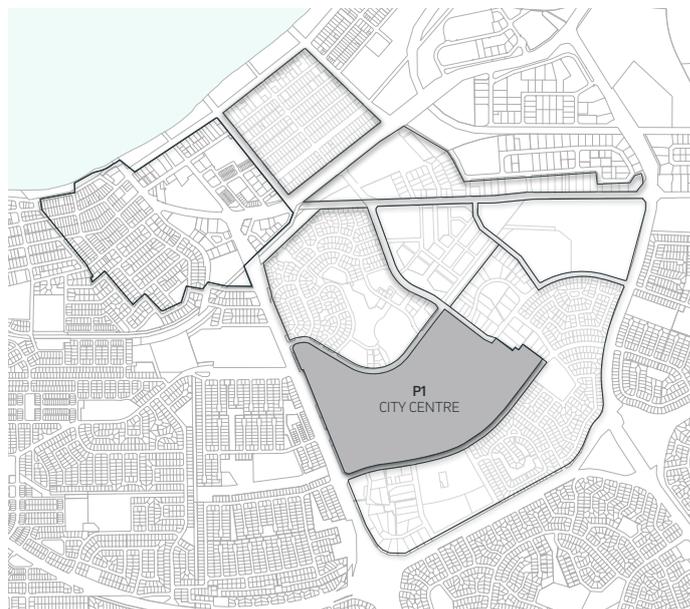


ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 1 - CITY CENTRE

PRECINCT INTENT

Anchored by the shopping centre and civic precinct, the City Centre will provide the primary economic and employment focus of the RSC. Higher density housing and new commercial development creates a critical mass of people who enjoy highly permeable and walkable urban streets, that connect major public spaces with public transport on Contest Parade. New development provides a positive and well-defined street interface, where pedestrians and cyclists enjoy priority over vehicles.



KEY CHANGES FROM CURRENT CENTRE PLAN TO PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has remained the same.

BOUNDARY

- The boundary for the City Centre Sub-Precinct has changed:
 - Excludes the land north of Chalgrove Avenue.
 - Includes commercial properties on the southern side of Council Avenue.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through two primary 'sub-zones': Mixed Use and Commercial.

BUILDING HEIGHTS

- No major changes proposed from currently approved planning framework.

FRONTAGE TYPES

- New frontage types introduced to better reflect the diverse nature of the sub-precinct.

LOCAL DEVELOPMENT PLANS

- To encourage development on major vacant landholdings, local development plans introduced to promote greater flexibility for these landholdings.
- Document includes additional guidance for how subdivision could occur.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 1 - CITY CENTRE



LEGEND

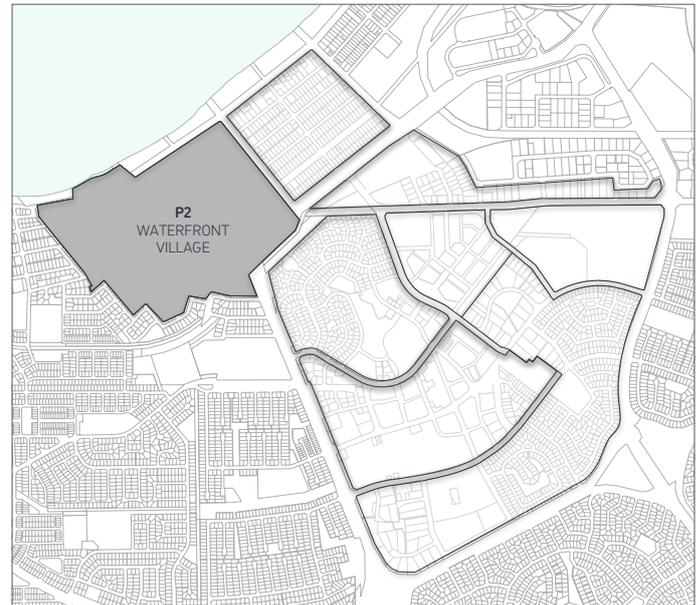
BUILDING HEIGHT	FRONTAGE TYPES	OTHER ELEMENTS	MOVEMENT
2 STOREYS	POS / PAW	PLDP BOUNDARY	PROPOSED RCCTS ROUTE / STOPS
3 STOREYS	LANEWAY	PROPOSED LOTS	GREEN LINKS
4 STOREYS	URBAN RESIDENTIAL	PUBLIC OPEN SPACE	MULTI-DECK CAR PARK (PUBLIC)
6 STOREYS	URBAN MIXED USE	PUBLIC PURPOSE	
8 STOREYS	MAIN STREET	PROMINENT CORNERS	
8 STOREYS (BONUS UP TO 12 STOREYS)	COMMERCIAL		
	BOULEVARD		

