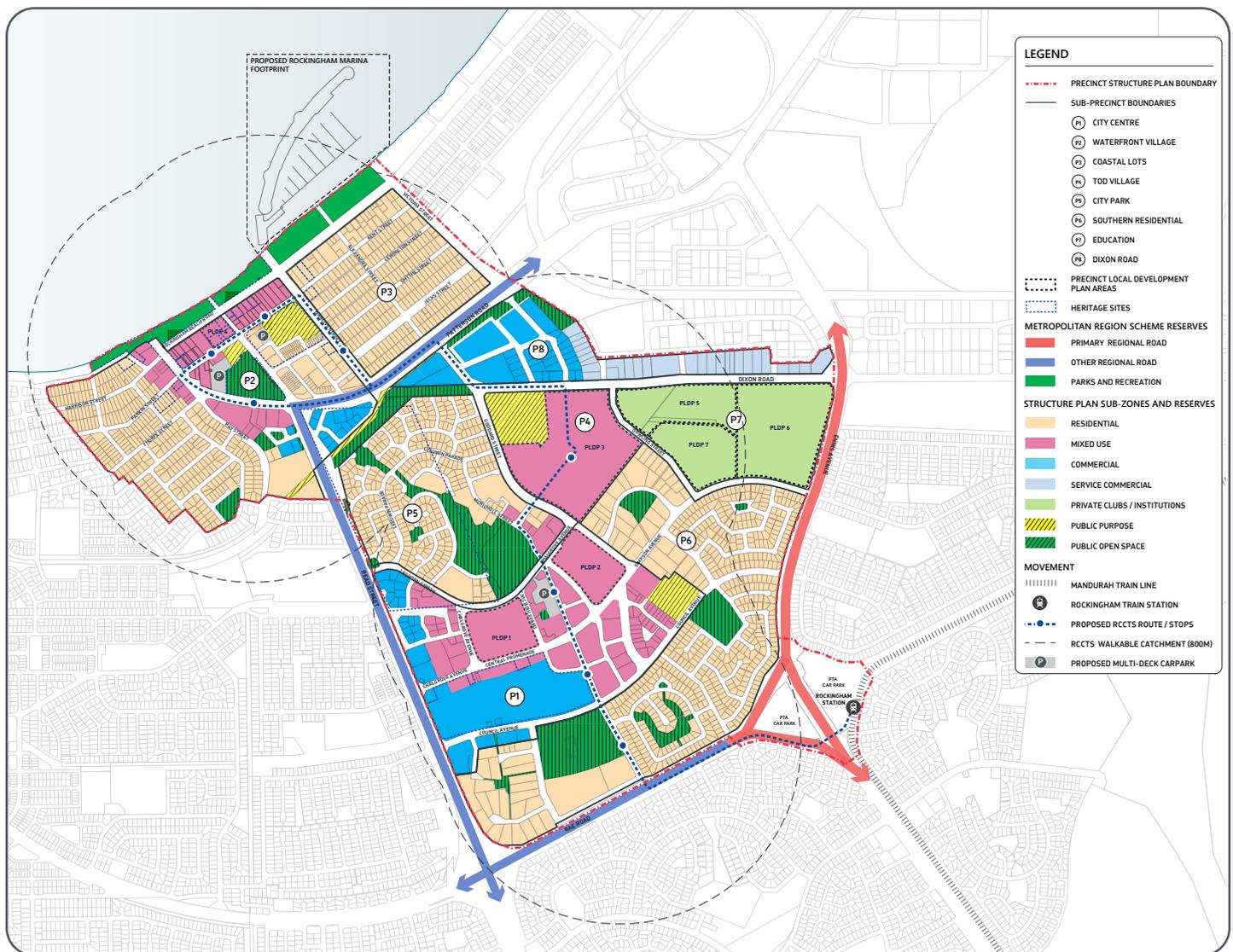


ROCKINGHAM STRATEGIC CENTRE

PRECINCT STRUCTURE PLAN

VISION

Rockingham leverages off its unique coastal atmosphere to establish a green and walkable centre that offers a diversity of uses and building types, celebrates local culture, and promotes a relaxed lifestyle. It is a regional employment destination that connects its distinct activity hubs via high-frequency public transport.



The Rockingham Strategic Centre Precinct Structure Plan is the new document that will be used to guide future subdivision and development in the Rockingham Strategic Centre over the next 10 years (following gazettal of accompanying scheme amendment).

The existing documents that make up the planning framework for the Rockingham Strategic Centre were prepared over 10 years ago, and required a review.

