

SCHEDULE OF MODIFICATIONS

WAPC Schedule of Modifications - Rockingham Strategic Centre Precinct Structure Plan (SPN/2355)

The Structure Plan is recommended to be modified in accordance with the following Schedule of Modifications:

PART ONE MAPS AND FIGURES

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
1	P1-Figure 1: Rockingham Precinct Structure Plan Map (page 17)	<p>The Structure Plan Map (Figure 1) to be modified as shown per Attachment 1 to this Schedule, and outlined below as follows:</p> <ol style="list-style-type: none"> P8 – Dixon Road: Change the 'Commercial' sub-zone land in located both north and east of Dixon Road and south of Patterson Road to 'Service Commercial' sub-zone P2 – Waterfront Village: Change the 'Residential' sub-zone to 'Mixed-use' sub-zone over the following lots: <ul style="list-style-type: none"> - Lots 503 Kent Street; - Lots 302, 801, 802 Flinders Lane; - Lot 888 Emma Street (PCYC); - Lots 7,100, 1551-1554 Attwood Way; - Lots 26, 357, 643, 1481, 1503 and 1556 Wanliss Street P2 – Waterfront Village: Change 'Residential' sub-zone to Public Open Space Reserve on the following lots: <ul style="list-style-type: none"> - Lots 8004 Attwood Way, - Lots 336 and 356 Patterson Road) 	<ol style="list-style-type: none"> Uses in the 'Commercial' zone that can be contemplated are sensitive and not compatible with industrial uses and implications of the Kwinana Air quality buffer. The intent for the area is strategic employment and office which is retained with the change to sub-zone whilst removing multiple dwelling serviced apartment, hotel, motel, and shop uses. This is consistent with the amendment initiated by Council but a minor change to the recommended changes by DPLH that were advertised. To permit existing uses and mixed use development established to not become non-conforming uses. This zoning change is consistent with the current zoning applicable to the land. To accurately reflect Public Open Space Reserves shown on Deposited Plan 49271.