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 2 - WATERFRONT VILLAGE

PRECINCT INTENT

As an identified coastal node, the Waterfront Village will continue the transformation of Rockingham Beach into a regionally significant entertainment, culture, and tourism hub. Redevelopment of underutilised public and private land provides an attractive mix of medium to high density residential, short-stay accommodation, hospitality-focussed retail, and high quality public spaces. Combined these ingredients see Rockingham's coastline established as a priority destination for locals and visitors.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has remained the same.

BOUNDARY

- The boundary has changed to include additional residential land to the west. This was to align with the walkable catchment of the amended City Centre Transit Route.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through three 'sub-zones': Mixed Use, Commercial, Residential.

RESIDENTIAL DENSITY

- Residential densities increased in some areas, densities include a mix of R40, R60, and R80 to enable appropriate transitions.

BUILDING HEIGHTS

- No major changes proposed along Rockingham Beach Road / Kent Street / Patterson Road.
- Residential areas previously allowed up to 5 storeys. These have been reduced, broadly as follows:
 - R40 limited to 2 storeys
 - R60 limited to 3 storeys
 - R80 limited to 4 storeys.

FRONTAGE TYPES

- New frontage types introduced to better reflect the diverse nature of the sub-precinct.

MINIMUM SITE AREA

- Previous plan required a minimum lot size of 2,200m² before development could occur.
- This has been reduced to 1,000m², this means some lots can be developed without amalgamation.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 2 - WATERFRONT VILLAGE



LEGEND

BUILDING HEIGHT

- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 6 STOREYS
- 8 STOREYS
- 8 STOREYS (BONUS UP TO 12 OR 24 STOREYS SEE SECTION 2.2.2)

FRONTAGE TYPES

- POS / PAW
- LANEWAY
- SUBURBAN STREET
- URBAN RESIDENTIAL
- URBAN MIXED USE
- MAIN STREET

- COMMERCIAL
- BOULEVARD
- MAJOR ROAD

OTHER ELEMENTS

- PLDP BOUNDARY
- PUBLIC OPEN SPACE
- PUBLIC PURPOSE
- KENT STREET CULTURAL PRECINCT
- PROMINENT CORNERS

MOVEMENT

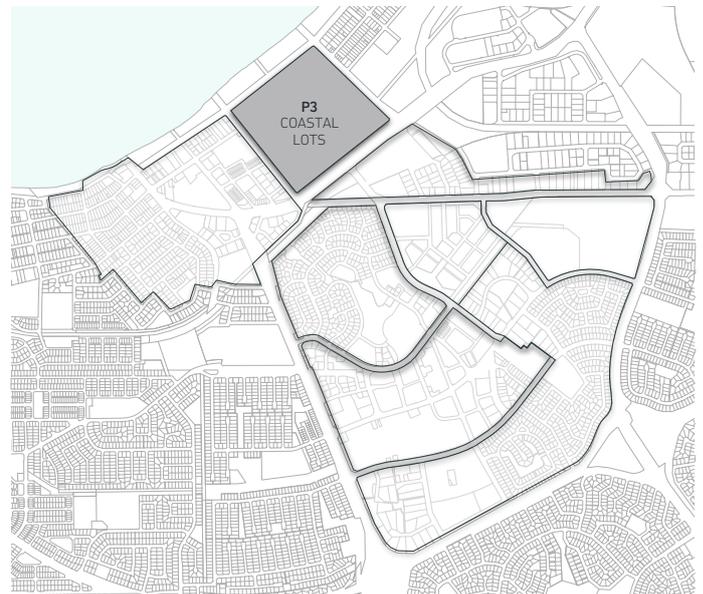
- PROPOSED RCCTS ROUTE / STOPS
- GREEN LINKS
- PROPOSED MID-BLOCK CONNECTIONS
- P MULTI-DECK CAR PARK (PUBLIC)

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 3 - COASTAL LOTS

PRECINCT INTENT

High-quality medium density development supports quality urban infill outcomes within the catchment of the Rockingham City Centre Transit System. A combination of grouped and multiple dwelling typologies enable an increased density, balanced with generous street setbacks and open space to encourage improved tree canopy as the neighbourhood evolves.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has remained the same.
- Jecks Street proposed for upgrades into a green link due to wide verges which exist and its connection to parkland.