ROCKINGHAM STRATEGIC CENTRE

PRECINCT STRUCTURE PLAN

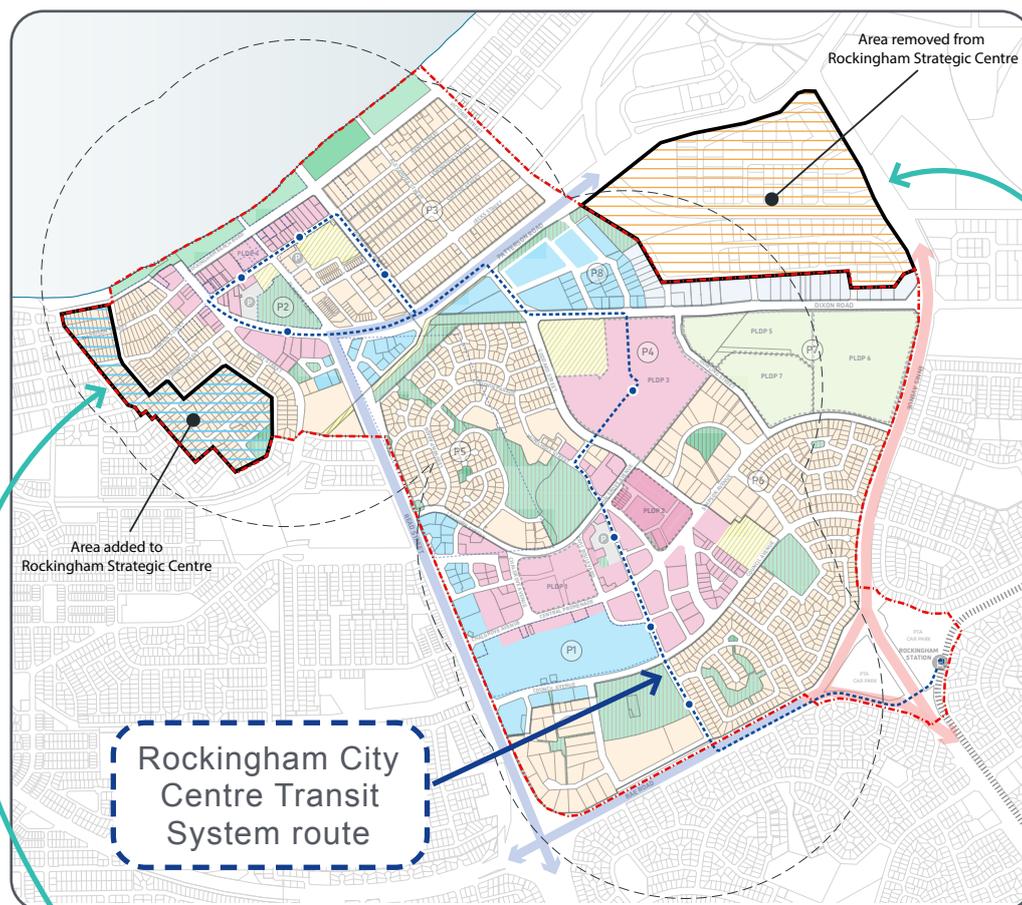
In December 2020, the State Government prepared a new document called *State Planning Policy 7.2 - Precinct Design*, that guides how centres such as Rockingham, are planned for through the preparation of a Precinct Structure Plan (PSP).

The Rockingham Strategic Centre Precinct Structure Plan has been prepared in line with this document.

One of the fundamental elements for guiding planning outcomes in the Rockingham Strategic Centre, is the Rockingham City Centre Transit System.

This transit system is designed to provide for well-connected links between three major activity nodes starting at the Rockingham Train Station and taking in the Rockingham City Centre, TOD Village and the Rockingham Foreshore.

Throughout the preparation of the Precinct Structure Plan, the boundaries of the Rockingham Strategic Centre changed (see map below).



The Precinct Structure Plan primarily focusses on where and how change will occur.

The planning intent for the existing light industrial area between Ennis Avenue and Patterson Road was unlikely to change through this process.

It was therefore removed from the Rockingham Strategic Centre boundary.

Following a change to the Rockingham City Centre Transit System route, more residential land in the Waterfront Village sub-precinct was within walking distance of the system, therefore the Rockingham Strategic Centre boundary was expanded in this area.

ROCKINGHAM STRATEGIC CENTRE

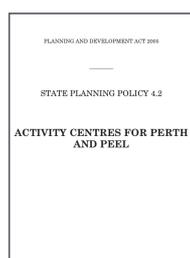
PRECINCT STRUCTURE PLAN

PREPARING THE PRECINCT STRUCTURE PLAN

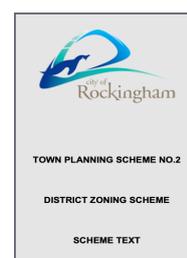
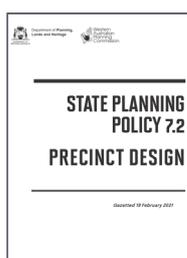
In order to prepare this Precinct Structure Plan, a number of activities have been or will be undertaken, as follows:

- Background review of existing local and state planning documents (2021).
- Consultation with the community, businesses and other stakeholder groups to understand the opportunities and constraints that exist (2021).
- Develop the draft plan based on the feedback from consultation, technical studies and background review (late 2021 - mid 2022).
- Council endorsed draft documents (June 2022) and approval granted from Western Australian Planning Commission to advertise for public comment (April 2023).
- Formal consultation with community to seek feedback (May - July 2023).
- Council to consider feedback from consultation and endorse final plan, with or without changes (anticipated for late 2023).
- Final endorsement sought from Western Australian Planning Commission (late 2023 - early 2024).

