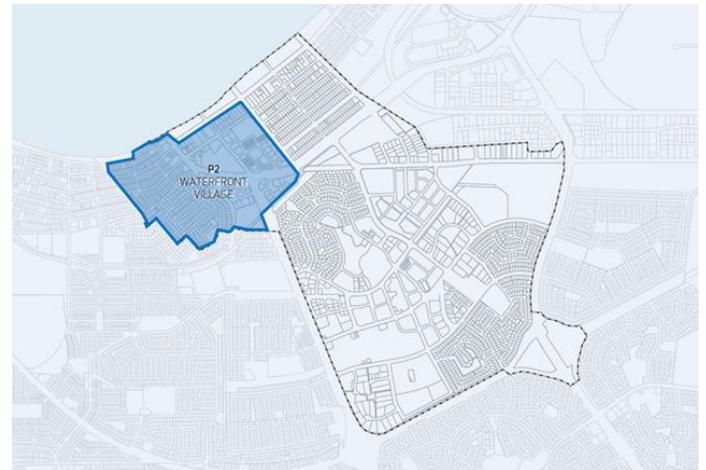




## P2 – Waterfront Village Sub-Precinct

The Waterfront Village will continue to grow as a lively place for locals and visitors to enjoy Rockingham’s beautiful coastline. This area will include mix of residential density, cafés, shops, and short-stay accommodation, supporting a vibrant entertainment and cultural hub along Rockingham Beach. Streets will be safer and greener, making it easier for people to walk, cycle and enjoy the beachside environment.



### Our Goals

- Support the ongoing transformation into a contemporary waterfront destination.
- Strengthen Rockingham Beach Road as the heart of the precinct, with alfresco dining, shops and cultural spaces.
- Reinforce Kent Street as a secondary main street that celebrates heritage, art and local culture.
- Encourage a mix of residential development, shops, and tourism uses that suit the coastal character.
- Focus taller buildings and mixed-use development along Rockingham Beach Road, Kent Street and Patterson Road.
- Encourage residential infill that fits the area’s landscape and supports local businesses.
- Retain existing mature trees and ensure quality landscaping in new developments.
- Provide convenient, well-designed parking that blends in with surrounding sites.

### Development Notes

- Residential densities generally R40, R60 and R80 (2-4 storeys in height).
- Mixed-use areas may reach 16-24 storeys in nominated sites.
- For subdividing, minimum lot size should be 1,000 m<sup>2</sup> (or 800 m<sup>2</sup> on corner lots).
- Avoid battle-axe subdivision to maintain good streetscape design.
- Heritage walls and vegetation to be retained on the Rockingham Beach Hotel site (Lot 99 Kent St).
- Public art required for developments with 10 or more dwellings or construction over \$5 million.

### References

Detailed requirements for frontage types, podium heights, setbacks, glazing, awnings, vehicle access and parking are set out in:

- Table 10 – Waterfront Village Built Form Controls – page 38,39
- Figure 14 – Waterfront Village Sub-Precinct Requirements – page 35