BOUNDARY

- No changes to the boundary.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through the Residential 'sub-zone'.
- Grouped (terrace homes) and multiple (apartments) dwellings are the preferred use in the area.

RESIDENTIAL DENSITY AND BUILDING HEIGHTS

- Residential densities reduced to a mix of R60 and R80.
- Area previously allowed between 5-8 storeys. These have been reduced, broadly as follows:
 - R60 limited to 3 storeys
 - R80 limited to 4 storeys.

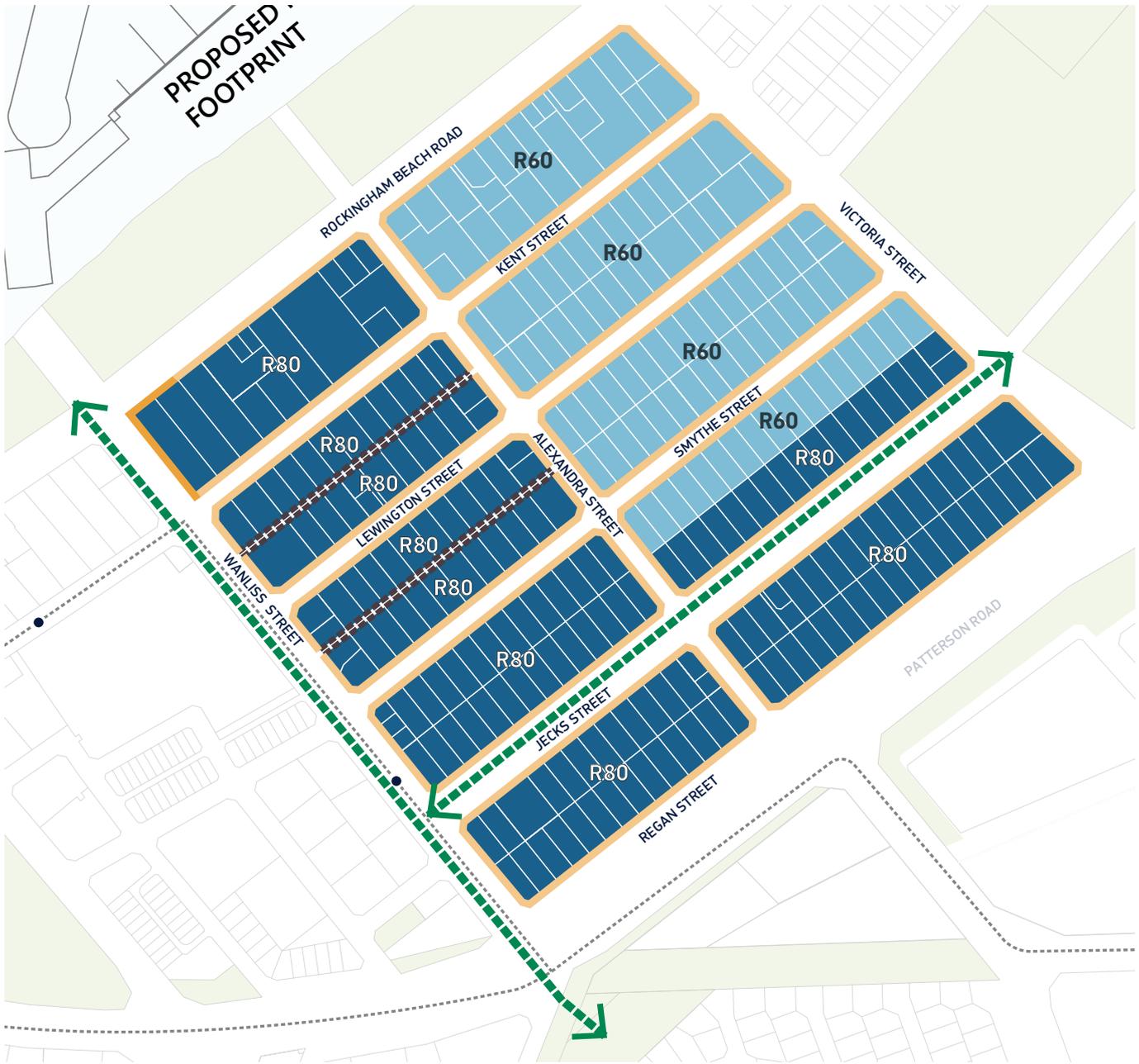
Note: These changes were made to allow more appropriate transitions in height. It also means most lots can be developed on their own without amalgamation (see below).