RELATIONSHIP TO OTHER PLANNING DOCUMENTS



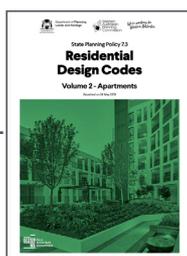
The PSP is prepared in line with State Planning Policies 4.2 and 7.2.



The PSP must align with the City's Town Planning Scheme.



The R-Codes (Volumes 1 and 2) apply to certain areas as specified in section 1.3.2 of the PSP.



The PSP applies to all development within the Strategic Centre.

ROCKINGHAM STRATEGIC CENTRE

PRECINCT STRUCTURE PLAN

HOW WAS THE 2021 COMMUNITY FEEDBACK INCORPORATED INTO THE PLAN?



What you told us



What the Precinct Structure Plan says

Support for more native vegetation, greenery and landscaping.



The PSP includes landscaping and deep soil requirements that exceed standard requirements.

Support for more uses such as entertainment, arts and culture, sport and recreation, play spaces and marina.



The PSP provides a flexible framework which facilitates a broad range of land uses on a 'sub-zone' basis.

Support for improved pedestrian and cycle networks.



PSP identifies 'green links' which are dedicated pedestrian / cycle paths. Also promotes new crossings on major roads to improve safety.

Support for activating the foreshore and suggestions to review road speeds and flow.



The Waterfront Village precinct intent and objectives advocate for transforming this area into an activity node to service locals and tourists, including the suggestion of traffic calming to enhance safety and useability.

Suggestions for free transport.



Free public transport cannot be enforced through the PSP, however the Strategic Centre emphasises the existence of activity hubs connected by high frequency public transport.

Support for iconic design and updating old buildings and suggestions for design that reduces the amount of concrete.



State Planning Policies will help to enhance design quality more broadly. The PSP introduces stricter landscape controls (especially for commercial uses).

Support for more parking.



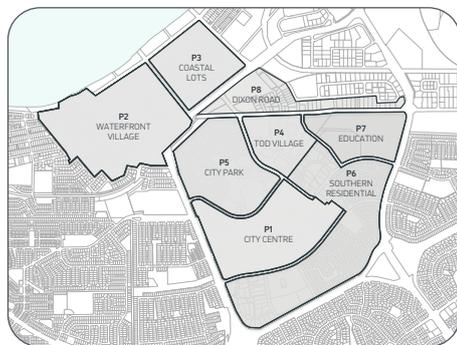
Parking surveys were undertaken in the Waterfront Village and City Centre areas. Both areas had sufficient supply of bays with occupancy rates varying between 60-92%. This assessment demonstrates that management of car parking is more critical than providing additional bays.

ROCKINGHAM STRATEGIC CENTRE

PRECINCT STRUCTURE PLAN

HOW TO READ THE PRECINCT STRUCTURE PLAN

1. The Precinct Structure Plan is made up of two parts.
 - Part One provides the rules which guide subdivision and development.
 - Part Two provides the background information and evidence base to support Part One.

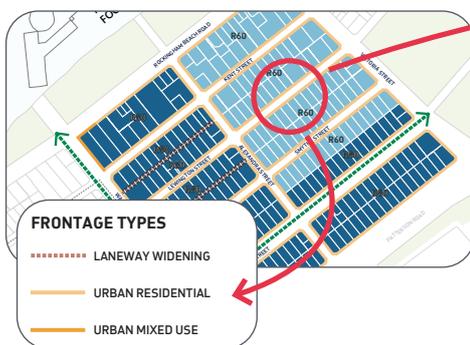


2. To understand what the Precinct Structure Plan says can be developed on your property, you need to identify in which of the eight sub-precincts your property is located in.

Read the 'sub-precinct intent' and 'sub-precinct objectives' to understand the vision for the area and the role it plays within the Rockingham Strategic Centre.

If your property is located within an area identified for a 'Precinct Local Development Plan' (PLDP), development cannot occur until a PLDP has been prepared and approved.

3. Determine which development requirements apply to your property in the 'Built Form Controls' table based on your identified 'frontage type'. There are also 'General Requirements' that apply to all properties regardless of the sub-precinct.



CODE	ELEMENT	PROVISION	FRONTAGE TYPE		
			URBAN STREET MIXED USE	URBAN STREET R80	URBAN STREET R60
CL1	Building Height (read with 'Floor Levels')	Minimum Podium Height	2 Storeys	2 Storeys	2 Storeys
		Maximum Podium Height	3 Storeys	3 Storeys	N/A
		Maximum Building Height	Refer to P1 - Figure 9 for maximum building heights.		
CL2	Front Setback	Minimum Front Setback	Nil	4m	4m
		Maximum Front Setback	3m	6m	6m
		Minimum Front Setback Above Podium	3m (additional to front setback)	4m (additional to front setback)	N/A

HOW TO PROVIDE FEEDBACK ON THE PRECINCT STRUCTURE PLAN

Review the Precinct Structure Plan documentation - online (scan the QR Code) or in person.

Submit written submission to City of Rockingham on or before **3 July 2023**.