		<p>4. P2 – Waterfront Village: Change Lot 358 Attwood Way from the 'Residential' sub-zone to a 'Public Purpose' reserve.</p> <p>5. Accurately reflect the appropriate local reservation of all laneways, pedestrian accessways and local Road Reserves on Figure 1.</p> <p>6. Show the section of Park and Recreation Reserve adjacent to the Esplanade (where additional area of Waterfront Village has been included in the PSP boundary) within the Precinct Structure Plan Boundary</p> <p>7. Show the proposed land use and movement network layout from Precinct Local Development Plan (PLDP) requirements in Part One Section 3 on Figure 1 as the proposed urban structure for:</p> <ul style="list-style-type: none"> - PLDP Areas 1 and 2 (within the City Centre Sub-Precinct); and - PLDP Area 3 (within the TOD Village Sub-Precinct). <p>And remove references to these stated PLDP areas</p> <p>8. P5 – City Park: Show a new PLDP area for Lot 9001 bounded by McNicholl Street, Marks Place, Goddard Street (to be renamed Louise Street) and Market Street.</p> <p>9. Carparking Areas: Show the multi-deck carparking locations on Figure 1 as its correct zone and reserve, with a new notation, legend reference and hatched area shown on the plan over the area applicable for a carparking purpose for the following sites:</p> <ul style="list-style-type: none"> - Show Lot 202 Central Promenade as 'Mixed Use' sub-zone - Show Lot 303 Empress Corner as a 'Mixed Use' sub-zone - Show all of Lot 500 Flinders Lane, Reserve 48927 ('the Village Green') as Public Open Space. <p>10. Show Ennis Avenue PTA Car Parks as 'Primary Regional Road Reserve' in accordance with the Metropolitan Region Scheme, maintaining the notation for 'PTA Carpark'.</p> <p>11. Show Kwinana Air Quality Buffer on Figure 1.</p> <p>12. Amend legend and show High Pressure Gas Pipeline trigger distance on Figure 1</p>	<p>4. To show Lot 358 Attwood Way (Reserve 49045) correctly as a Public Purpose and improve legibility of Figure 1.</p> <p>5. For clarity.</p> <p>6. To accurately reflect the precinct boundary.</p> <p>7. To address a recommended modification requested by the Department of Planning, Lands and Heritage to show the preferred movement network on the Precinct Structure Plan Map.</p> <p>8. To replace the Integrated Development Guide Plan approved in 2012 for Lot 9001, with a contemporary planning instrument to guide built form expectations over the site.</p> <p>9. To accurately reflect and clarify the zoning or reservation of land shown for the purpose of providing a multi-deck carpark.</p> <p>A change is also recommended to provide a notation for the purpose of providing multi-deck carparking in the location nominated in accordance with the City's Payment in Lieu of Parking Areas Plan.</p> <p>10. For clarity.</p> <p>11. To address the WAPC's <i>Structure Plan Manner and Form</i> (August 2023) document.</p> <p>12. To address Government Agency and Service Provider Submission 2 – ATCO Gas,</p>
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2	P1-Figure 2: Residential Density Plan (page 18)	<p>Map to be modified as follows:</p> <ol style="list-style-type: none"> Changes to sub-zones to align with the modifications proposed in Attachment 1 and as described in modification 1. Remove all references to PLDP1, PLDP2 and PLDP3 as shown in Figure 2. Introduce a new PLDP area notation in P5 – City Park, as identified in modification 1 (point 8) and renumber remaining PLDP Areas accordingly. P1 City Centre: All lots within 'Commercial' sub-zone to be attributed an RAC-0 Coding. P2 Waterfront Village: All lots commercial within 'Commercial' sub-zone to be attributed an RAC-0 Coding. Amend the legend to show R-AC0 residential density applicable to the 'Commercial' sub-zone. 	<ol style="list-style-type: none"> As per reasons stipulated in modification 1. In response to DPLH feedback. To replace the Integrated Development Guide Plan approved in 2012 for Lot 9001, with a contemporary planning instrument to guide built form expectations over the site. To address matters raised in Submission 22. To address matters raised in Submission 22 and ensure all land in the 'Commercial' Sub-Zone that proposes a residential land use addresses the requirements of State Planning Policy 7.3 – <i>Residential Design Codes</i>. For clarity.
3	P1-Figure 3: Movement	<p>Map to be modified as follows:</p> <ol style="list-style-type: none"> P1 City Centre: Remove secondary Green Link parallel to Civic Boulevard. P1 City Centre: Add proposed Intersection Upgrade to the corner of Chalgrove Avenue and Leghorn Street. 	<ol style="list-style-type: none"> Green Link removed in response to submission 22. The intersection of Chalgrove Avenue and Leghorn Street is identified within the existing Centre Plan as an intersection that should be reviewed, together with intersections of Central Promenade and its connections to Chalgrove Avenue, Civic Boulevard and Goddard Street. All of these connections form the key access streets within the City Centre and



		<p>3. P1 City Centre: Chalgrove Avenue to be shown as dual carriageway to Goddard Street.</p> <p>4. P4 – TOD Village and P8 – Dixon Road: Add new Intersection Upgrade' (IU) at Dixon Road/Ambrose Street as a new 4-way intersection.</p> <p>5. P5 – City Park: Change Leeuwin Parade 'Intersection Upgrade' (IU) to a 'Green Connection' (GC)</p> <p>6. Extend Civic Boulevard Green Link southward down Syren Street / Contest Parade / and Kitson Street.</p> <p>7. Update Figure 3 to reflect Department of Transport's Long Term Cycle Plan.</p> <p>8. P8 Dixon Road – Introduce intersection from P8 to link with Dixon Road (to be renamed to Louise Street) to provide for a left in connection only.</p> <p>9. Amend the Plan to show the upgrade of Rockingham Beach Road between Railway Terrace and Wanliss Street.</p>	<p>are recommended to be investigated for intersection upgrade and improvement in unison.</p> <p>3. For clarity.</p> <p>4. The proposed RCCTS and central north/south road connection to Dixon Road and Ambrose Street will create a four way intersection. Due to the local traffic conditions and intended purpose of this intersection to provide future access to Patterson Road, an intersection upgrade will be required.</p> <p>5. Change in response to numerous submissions (6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 24), opposing proposed through vehicle connection of Leeuwin Parade.</p> <p>6. For clarity and to reflect the intended outcome for Kitson Street outlined by the Public Realm Plan.</p> <p>7. The Council have adopted the Department of Transport's Long Term Cycle Network as the long aspirational basis for strategic cycle infrastructure upgrades. It is appropriate the Structure Plan reflect the cycle network as the basis for future decision making.</p> <p>8. For clarity to reflect the future intersection (left in only) to be introduced from the proposed east/west road to Dixon Road (to be renamed Louise Street).</p> <p>9. To address submission 2 and to implement the identified improvements to the movement network and public realm outlined by the Council's <i>Rockingham Beach Foreshore Master Plan</i> as it applies to the Strategic Centre.</p>
4	All Maps and Figures in Part One.	Undertake minor graphic amendments including legend and colour changes to the satisfaction of the City.	Minor modifications required to enhance readability / legibility of maps and figures included in Part One.

