



## How to read the Rockingham Strategic Centre Precinct Structure Plan (RPSP)

The RPSP is a guide for how land in the Strategic Centre can be used and developed.

It has two parts:

### Part One: Implementation Section

Sets out the rules for subdivision and development.

### Part Two: Explanatory Section

Provides background information to guide the implementation of Part One

### Step 1 – Find Your Sub-Precinct

The Strategic Centre is divided into 8 sub-precincts each has its own requirements to reflect its local character and planning objectives. The sub-precincts are divided as follows (see map on the right).

Use the map in the RPSP Part One (*page 12*) to find which sub-precinct your property is in.

OR

Use the [link](#) to find which sub-precinct your property is in.

### Step 2 – Check what needs to be addressed

Once the sub-precinct is identified, applicants will need to address:

- The Town Planning Scheme No.2 requirements.
- RPSP provisions (Part One) (summarised for each sub-precinct in the Information Sheets).
- Any Local Planning Policy that may apply (dependant on the type of development proposed, e.g. heritage).

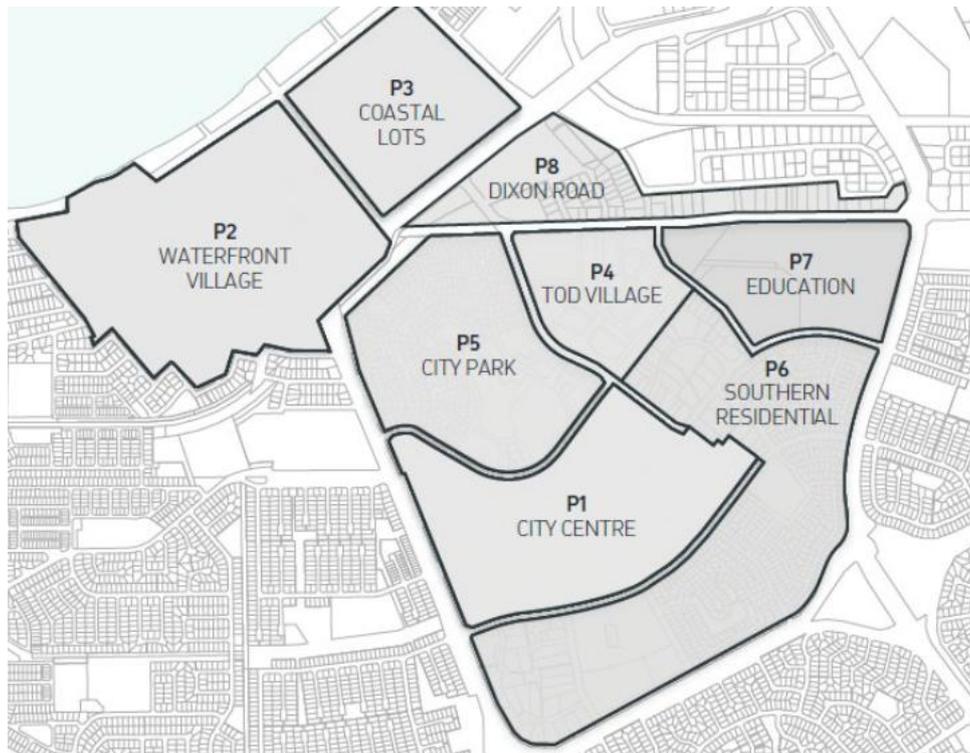
### Step 3 - Understand the Development Requirements within the RPSP

1. Review **Section 2** – Subdivision and Development Requirements which sets out the general development requirements applicable to all sub-precincts (e.g. built form, parking, landscaping, and water management).
2. Review **Section 3** – Sub-Precinct Requirements which are specific to your sub precinct. Read the '*Sub-Precinct Intent and Objectives*' to ensure development proposals seek to implement the vision for the area and the role it plays within the Rockingham Strategic Centre.

### Step 4 - Use the 'Built Form Controls' table

Use your sub-precinct map to determine which development requirements apply in the '*Built Form Controls*' table, such as:

- Street frontage type which informs which “built form controls” apply in the corresponding table
- Building height limit
- The Residential Design Code (R-Code) (if applicable)
- Any notation from the map which may indicate additional considerations (e.g. prominent corners)