MINIMUM SITE AREA

- Previous plan required a minimum lot size of 1,500m² before development could occur.
- This has been reduced to 1,000m², this means most lots can be developed without amalgamation.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 3 - COASTAL LOTS



LEGEND

BUILDING HEIGHT

- 3 STOREYS
- 4 STOREYS

FRONTAGE TYPES

- LANEWAY WIDENING
- URBAN RESIDENTIAL
- URBAN MIXED USE

MOVEMENT

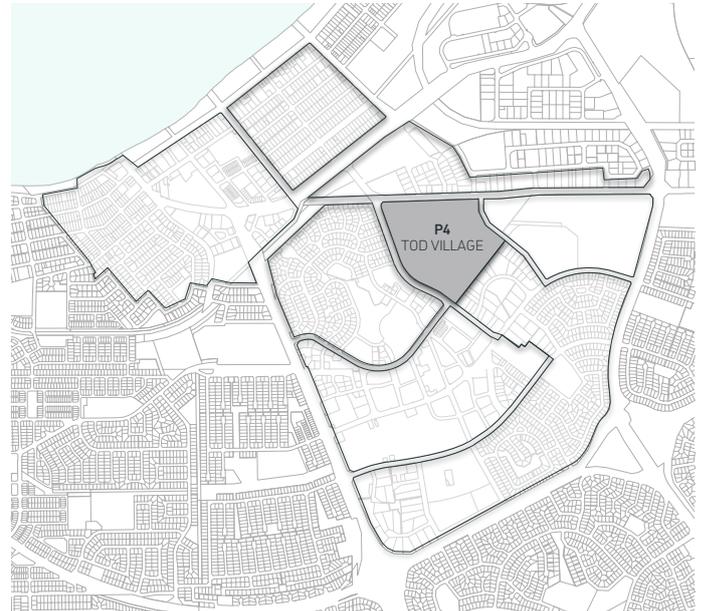
- PROPOSED RCCTS ROUTE / STOPS
- GREEN LINKS

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 4 - TOD VILLAGE

PRECINCT INTENT

Extension of the Rockingham City Centre Transit System represents a strategic Transit Oriented Development to provide contemporary higher density development and employment opportunities. The transit stop includes a quality landscaped central park and local centre that creates a focus for community life – a destination with local amenity to support growth in the precinct.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has broadly remained the same.

BOUNDARY

- No changes to the boundary.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through the Mixed Use 'sub-zone'.
- Multiple (apartments) dwellings and knowledge-based employment land (e.g. offices) are the preferred use in the area.

BUILDING HEIGHTS

- Area previously allowed between 5-15 storeys. These have been reduced to promote development between 2-6 storeys.