PART ONE

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
1.	General (Page 4, 5, 15, 23, 25)	Undertake minor editorial amendments throughout including grammatical and formatting corrections to the Structure Plan text and figures.	Modifications are required throughout the body of the Structure Plan to improve language, address grammatical errors, correct use of acronyms and formatting to align with WA Guidance for Structure Plans Manner and Form.
2.	Executive Summary – RPSP Vision (Page 5)	Amend final paragraph (Enable) by deleting final sentence.	This sentence does not add value and therefore, it should be deleted.
3.	Section 1.2.2 Urban Structure (Page 14)	Amend third dot point as follows: <i>Planning provisions and land assembly strategies support high-quality development outcomes in nominated infill areas.</i>	Change to simplify language and avoid confusion.
4.	Section 1.3.1 – Scheme Relationship (Page 22)	Section to be modified as follows: <ol style="list-style-type: none"> Amend first paragraph as follows: <i>The RPSP has been prepared under the City of Rockingham Town Planning Scheme No.2 (TPS2). Zones and reserves for the RPSP are set out on the Scheme Maps.</i> Amend third paragraph, second sentence as follows: <i>All applicable State Planning Policies of WAPC and City of Rockingham Local Planning Policies apply.</i> Amend fourth paragraph as follows: <i>Where a Local Development Plan, Development Application or Subdivision Plan prepared pursuant to the RPSP varies the development standards and requirements of the RPSP, it will be assessed against the design principles of relevant State Planning Policy 7.0 and the objectives set out in the RPSP.</i> 	<ol style="list-style-type: none"> It is appropriate to also acknowledge Reserved land that forms part of the Structure Plan area. Minor modification to acknowledge State Planning Policies as well as Local Planning Policies. Clarify how variations for subdivision layout are entertained where they vary land area requirements.
5.	Section 1.3.3 – Interpretations (Page 23)	Add new interpretation: <ol style="list-style-type: none"> “Street Level Interface” refers to the space between a building edge and a street. The design standards included in the RPSP focus on how future development responds to this interface (primarily at ground level). 	For clarity.

