

INFILL DEVELOPMENT

WHAT IS INFILL DEVELOPMENT?

State Planning Policy 7.2 defines infill development as:

“the redevelopment of existing urban areas at a higher density than currently exists”

In the context of the Rockingham Strategic Centre Precinct Structure Plan, infill development focusses primarily on mixed use and residential development.

WHY IS INFILL DEVELOPMENT IMPORTANT?

The Rockingham Strategic Centre is the largest activity centre in the southwestern corridor. Activity Centres such as the Rockingham Strategic Centre have been identified by the State Government through the Perth and Peel @ 3.5 Million as priority areas for infill development. This allows for development in existing areas which can ensure better use of existing amenity and infrastructure.

HOW DOES THE ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN APPROACH INFILL DEVELOPMENT?

To ensure an appropriate mix of housing, infill development is proposed to occur through applying four (4) residential density categories (refer to Residential Density Plan):

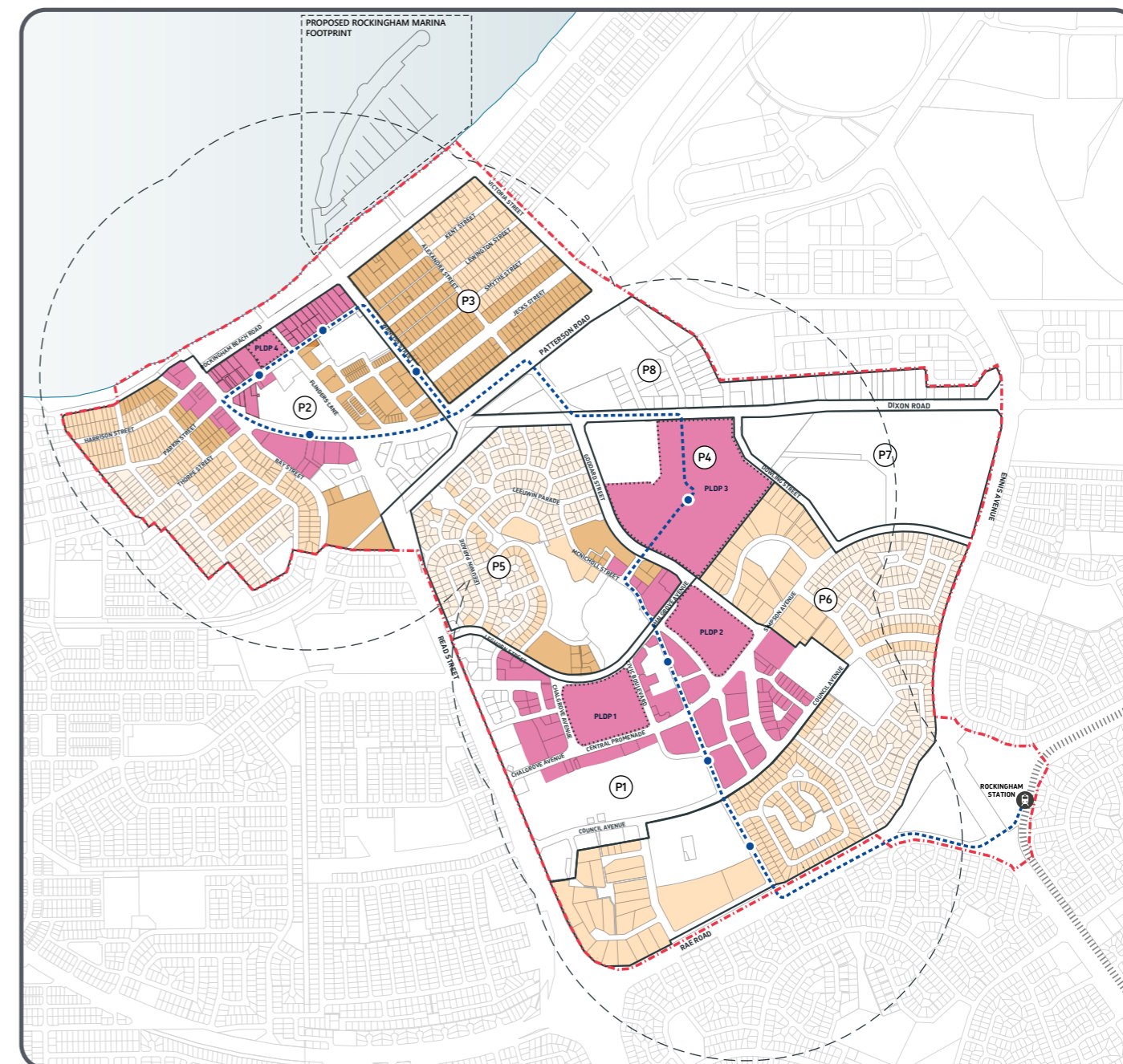
- Mixed Use refers primarily to high density apartments, combined with non-residential uses (height varies dependent on location).
- Residential R80 refers primarily to mid-rise apartments (up to 4 storeys).
- Residential R60 refers primarily to mid rise apartments and townhouses (up to 3 storeys).
- Residential R40 refers primarily to townhouses (2 storeys).

WHAT DOES IT MEAN FOR MY NEIGHBOURHOOD?

Your neighbourhood is likely to experience change over time, with newer denser housing types such as apartments and townhouses replacing existing detached houses. This can take many years, especially in areas where amalgamation is required. This change was already possible under the current plan, however, new rules are proposed to improve how infill development is delivered.

WHAT DOES IT MEAN FOR MY PROPERTY?

If your property is located within an infill development area, it means your property may be suitable for redevelopment. Either on its own, or amalgamated with your neighbour (to meet minimum site area requirements). In all instances, you would need to prepare a development application to demonstrate how you have addressed the planning requirements.



- PSP BOUNDARY
- SUB-PRECINCT BOUNDARIES
- RESIDENTIAL - R40
- RESIDENTIAL - R60
- RESIDENTIAL - R80
- MIXED USE - RAC-0

ROCKINGHAM PRECINCT STRUCTURE PLAN
RESIDENTIAL DENSITY PLAN

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

INFILL DEVELOPMENT

SMYTHE STREET CASE STUDY (WITHIN COASTAL LOTS SUB-PRECINCT) - EXISTING



SMYTHE STREET CASE STUDY (WITHIN COASTAL LOTS SUB-PRECINCT) - POTENTIAL



These illustrations demonstrate how a streetblock could potentially change over time under the Rockingham Strategic Centre Precinct Structure Plan. They take into account the likelihood for change (e.g. strata properties have less potential for change compared to vacant lots), and demonstrate how new development could be integrated into an existing area, or on lots in singular ownership.

The desired outcome is to improve density through a mix of high quality housing topologies.



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