LOCAL DEVELOPMENT PLAN

- To encourage development the entire precinct is identified as requiring a local development plan.
- The Structure Plan provides guidance for preferred built form and subdivision layout.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 4 - TOD VILLAGE



LEGEND

BUILDING HEIGHT

- 2 STOREYS
- 3 STOREYS
- 4 STOREYS
- 6 STOREYS

OTHER ELEMENTS

- PUBLIC OPEN SPACE
- PUBLIC PURPOSE

MOVEMENT

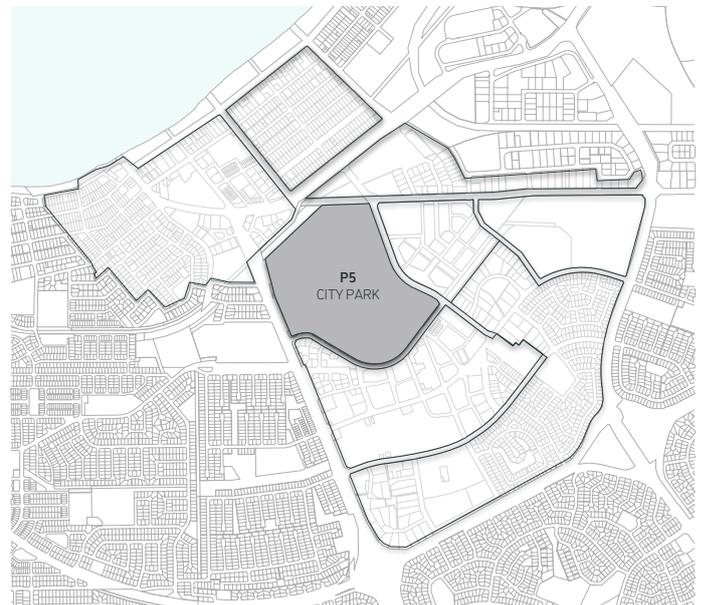
- PROPOSED RCCTS ROUTE / STOPS
- PROPOSED ROADS
- GREEN LINKS

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 5 - CITY PARK

PRECINCT INTENT

High-quality medium density development support sensitive and quality urban infill outcomes, primarily in the form of grouped dwellings and small scale apartment typologies. Heights are generally between two-four storeys, and generous street setbacks align with the existing suburban character of the area.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has broadly remained the same, however, this Structure Plan facilitates a greater density increase.

BOUNDARY

- Boundary has been amended to include additional lots on Goddard Street / Chalgrove Avenue.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through the Residential 'sub-zone'.

RESIDENTIAL DENSITY AND BUILDING HEIGHTS

- Residential densities increased to include a mix of R40, R60 and R80.
- Area previously allowed 2 storeys. These have been increased, in a few locations broadly as follows:
 - R40 limited to 2 storeys
 - R60 limited to 3 storeys
 - R80 limited to 4 storeys.

MINIMUM SITE AREA

- Previous plan had a combination of minimum lot sizes which had to be met before development could occur:
 - 400m² for land with a Residential R40 coding
 - 900m² for land with a Residential R20 coding
 - 4,000m² for land introduced into the City Park Sub-Precinct (previously included in the City Centre)
- In the new plan a 1,000m² minimum site area applies across the entire City Park Sub-Precinct. This will improve consistency and still means that most lots will require two lots to be amalgamated prior to development.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 5 - CITY PARK



LEGEND

BUILDING HEIGHT

- 2 STOREYS
- 3 STOREYS
- 4 STOREYS

FRONTAGE TYPES

- POS / PAW
- SUBURBAN STREET
- URBAN RESIDENTIAL

OTHER ELEMENTS

- PUBLIC OPEN SPACE

MOVEMENT

- PROPOSED RCCTS ROUTE / STOPS
- PROPOSED ROAD / UPGRADE
- GREEN LINKS

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 6 - SOUTHERN RESIDENTIAL

PRECINCT INTENT

High-quality medium density development support sensitive and quality urban residential infill outcomes, responding to existing open spaces in the area. Heights are generally between two-three storeys, and generous street setbacks align with the existing suburban character of the area.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has broadly remained the same.

BOUNDARY

- Boundary has been amended to combine areas previously referred to as 'Eastern' and 'Southern Gateway' into one consolidated sub-precinct.

LAND USE / ZONING

- Zoning changed to Strategic Centre with land use controlled through the Residential 'sub-zone'.

RESIDENTIAL DENSITY AND BUILDING HEIGHTS

- Residential densities decreased to include a mix of R40 and R60.
- Area previously allowed 3-5 storeys. These have been decreased, broadly as follows:
 - R40 limited to 2 storeys
 - R60 limited to 3 storeys.

