



## Land Use Requirements / Permissibility

In the Rockingham Strategic Centre, land use permissibility is set by the Rockingham Strategic Centre Zoning Table in the City's Town Planning Scheme No. 2.

### How to Check Land Use Permissibility?

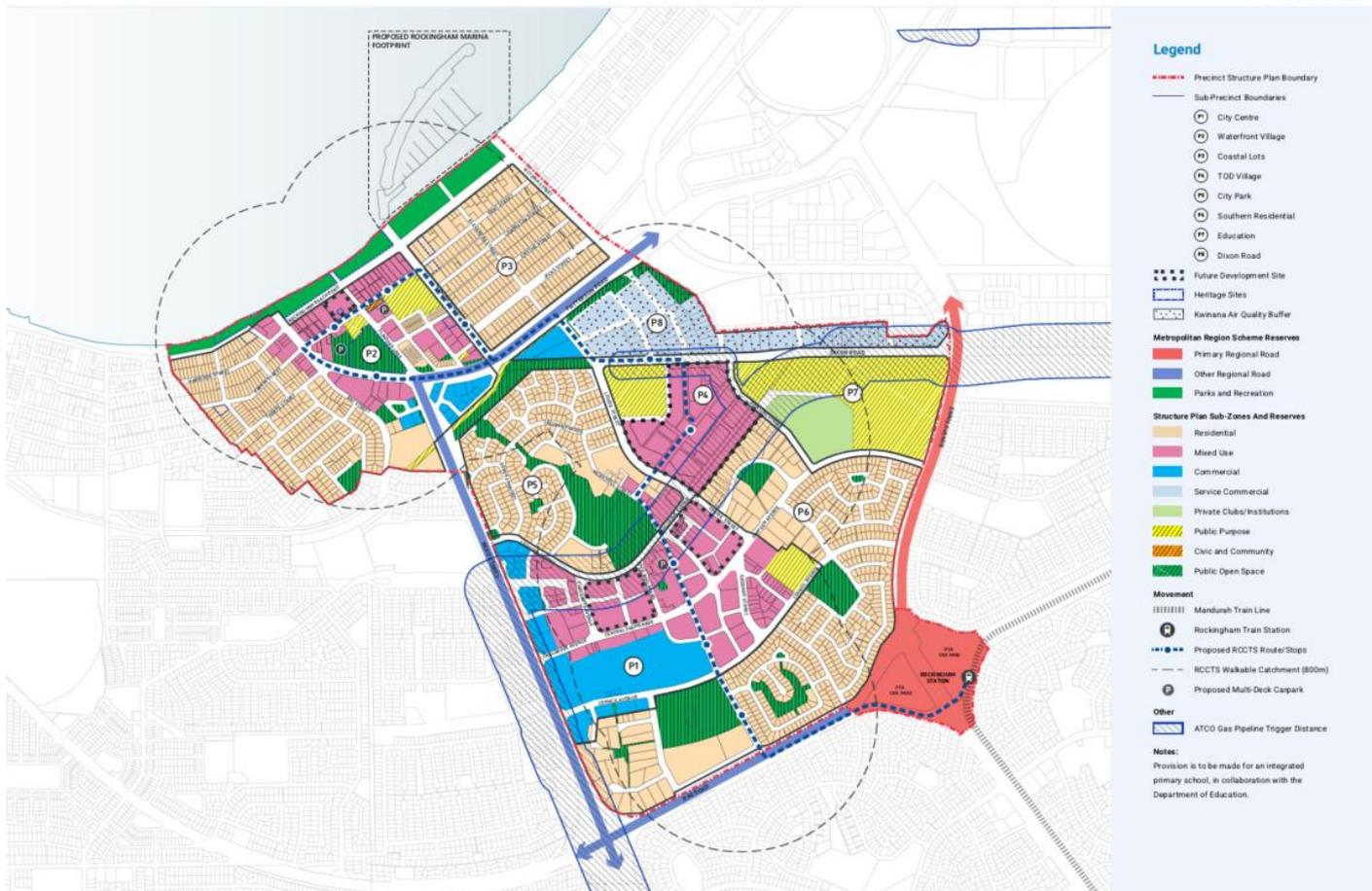
Land use permissibility within the Rockingham Strategic Centre is determined in accordance with the Rockingham Strategic Centre Zoning Table (Table 1a) set out in the City's Town Planning Scheme No.2.