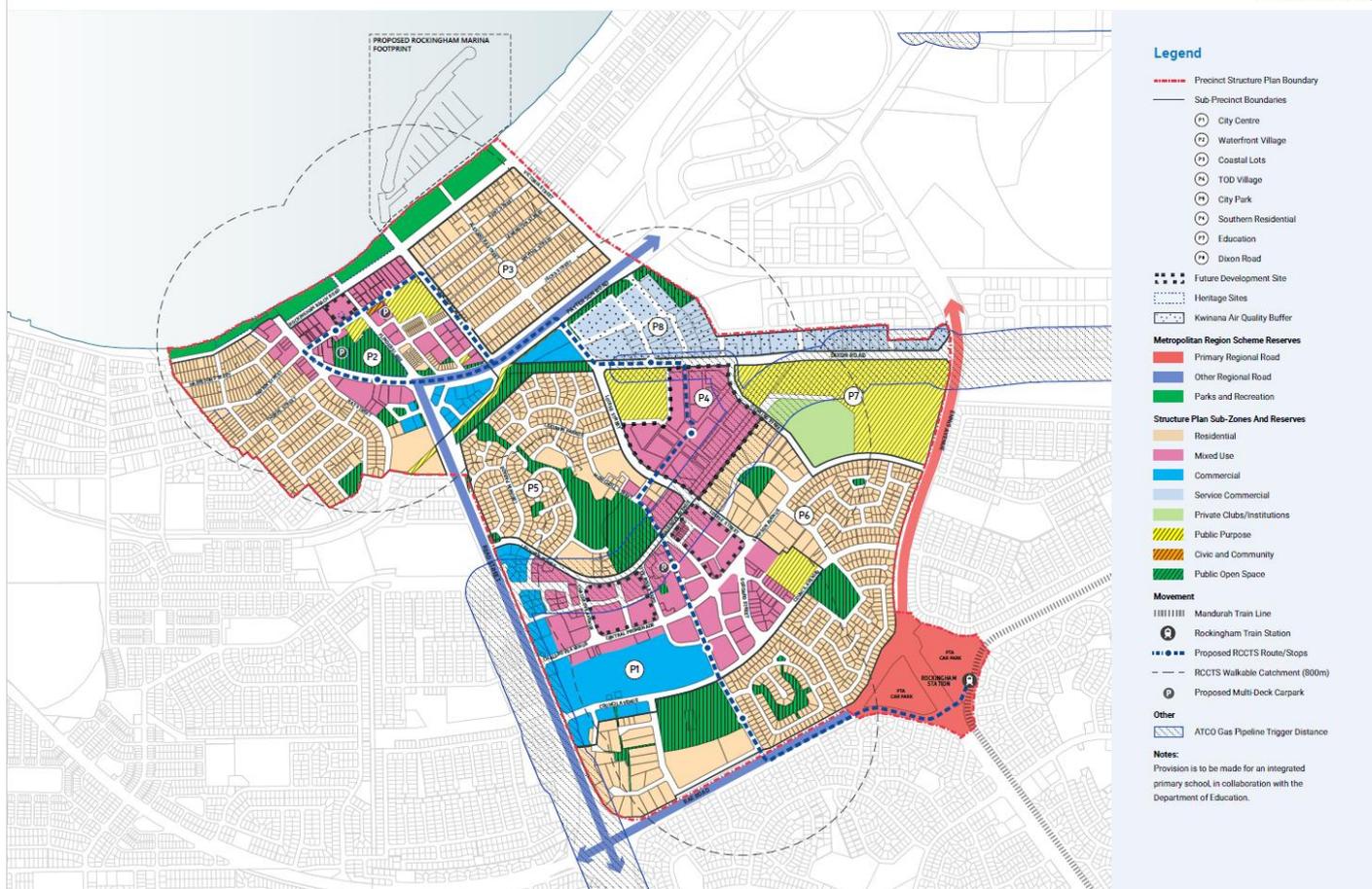


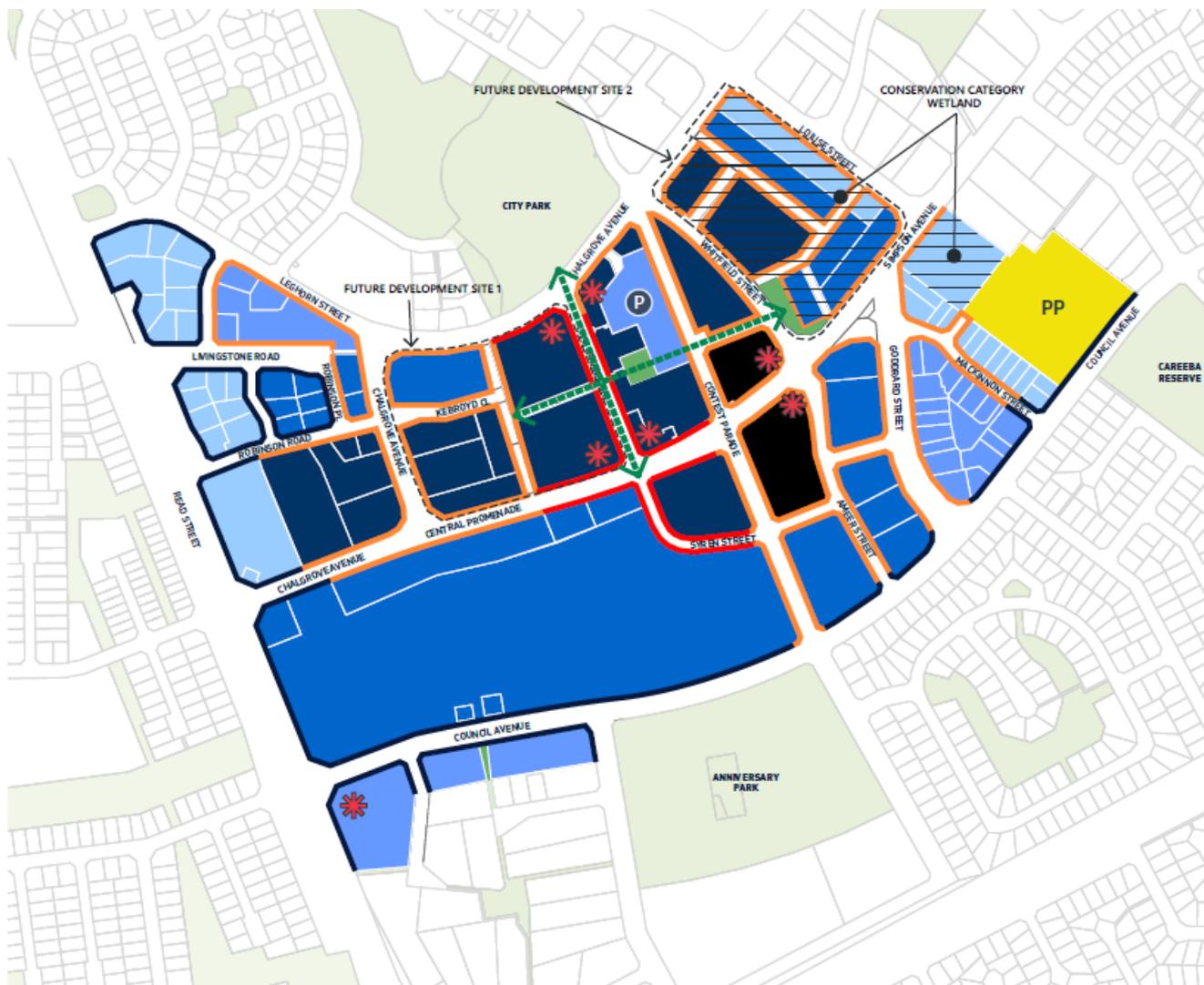
*RPSP Sub-precincts*

## Example

- **Property:** Corner of Chalgrove Avenue and Contest Parade (south of Contest Parade).
- **Locate the sub-precinct:** Identify which sub-precinct the land is located (RPSP Part One – *P1 Figure 1: RPSP Map* - see map below with land marked with red arrow). In this case, the property is located in City Centre sub-precinct.
- **Check general requirements:** Review **Section 2** of the RPSP to subdivide and/or develop the land.
- **Check Sub precinct requirement:** Review **Section 3.1** of the RPSP to check the City Centre sub-precinct development requirements, intent and objectives (page 31)
- **Examine the sub-precinct map:** Look at the City Centre sub-precinct map (RPSP Part One – *P1 Figure 13: City Centre Sub-Precinct Requirements* - see map below with land marked with green arrow, page 31).
- **Identify the frontage type, height limit and zoning:** The property has ‘Urban Mixed Use’ street frontage, with a maximum building height of 8 storeys and zoned R-AC0.
- **Find the detailed requirements:** City Centre Built Form Controls table 9 on page 33 of the RPSP Part One (see table below) provides the development requirements for the property.

P1 - Figure 1: RPSP Map





P1 - Figure 13: City Centre Sub-Precinct Requirements

### Legend

Building Height	Frontage Types	Other Elements	Movement
3 Storeys	Urban Mixed Use	Future Development Sites 1 and 2	Proposed RCCTS Route/Stops
4 Storeys	Main Street	Public Open Space	Green Links
6 Storeys	Commercial/Boulevard	Public Purpose	Multi-Deck Car Park (Public)
8 Storeys		Prominent Corners	
12 Storeys			