MINIMUM SITE AREA

- Previous plan required a minimum lot size of 1,200m² before development could occur.
- This has been reduced to 1,000m², though it still means most lots will require two lots to be amalgamated.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 6 - SOUTHERN RESIDENTIAL



LEGEND

BUILDING HEIGHT

- 2 STOREYS
- 3 STOREYS

FRONTAGE TYPES

- POS / PAW
- SUBURBAN STREET
- URBAN RESIDENTIAL

OTHER ELEMENTS

- PUBLIC OPEN SPACE

MOVEMENT

- PROPOSED RCCTS ROUTE / STOPS

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 7 - EDUCATION

PRECINCT INTENT

The Education Sub-Precinct is a place of learning and discovery, linking local residents to trade, research and recreation opportunities. Campus buildings are arranged around an internal loop which enhances connectivity between institutions and the neighbouring Transit Oriented Development (TOD) Village. Sufficient capacity for new development ensures spaces between buildings supporting establishment of playing fields to provide for organised sport.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has broadly remained the same.

BOUNDARY

- No changes proposed.

LAND USE / ZONING

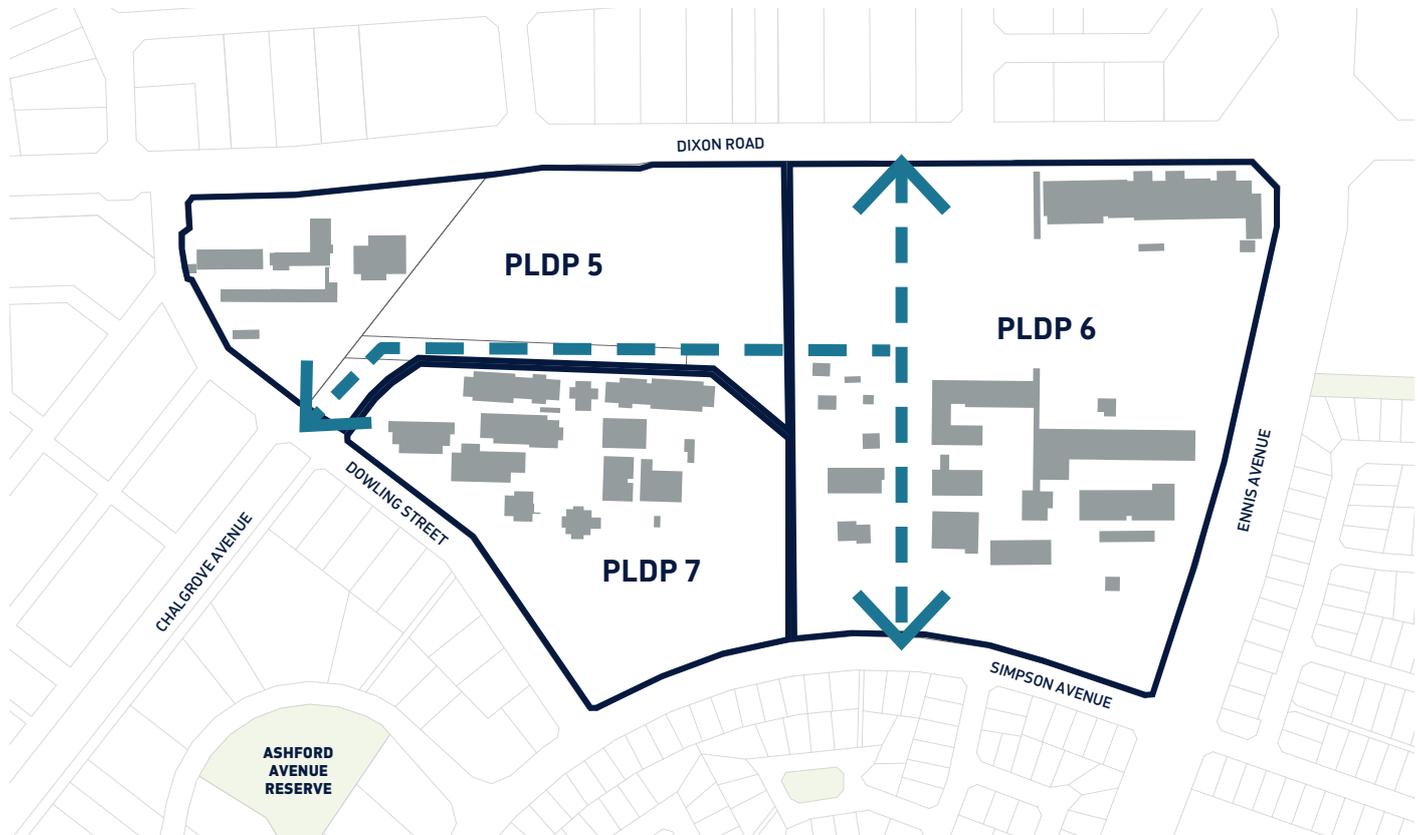
- Zoning changed to Strategic Centre with land use controlled through the Private Clubs, Institutions and Place of Worship 'sub-zone'.