- To determine the land use permissibility, cross reference the land use on the left hand column of the table with the Strategic Centre sub-zones at the top of the table.

In the Strategic Centre Zone, the applicable sub-zone (shown on the Structure Plan Map, P1 - Figure 1) determines whether a land use is permissible, discretionary or not permitted. The Zoning Table uses symbols to indicate the permissibility of each use. These symbols are used in cross-referencing and have the following meanings:

- 'P' means that the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;
- 'D' means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
- 'A' means that the use is not permitted unless the local government has exercised its discretion by granting development approval after giving special notice in accordance with Clause 64 of the deemed provisions;
- 'I' means a use that is not permitted unless the use is incidental to the predominant use of the land as determined by the Local Government;
- 'X' means a use that is not permitted by the Scheme.

P1 - Figure 1: RPSP Map



**Table 1(a) Rockingham Strategic Centre Zoning Table**

| USE AND DEVELOPMENT CLASS      | ROCKINGHAM STRATEGIC CENTRE SUB ZONES |           |            |                    |                                                   |
|--------------------------------|---------------------------------------|-----------|------------|--------------------|---------------------------------------------------|
|                                | Residential                           | Mixed Use | Commercial | Service Commercial | Private Clubs, Institutions and Places of Worship |
|                                | R                                     | M         | C          | S                  | PC                                                |
| <b>RESIDENTIAL USES</b>        |                                       |           |            |                    |                                                   |
| Bed and Breakfast              | D                                     | D         | X          | X                  | X                                                 |
| Caretaker's Dwelling           | X                                     | X         | X          | I                  | I                                                 |
| Holiday Accommodation          | D                                     | D         | X          | X                  | X                                                 |
| Holiday House                  | D                                     | X         | X          | X                  | X                                                 |
| Hotel                          | X                                     | D         | A          | X                  | X                                                 |
| Motel                          | X                                     | D         | A          | X                  | X                                                 |
| Nursing Home                   | A                                     | D         | X          | X                  | X                                                 |
| Residential:                   |                                       |           |            |                    |                                                   |
| (a) Single House               | P                                     | X         | X          | X                  | X                                                 |
| (b) Grouped Dwelling           | D                                     | D         | X          | X                  | X                                                 |
| (c) Multiple Dwelling          | D                                     | D         | D          | X                  | X                                                 |
| Serviced Apartment             | A                                     | D         | D          | X                  | X                                                 |
| <b>COMMERCIAL USES</b>         |                                       |           |            |                    |                                                   |
| Amusement Parlour              | X                                     | A         | D          | X                  | X                                                 |
| Art Gallery                    | X                                     | D         | D          | X                  | D                                                 |
| Betting Agency                 | X                                     | A         | D          | X                  | X                                                 |
| Brewery                        | X                                     | A         | D          | X                  | X                                                 |
| Bulky Goods Showroom           | X                                     | X         | D          | D                  | X                                                 |
| Child Care Premises            | A                                     | D         | D          | X                  | D                                                 |
| Cinema/Theatre                 | X                                     | D         | D          | X                  | X                                                 |
| Club Premises                  | X                                     | D         | D          | X                  | D                                                 |
| Convenience Store              | X                                     | D         | D          | D                  | D                                                 |
| Consulting Rooms               | X                                     | D         | D          | D                  | D                                                 |
| Fast Food Outlet/<br>Lunch Bar | X                                     | D         | D          | X                  | X                                                 |
| Funeral Parlour                | X                                     | X         | D          | D                  | X                                                 |
| Garden Centre                  | X                                     | X         | X          | D                  | X                                                 |
| Home Business                  | D                                     | D         | X          | X                  | X                                                 |
| Home Occupation                | D                                     | D         | X          | X                  | X                                                 |
| Home Store                     | A                                     | A         | X          | X                  | X                                                 |
| Liquor Store – Large           | X                                     | A         | A          | D                  | X                                                 |
| Liquor Store – Small           | X                                     | D         | D          | X                  | X                                                 |
| Market                         | X                                     | D         | D          | D                  | X                                                 |
| Medical Centre                 | X                                     | D         | D          | D                  | D                                                 |
| Motor Vehicle Wash             | X                                     | X         | D          | D                  | X                                                 |
| Night Club                     | X                                     | A         | X          | X                  | X                                                 |