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6.	Section 1.3.2 – Variation to the R-Codes (Page 22)	Section to be modified to include a summary table to provide greater clarity on the exact variations being proposed to both Volume 1 and Volume 2 of the R-Codes (a summary table to be provided for each volume). <i>Note: Due to the uncertainty surrounding implementation of the R-Codes Volume 1 (incorporating Medium Density Housing Code) specific modifications have not yet been identified.</i>	The Department of Planning, Lands and Heritage requested more clarity to explain the variations being proposed to the R-Codes.
7.	P1 – Table 1: Urban Ecology Actions (Page 22)	Amend Action 3 as follows: <i>City to prepare a new local planning policy to protect significant trees on private properties and require provision of new trees as part of development.</i>	For clarity.
8.	P1 – Table 2: Urban Structure Actions (Page 22)	Table to be modified as follows: 1. Change Action 4 to a medium priority. 2. Remove Actions 2 and 3 in its entirety. 3. Insert new action as follows: Undertake investigations in collaboration with the Department of Education (and other stakeholders) to determine timing and necessary steps involved in planning for a future primary school site.	1. City identified modification. 2. To reflect DPLH advice on PLDP Areas. 3. In response to Department of Education submission, provision for one (1) primary school within the Rockingham Strategic Centre.
9.	P1 – Table 3: Public Realm Actions (Page 25)	Table to be modified as follows: 1. Amend Action 1 as follows: <i>Develop a more detailed Public Realm Style Guide for priority areas identified on P2-Figure 25: Public Realm Investment Priority. Style Guide should include an audit of existing assets and identify a preferred approach for elements such as materiality, furniture, public art, and signage.</i> 2. Add new Medium-Term Action <i>Implementation of Rockingham Beach Foreshore Master Plan (Area One) to deliver on the proposed vision for Bell and Churchill Parks.</i> 3. Add new Short-Term Action	1. For clarity and to guide implementation of future action. 2. A new action added in response to Public Submission No.1. 3. Additional action to support PSP implementation.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<p><i>City to prepare a Street Tree Master Plan for Strategic Centre to guide street greening prioritisation including species selection and planting. Future updates to the Greening Plan to ensure implementation.</i></p> <p>4. Add new Short-Term Action</p> <p><i>City to prepare a Public Realm Plan to define new public realm improvements and acknowledge existing planned works and plans to determine public realm improvements for the 10 year life of the Precinct Plan.</i></p>	<p>4. Additional action to support PSP implementation.</p>
10.	P1 – Table 4: Movement Actions (Page 25)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Modify Action 1 with bold text as follows – <i>Undertake investigations detailed design and construction of the Central Promenade / Civic Boulevard intersection to enhance safety for all modes, in alignment with the intended land use vision.</i> 2. Modify Action 2 with bold text as follows – <i>Undertake investigations detailed design and construction of the Flinders Lane and Kent Street intersection to enhance safety for all modes, in alignment with the intended land use vision.</i> 3. Modify Action 4 with bold text as follows - <i>Undertake investigations detailed design and construction of Central Promenade / Simpson Avenue intersection and Chalgrove Avenue / Leghorn Street to enhance movement permeability and safety in the City Centre.</i> 4. Modify Action 7 – add METRONET as a stakeholder and amend text as follows: <i>Expand RCCTS from Chalgrove Avenue to Waterfront Village. To be delivered as part of PLDP3 implementation future development of P4 – TOD Village.</i> 5. Modify Action 9 text as follows: <i>Formalisation / construction of nominated laneways in P3 Coastal Lots (subject to land availability).</i> 	<ol style="list-style-type: none"> 1. To clarify the intended outcome for the staging action. 2. To clarify the intended outcome for the staging action. 3. To clarify the intended outcome for the staging action. 4. Removal of PLDP reference in response to advice received from the Department. 5. For clarity.



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		<p>6. Add new Short-Term Action <i>Undertake investigations, design and construction of the following Green Crossings:</i></p> <ul style="list-style-type: none"> • <i>Goddard Street and Dixon Road.</i> • <i>Patterson Road and Wanliss Street.</i> • <i>Patterson Road and Flinders Lane.</i> • <i>Leeuwin Parade.</i> <p>7. Add new Short-Term Action <i>Undertake investigations, design and construction of following Intersection Upgrades:</i></p> <ul style="list-style-type: none"> • <i>Central Promenade and Chalgrove Avenue.</i> • <i>Rockingham Beach Road and Flinders Lane.</i> • <i>Kent Street and Wanliss Street.</i> • <i>Rockingham Beach Road and Wanliss Street.</i> <p>8. Add new Medium-Term Action <i>Undertake investigations, detailed design and construction of following Intersection Upgrades:</i></p> <ul style="list-style-type: none"> • <i>Goddard Street and Chalgrove Avenue extension.</i> • <i>Goddard Street and Market Street extension (to also include Green Crossing).</i> • <i>Patterson Road and Thorpe Street.</i> 	<p>6. Modification to improve alignment with P1-Figure 3: Movement Plan.</p> <p>7. Modification to improve alignment with P1-Figure 3: Movement Plan.</p> <p>8. Modification to improve alignment with P1-Figure 3: Movement Plan.</p>

