater then 0.5m high then the path...
	When is the marina happening?
	Why are there not trees in spaces like this?

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
Waterfront (Foreshore)	Why do we not have anything to encourage fitness and fun? Why not add some vollyball nets and a spotlight for night time?
	YES! What is happening with this eyesore corner property, previously a petrol station, why is it allowed to forever fester in a state of disrepair? Perhaps it should serve as a warning to the City Council to be extremely careful with approving new petrol station proposals, like the Liberty service station proposal for the corner of Day and Dixon Road. Once a petrol station, always contaminated and extremely difficult to sell and redevelop.
Outside five main focus areas	Anniversary Park is the epicentre of our community football league. I believe the club rooms and facilities need upgrading. After visiting north Mandurah FC for football I was impressed with the facilities they have for their team and visitors. Some of the responsibility falls on the RAMS footy club I am guessing but being our main sporting facility I think it deserves some tlc.
	Connection between Meadows estate and Patterson St (roundabout with Wanliss St) is non-existent. Perhaps consider a foot or bike path connection, or even a road connecting Walleroo Place to the roundabout.
	Bike way Can we please have a safe bike route that has loops - beach front from grain terminal to penguin island - internally to sports fields to Read street - connection to grain terminal and penguin island.
	The idea of amalgamation has good intention in order to bring at least 3 blocks together to satisfy the > 2150 m2 requirement for development. But unfortunately it doesn't work given the fact that people living there doesn't have the money for development. And developer will only buy in if rate of return is attractive, hence the last 5 years there's no progress. Please change to R80 or even R40 for Houston St, at least there were some development past number 42....
	The speed limit should be reduced to 40 kilometers
	Needs to be path/bike way link to Lake Richmond.
	Happy to retain R40 zoning for Houston St
	Fish muck is making a mess of this jetty. And there is always lines and hooks left lying around. It is about time, that fishing and the amount of people using the jetty becomes incompatible.
	I would like to see high rise buildings having green spaces for example green walled gardens to soften the structures. Keeping all trees, parks and gas areas for families Make the waterfront have architectural features/environmental Make the Shire stand out.

APPENDIX J: ONLINE MAPPING TOOL COMMENTS

FOCUS AREA	COMMENTS
Outside five main focus areas	Can we please have this opened up for development .
	Can we please stop encroaching on this wonderful bushland. Can we stop the creation of new paths. Look at paths in Point Peron or Kalgoorlie Karlkurla Bushland Park.
	* light rail/tram from the train station to the foreshore * connect the train to the Rockingham shopping centre or move it so it is all within the same vicinity *shopping centre on foreshore * open up the Safety Bay/Waikiki/Warnbro foreshore to commercial land not just residential * Resorts on Penguin Island and Garden Island but done in an ecologically sustainable way *not just apartments but restaurants/cafes/bistros/hotels Kind Regards



FIGURE 6: SOCIAL PINPOINT MAPPING - COMMUNITY COMMENTS

APPENDIX K

APPENDIX K: OTHER COMMENTS

APPENDIX K: OTHER COMMENTS

A comunity member who was unable to attend the workshops provided the following comments:

I am concerned about checking out the options that were proposed for a Performance Theatre for the Arts, which included options of extended art rooms around Gary Holland and whilst keeping the Village Green? Other proposals seemed to suggest the Old Murdoch University Building on Dixon Road, though not sure that is still part of the ideas I saw. Nevertheless I would like to express support for the growing arts cultures to be given consideration in Rockingham for this idea as Arts play a much bigger role than seems to be recognised in maintaining healthy adults and children as they develop their artistic journey, Currently workshops are run regularly and well supported but more gallery space, perhaps an artist in residence gallery area or two, as well as other art rooms should not be ruled out. A performing arts theatre to the other side of Gary Holland, away from the parking area, would be one way to extend or forward from the back room at the bottom of Gary Holland? This would enable existing facilities to still fit well.

I couldn't attend on 28th July unfortunately, but didn't want to not register support for this idea. I believe members of the RRA have suggested a few good ideas and this certainly needs to be kept on the books for future planning.




ROCKINGHAM
RATION CENTRE