



Subdivision within the Rockingham Strategic Centre

The Rockingham Strategic Centre Precinct Structure Plan (RPSP) sets out subdivision and amalgamation requirements in Part One (Section 2.3.5).

Before lodging a subdivision application, refer to the Residential Density Code Plan (Figure 2 of RPSP Part One) to confirm the applicable density code for the applicable site. Subdivision proposals must comply with the detailed provisions in Section 3 – Sub-Precinct Planning Requirements, based on the relevant sub-precinct.

(For example: if your property is located within the P3 – Coastal Lots Sub-Precinct, refer to Section 3.3 of the RPSP.)

1. Commercial and Mixed-Use Subdivision

Applies to: P1 - City Centre and P7 - Education Sub-Precincts

Subdivision will only be supported where one of the following applies:

- The resulting lots can accommodate development consistent with the RPSP's objectives and development provisions; or
- The subdivision is part of a development that has already been approved and substantially developed; or
- The subdivision is not linked to a temporary or short-term use.

2. Residential Subdivision

Applies to: P2 - Waterfront Village, P3 - Coastal Lots, P5 - City Park, P6 - Southern Residential Sub-Precincts

Minimum Lot Size

- Standard minimum: 1,000m²
- Lots under 1,000m² may be acceptable if:
 - Site area is at least 800m², and
 - The site is a corner lot.

Alternative for Lots Under 1,000m²

Applicants must submit a development concept plan (see below example) at subdivision stage demonstrating compliance with the RPSP, including:

- Meeting RPSP street and lot boundary setbacks
- Achieving deep soil/landscaping requirements in the R-Codes
- Addressing street interface requirements for the relevant frontage type
- Providing compliant vehicle access and parking design
- Ensuring occupant amenity (private open space, outdoor living areas, primary garden areas)

Additional Requirement

Must meet all relevant provisions in Section 3 of the RPSP.

Note: Single house refurbishment or replacement is excluded.

3. Battle-Axe Subdivision

Applies to: *P2 - Waterfront Village, P3 - Coastal Lots, P5 - City Park, P6 -Southern Residential Sub-Precincts*

Battle-axe configurations are generally not favoured. The City's expectation is for:

- Survey-strata subdivision with common property, or
- Direct street frontage, or
- Dual frontage via street and rear laneway

Exceptions may be considered where:

- Alternative access is required for lots fronting major roads with access controls or public open space
- Managing significantly sloping sites where a compliant street gradient cannot be achieved
- Retention of existing heritage or character development
- Retaining verge trees as recommended by the City