LOCAL DEVELOPMENT PLANS

- This sub-precinct includes large landholdings.
- To ensure coordination of future subdivision and development, the sub-precinct is divided into three local development plan areas.
- These local development plans would need to be prepared prior to development. The Structure Plan provides high-level guidance on what their focus should be.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 7 - EDUCATION



LEGEND

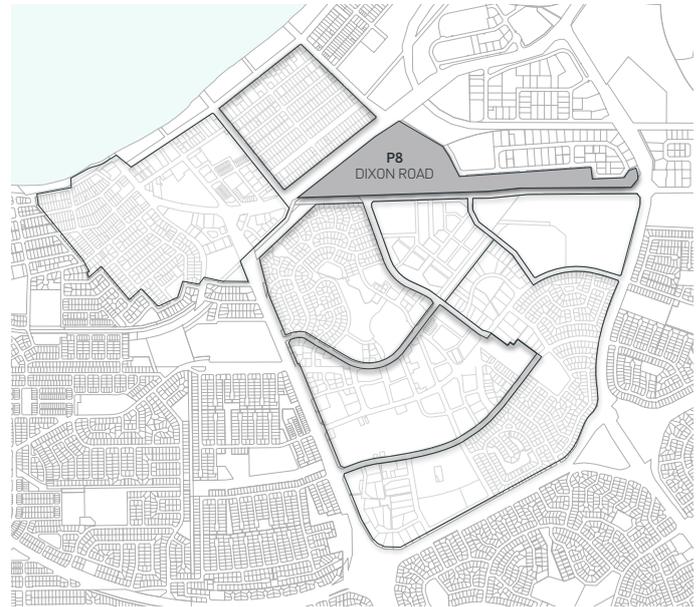
-  PLDP BOUNDARY
-  PROPOSED ROADS

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 8 - DIXON ROAD

PRECINCT INTENT

Dixon Road fulfils a dual role as service and employment hub. A gateway statement at the corner of Dixon Road and Ennis Avenue frames the entry into the Rockingham Strategic Centre, with an enhanced streetscape supported by a green buffer which screens the light industrial and commercial development to the north. The area south of Patterson Road is developed with a flexible urban structure to create a new business park with an employment focus.



KEY CHANGES BETWEEN CURRENT CENTRE PLAN AND PROPOSED PSP

VISION / PRECINCT INTENT

- The vision and intent has broadly remained the same.

BOUNDARY

- Boundary has been amended to combine areas previously referred to as 'Smart Village North' and 'Northern Gateway' into one consolidated sub-precinct.
- Boundary has been amended to remove all land north of Morgan Street and Hurrell Way. This was done as no changes were being proposed to these areas.