P1 - Table 9: City Centre Built Form Controls

Provision	Provision	Frontage Type		R-Codes Application Volume 2
		Main Street (R-AC0)	Urban Mixed Use (R-AC0)	
<b>Land Use</b>	Preferred Land Use at Street Level	<b>Non-Residential:</b> Shop, Convenience Store, Restaurant/Cafe, Small Bar	<b>Non-Residential:</b> Shop, Convenience Store, Restaurant/Cafe, Small Bar	-
<b>Building Height</b>	Minimum Podium Height	2 Storeys	2 Storeys	Augments A2.2.1
	Maximum Podium Height	3 Storeys	3 Storeys	Augments A2.2.1
	Maximum Building Height	Refer to <b>P1 - Figure 13</b> for maximum building heights.		Augments A2.2.1
	Minimum Ground Floor Finished Level to First Floor Finished Level	4.5m	4.5m	Modifies A4.3.3
<b>Street Setbacks</b>	Minimum Primary/Secondary Street (Podium)	Nil	Nil	Augments A 2.3.1
	Maximum Primary/Secondary Street (Podium)	Nil	3m	Augments A 2.3.1
	Minimum Primary/Secondary Street (Above Podium)	3m	3m (additional to podium setback)	Augments A 2.3.1
<b>Side and Rear Setbacks</b>	Side Setbacks (Podium)	Nil	Nil	Augments A2.4.1
	Rear Setbacks (Podium)	Nil	Nil	Augments A2.4.1
	Minimum Side and Rear Setbacks (Above Podium)	Per Element 2.7 of the R-Codes		-
<b>Plot Ratio</b>	Plot Ratio	Plot ratio does not apply.		Modifies A2.5.1
<b>Public Domain Interface</b>	On-Site Parking Between Street and Building	Not Permitted	Not Permitted	Augments A3.6.2
	Vertical Separation	Ground floor apartments are not permitted.	Average less than 1m and does not exceed 1.2m	Replaces A3.6.1 and A3.6.5 (Main Street only)
<b>Vehicle Access/ Parking</b>	Direct Vehicle Access	Not Permitted* Unless no access can be provided from secondary frontage or rear laneway.	Permitted in locations nominated by the City.	Replaces A3.8.1
<b>Facade Design (Street Level)</b>	Minimum Clear Glazing %	80% of building frontage or 2/3 of lot frontage (whichever is greater)	50% of building frontage	Replaces A3.8.2
	Minimum Frontage Build Out	100%	70% (up to 30% for crossover/side setbacks)	Augments A4.10.1
	Awnings as a Minimum % of Building Frontage	100%	70%	Augments A4.10.1
	Awnings Minimum Standards	Height - 3m Width - 2.4m	Height - 3m Width - 2.4m	Augments A4.10.5
<b>Deep Soil</b>	Landscaping and deep soil shall be provided in accordance with the requirements set out in <b>Section 2.3.8</b>			
<b>Landscape</b>				

Provision	Provision	Frontage Type		R-Codes Application Volume 2
		Commercial/Boulevard (R-AC0)		
<b>Land Use</b>	Preferred Land Use at Street Level	<b>Non-Residential:</b> Shop, Brewery, Child Care Premises, Consulting Rooms, Medical Centre, Liquor Store Large		-
<b>Building Height</b>	Minimum Podium Height	2 Storeys		Augments A2.2.1
	Maximum Podium Height	3 Storeys		Augments A2.2.1
	Maximum Building Height	Refer to <b>P1 - Figure 13</b> for maximum building heights.		Augments A2.2.1
	Minimum Ground Floor Finished Level to First Floor Finished Level	4.5m		Modifies A4.3.3
<b>Street Setbacks</b>	Minimum Primary/Secondary Street (Podium)	Nil		Augments A 2.3.1
	Maximum Primary/Secondary Street (Podium)	3m		Augments A 2.3.1
	Minimum Primary/Secondary Street (Above Podium)	3m		Augments A 2.3.1
<b>Side and Rear Setbacks</b>	Side Setbacks (Podium)	Nil		Augments A2.4.1
	Rear Setbacks (Podium)	Nil		Augments A2.4.1
	Minimum Side and Rear Setbacks (Above Podium)	Per Element 2.7 of the R-Codes		-
<b>Plot Ratio</b>	Plot Ratio	Plot ratio does not apply.		Modifies A2.5.1
<b>Public Domain Interface</b>	On-Site Parking Between Street and Building	Permitted		Modifies A3.6.2
	Vertical Separation	Average less than 1m and does not exceed 1.2m		-
<b>Vehicle Access/ Parking</b>	Vehicle Access	Permitted in locations nominated by the City and/or MRWA.		Replaces A3.8.1 Replaces A3.8.2
<b>Facade Design (Street Level)</b>	Minimum Clear Glazing %	70% of building frontage		Augments A4.10.1
	Minimum Frontage Build Out	70% (up to 30% for crossover/side setbacks)		Augments A4.10.1
	Awnings as a Minimum % of Building Frontage	70%		Augments A4.10.5
	Awnings Minimum Standards	Height - 3m Width - 1.8m		Augments A4.10.5
<b>Deep Soil</b>	Landscaping and deep soil shall be provided in accordance with the requirements set out in <b>Section 2.3.8</b>			
<b>Landscape</b>				

## References

For more details, please see the Information Sheets, available on the City's website.