| USE AND DEVELOPMENT CLASS           | ROCKINGHAM STRATEGIC CENTRE SUB ZONES |           |            |                    |                                                   |
|-------------------------------------|---------------------------------------|-----------|------------|--------------------|---------------------------------------------------|
|                                     | Residential                           | Mixed Use | Commercial | Service Commercial | Private Clubs, Institutions and Places of Worship |
|                                     | R                                     | M         | C          | S                  | PC                                                |
| Office                              | X                                     | D         | D          | D                  | I                                                 |
| Reception Centre                    | X                                     | D         | D          | X                  | X                                                 |
| Recreation – Private                | X                                     | D         | D          | D                  | D                                                 |
| Restaurant/Café                     | X                                     | D         | D          | X                  | X                                                 |
| Restricted Premises                 | X                                     | X         | A          | A                  | X                                                 |
| Service Station                     | X                                     | X         | D          | D                  | X                                                 |
| Shop                                | X                                     | D         | P          | X                  | I                                                 |
| Small Bar                           | X                                     | D         | D          | X                  | D                                                 |
| Tavern                              | X                                     | D         | D          | X                  | D                                                 |
| Veterinary Centre                   | X                                     | A         | D          | D                  | X                                                 |
| Warehouse/Storage                   | X                                     | X         | X          | D                  | X                                                 |
| <b>INDUSTRIAL USES</b>              |                                       |           |            |                    |                                                   |
| Commercial Vehicle Parking          | X                                     | X         | X          | D                  | X                                                 |
| Motor Vehicle, Boat or Caravan Sale | X                                     | X         | D          | D                  | X                                                 |
| Motor Vehicle Repair                | X                                     | X         | X          | D                  | X                                                 |
| Trade Display                       | X                                     | X         | X          | D                  | X                                                 |
| Trade Supplies                      | X                                     | X         | X          | D                  | X                                                 |
| Transport Depot                     | X                                     | X         | X          | D                  | X                                                 |
| Veterinary Hospital                 | X                                     | X         | X          | D                  | X                                                 |
| <b>UTILITIES /COMMUNITY</b>         |                                       |           |            |                    |                                                   |
| Carpark                             | X                                     | D         | D          | D                  | D                                                 |
| Civic Use                           | A                                     | D         | D          | D                  | D                                                 |
| Community Purpose                   | D                                     | D         | D          | D                  | D                                                 |
| Educational Establishment           | X                                     | D         | D          | X                  | P                                                 |
| Exhibition Centre                   | X                                     | D         | D          | X                  | D                                                 |
| Hospital                            | X                                     | D         | D          | X                  | A                                                 |
| Place of Worship                    | A                                     | A         | A          | A                  | D                                                 |
| Public Utility                      | D                                     | D         | D          | D                  | D                                                 |
| Telecommunications/ Infrastructure  | D                                     | D         | D          | D                  | D                                                 |

## References

For more information on parking, please see:

[Payment in Lieu of Parking Plan](#)

[Community Plan Strategy - Rockingham Strategic Centre Parking Strategy](#)