LAND USE / ZONING

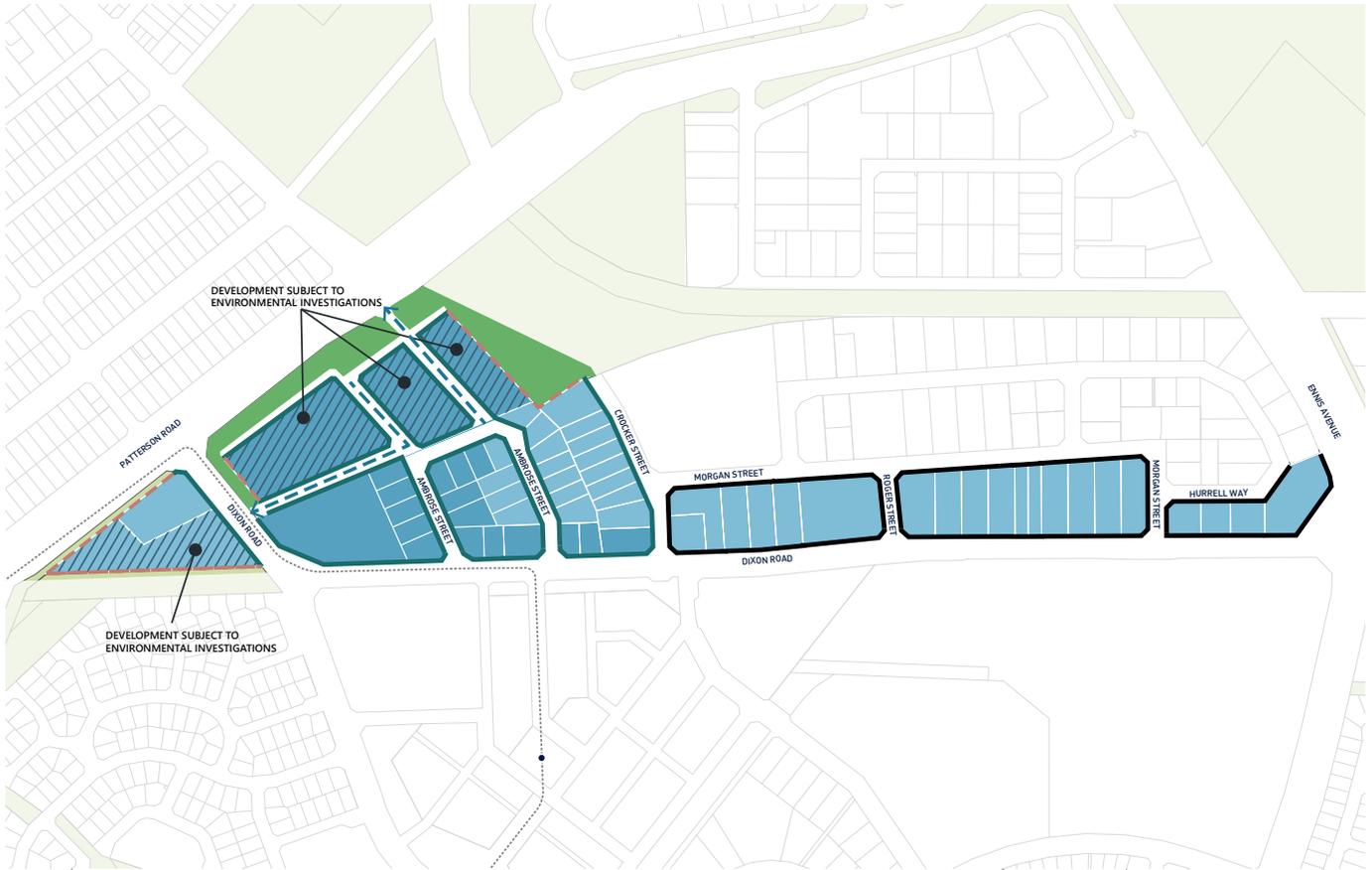
- Zoning changed to Strategic Centre with land use controlled through the Commercial and Service Commercial 'sub-zones'.

BUILT FORM

- Intent is to support transition from light industrial to more 'service commercial' based uses on Dixon Road.
- The western part of the precinct is focussed more on the introduction of office and other commercial uses.
- Development on the currently vacant land (south of Patterson Road) will need to satisfy certain environmental provisions prior to development.
- Stricter landscape controls are also introduced to help enhance the amount of tree canopy and green space in this area.

ROCKINGHAM STRATEGIC CENTRE PRECINCT STRUCTURE PLAN

SUB-PRECINCT 8 - DIXON ROAD



LEGEND

BUILDING HEIGHT

	3 STOREYS
	4 STOREYS

FRONTAGE TYPES

	POS / PAW
	COMMERCIAL
	MAJOR ROAD

OTHER ELEMENTS

	PUBLIC OPEN SPACE
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MOVEMENT

	PROPOSED RCCTS ROUTE / STOPS
	PROPOSED ROADS