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		<p>9. Add new Medium-Term Action for the upgrade of Rockingham Beach Road between Railway Terrace and Wanliss Street in accordance with the Rockingham Beach Foreshore Master Plan.</p> <p>10. Add new Long-Term Action <i>Undertake investigations and detailed design of following Intersection Upgrades:</i></p> <ul style="list-style-type: none"> • <i>Patterson Road and new North-South extension of Ambrose Street (P8 – Dixon Road).</i> • <i>Goddard Street and new East-West Road (P8 – Dixon Road).</i> 	<p>9. In response to submission 2, it is recommended that the Structure Plan be amended to recognise the intended improvements to Rockingham Beach Road between Railway Terrace and Wanliss Street and provide indicative timing to guide its implementation.</p> <p>10. Modification to improve alignment with P1- Figure 3: Movement Plan.</p>
11.	Section 2.1.1 – Land Use Permissibility (Page 28)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Add new sub-section 2.1.2 Preferred Locational Criteria, this will include Clause 2 and Clause 3. 2. Amend Clause 2 as follows: <i>The preferred land use approach for the following sub-zones varies dependent on sub-precinct location (refer P1 - Figure 1), as set out below:</i> 	<ol style="list-style-type: none"> 1. Clarify preference for specific land uses which may not otherwise be compatible in other sub-precincts with the same sub-zoning. 2. For clarity.
12.	Section 2.1.2 – Time Limited Approvals for Interim Uses (Page 29)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Amend Clause 2.1.2 (1) as follows: <i>Time limited approvals for interim uses will only be considered in the following geographical areas (as identified on the RPSP Structure Plan Map):</i> <ol style="list-style-type: none"> (a) <i>Area 1 (bounded by Chalgrove Avenue, Civic Boulevard, and Central Promenade)</i> (b) <i>Area 2 (bounded by Chalgrove / Simpson Avenues, and Whitfield / Louise Streets)</i> 	<ol style="list-style-type: none"> 1. PLDP references removed in response to Department feedback.

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		<p>2. Amend Clause 2.1.2 (2) (c) by adding the following land uses:</p> <ul style="list-style-type: none"> • Community Purpose • Convenience Store • Exhibition Centre • Shop • Small Bar <p>3. Clause 2.1.2 (5) to be removed.</p>	<p>2. List of interim uses has been broadened in response to Public Submission No.22 and No.28.</p> <p>3. The Clause contradicts intent of Clause 2.2.4.</p>
13.	Section 2.2.1 – Residential Density (Page 30)	<p>Insert new Sub-Clause: <i>For sites zoned Commercial RAC-0, built form requirements are required to be accordance with the Urban Street Mixed Use Frontage Type as set out in P1-Table 8.</i></p>	<p>In response to Public Submission No.22, with desire to provide an R-Code over land in the 'Commercial' sub-zone given Grouped Dwelling and Multiple Dwelling land use are discretionary. New clause ensures built form guidance for mixed-use sites can be implemented.</p>
14.	Section 2.2.2 – Building Heights (General) (Page 30)	<p>Section to be modified as follows:</p> <p>1. Include Sub-Clause 1 (a) as follows: A minimum building height of two (2) storeys applies to all land, the subject of Rockingham Precinct Structure Plan except for:</p> <p>(a) Development proposals for interim uses on designated sites of the Rockingham Strategic Centre Precinct Structure Plan;</p> <p>(b) Land coded Residential 'R40' as set out in P1 - Rockingham Strategic Centre Precinct Structure Plan - Density Plan located in P5 City Park and P6 Southern Residential sub-precincts; or</p> <p>(c) Any other development proposals as identified under the Rockingham Strategic Centre Precinct Structure Plan.</p> <p>2. Include new Clause to explain how building heights will be measured, this will also include a diagram to help explain visually.</p>	<p>1. Submission No.'s5, 8, 22 raised queries with Minimum 2 Storeys Height Limit.</p> <p>2. To provide further guidance / clarity how building height should be measured.</p>
15.	Section 2.2.2 – Building Heights (Bonus Height Criteria) (Page 30)	<p>Section to be modified as follows:</p> <p>1. Section 2.2.2 Clause (3) to be replaced with the following:</p>	<p>1. In response to Public Submission No.27, and consideration of the matter, there is a desire to</p>

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		<p>In Precinct 2 Waterfront Village lots designated for bonus height (on P1 - Figure 7) are permitted a maximum height up to 16 storeys subject to the following criteria:</p> <ul style="list-style-type: none"> (a) Is located on a single consolidated site within the Waterfront Village Precinct, with a minimum site area of 4,000m²; (b) Contributes to improvements to local character and identity (to a standard supported by the City's Design Review Panel or State Design Review Panel (if applicable) through: <ul style="list-style-type: none"> i. Provision of a mid-block connection (with a minimum width of 8m) framed with development that provides passive surveillance and ground floor activation between Kent Street and Rockingham Beach Road (in dedicated locations); and (c) Can demonstrate that the design permits winter sun (mid-day, June 21) penetration to the main kerb line of the footpath along the southern side of Kent Street between Railway Terrace and Wanliss Street; <p>2. Section 2.2.2 Clause (4) to be amended as follows: <i>In Sub-Precinct 2 - Waterfront Village, lots designated for bonus height (on P1 - Figure 7) are permitted a maximum height up to 24 storeys subject to the following criteria:</i></p> <ul style="list-style-type: none"> (a) <i>Is located on a single consolidated site within the Waterfront Village Precinct, with a minimum site area of 1 hectare 10,000m².</i> (b) <i>Contributes to improvements to local character and identity (to a standard supported by the City's Design Review Panel or State Design Review Panel (if applicable) through:</i> <ul style="list-style-type: none"> (i) <i>Provision of a mid-block connection (with a minimum width of 8m) framed with development that provides passive surveillance and appropriate ground floor activation between Kent Street and Rockingham Beach);</i> and 	<p>revert back to the heights included within the existing planning framework.</p> <p>2. Further information has been provided to broaden the list of criteria which must be satisfied. This criteria is carried across from the applicable local planning policy for the area.</p>

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		<p>(ii) <i>Conserves / revitalises existing heritage buildings and recognises heritage stories through reinterpretation.</i></p> <p>(c) <i>Can demonstrate that the design permits winter sun (mid-day, June 21) penetration to the main kerb line of the footpath along the southern side of Kent Street between Railway Terrace and Wanliss Street.</i></p>	
16.	Section 2.2.3 – Street Interface (Page 31)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Insert new Clause: <i>All fencing shall be in accordance with the following standards:</i> <ol style="list-style-type: none"> a) Residential / Mixed Use Development: <i>Where fences are proposed in front setback areas, the fencing requirements of the relevant R-Codes Volume shall apply.</i> b) Commercial / Service Commercial Development: <i>Fencing forward of the predominant building line is not permitted.</i> c) Commercial / Service Commercial Development: <i>Fencing behind the predominant building line must be of a high quality material and finish.</i> 2. Insert new Clause: <i>All outbuildings must be located behind the predominant façade of a development.</i> 	<ol style="list-style-type: none"> 1. Include control over front fencing standards. Further information desired to limit unintended consequences. 2. New provision to ensure the desired urban street interface is maintained.
17.	Section 2.2.4 – Subdivision and Amalgamation (Page 31,32)	<ol style="list-style-type: none"> 1. Amend Sub-Clause 2.2.4 (2) (a) as follows: <i>(a) The resultant lot/s have a minimum lot size of 1,000m² Development on lots less than 1,000m² may be considered where a site meets all of the below criteria:</i> <ul style="list-style-type: none"> • <i>Has a minimum site area of 800m² AND</i> • <i>Is situated on a corner lot.</i> 2. Delete note. 	<ol style="list-style-type: none"> 1. In response to Public Submissions No.18, No.21, and No.30, the minimum lot size requirements have been broadened to enable greater flexibility. 2. City identified modification as it is covered elsewhere.

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		<p>3. Removed Clause 5 which states: <i>“Pursuant to s153(1)(b) of the Planning and Development Act 2005, all subdivision that creates three or more lots must be subject to a condition requiring that the owner of the land provide 10% of the site area, or make a payment equal to 10% of the value of that land to the City of Rockingham.”</i></p>	<p>3. It is recommended this provision be removed for the following reasons:</p> <p>(i) The circumstances the payment of cash-in-lieu of POS should be consistent with State policy requirements outlined in Operational Policy 2.3 – <i>Planning for Public Open Space</i>.</p> <p>(ii) The Structure Plan demonstrates the provision of sufficient POS to service the existing and future population.</p> <p>(iii) The provision serves as a significant disincentive for development within the Strategic Centre, contrary to the intent of the Structure Plan.</p>
18.	Section 2.2.5 – Car Parking Requirements (Page 32)	<p>P1-Table 5: RPSP Parking Requirements to be modified as follows:</p> <ol style="list-style-type: none"> 1. Row 2 to be amended to include P5. 2. Add new row 'Non-Residential Uses (P7)' with the following ratios: <ul style="list-style-type: none"> • Educational Establishment: 10 bays per 100 students and 1 bay per 5 employees. • All other non-residential uses: 1 bay per 25m² NLA. 3. Add new row 'Outdoor uses without NLA' with the following ratio: <ul style="list-style-type: none"> • 1 bay for every 10 persons accommodated. 	<p>To ensure parking ratios are in the Structure Plan, instead of being split with the Scheme and in particular for Sub-precinct 7 – Education, for the Private Clubs, Institutions and Place of Worship Sub-Zone proposed by Amendment No.191.</p>
19.	Section 2.2.7 – Landscape and Deep Soil (Page 33)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. For medium density residential development, all clauses to be reviewed pending further advice from DPLH. 	<ol style="list-style-type: none"> 1. Uncertainty surrounding future changes to Medium Density Policy means a potential review of these provisions may be required to ensure RPSP intent is maintained.
20.	Section 2.2.8 – Heritage Management (Page 34)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Amend Clause 1 as follows: 	<ol style="list-style-type: none"> 1. Modification in response to Government Agencies and Service Providers submission 9

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		<p><i>Existing local heritage places (as shown on P1 - Figure 1) have been assessed and recognised to have cultural heritage significance to the local community. The places which are included on the City's Heritage List are protected under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 and owners of these places should conserve the property in a manner that retains the assessed cultural heritage significance.</i></p> <p>2. Amend Clause 2 as follows: <i>All development to be delivered in accordance with the requirements set out in City of Rockingham Planning Policy No. 3.3.21 Heritage Development and Design.</i></p>	<p>to ensure clearer implementation of heritage aspects of the Structure Plan.</p> <p>2. Modification to ensure clearer implementation of heritage aspects of the Structure Plan.</p>
21.	Section 2.2.9 – Façade Design (Page 34)	<p>Section to be modified as follows:</p> <p>1. Remove Clause 1 and Clause 2 and replace with the following: <i>All development with a proposed height of 3 storeys or greater, must demonstrate how the design responds to the following standards:</i></p> <ul style="list-style-type: none"> • <i>Façade design includes scaling, articulation, materiality and detailing at lower levels that reflect the scale, character and function of the public realm.</i> • <i>Façade design adds visual interest through a combination of building articulation, the composition of different elements and changes in texture, material and colour.</i> • <i>The façade includes design elements that relate to key datum lines of adjacent buildings through upper level setbacks, parapets, cornices, awnings or colonnade heights.</i> • <i>Building services fixtures are integrated in the design of the façade and are not visually intrusive from the public realm.</i> • <i>Development with a primary setback of 1m or less to the street includes awnings that:</i> <ul style="list-style-type: none"> ○ <i>define and provide weather protection to entries;</i> ○ <i>are integrated into the façade design; and</i> ○ <i>are consistent with the streetscape character.</i> <p>2. Add new Clause relating to prominent corners: <i>In locations identified as a 'Prominent Corner' in Section 03 the design response should provide a special architectural emphasis</i></p>	<p>1. Modification to broaden extent of façade design requirements.</p> <p>2. To ensure prominent corners identified throughout Section 03 have clear guidance.</p>



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<i>including elements such as additional height, distinct roof forms, canopies, curved walls and tower elements. Discretion may be applied through the design review process to relax standard street setback requirements in these locations.</i>	
22.	Section 2.2.13 – Contaminated Sites (Page 35)	Insert new Clause (3) for Lot 9 (5 Market Street) and Lot 10 (Goddard Street) and provide necessary supporting information to demonstrate suitability of proposed Mixed Use designation.	In response to Government Agencies and Service Providers Submission No.3.
23.	Section 2.3.1 – Precinct Local Development Plans (Page 36)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. P1-Table 7: Precinct Local Development Plans to remove PLDP1-PLDP3 in full. 2. PLDP5 – PLDP7 to be renumbered accordingly. 3. PLDP5 to be modified as follows: To guide and coordinate future development of education infrastructure, including expansion of the Murdoch University Campus and provision for a new primary school. The PLDP shall have consideration for the following: <ul style="list-style-type: none"> • Construction of new loop road. • Exploration for centralised public open space, capable of holding organised sport. • Identify preferred location for a primary school in collaboration with the Department of Education. • Maximum building heights to be limited between 3-5 storeys. Department of Education to be included as a key stakeholder. 4. Introduce requirements for a new PLDP for P5 – City Park: Show a new PLDP for Lot 9001 McNicholl Street, bounded by McNicholl Street, Marks Place, Goddard Street (to be renamed Louise Street) and Market Street. The PLDP requirements are to outline key development parameters that address the intent of the current approved Integrated Development Guide Plan for the site. 	<ol style="list-style-type: none"> 1. Modification based on advice received by the Department. 2. Modification based on advice received by the Department. 3. In response to Department of Education submission, provision for one (1) primary school within the Rockingham Strategic Centre. 4. To provide guidance for the development of a strategic and significant development site to ensure: <ol style="list-style-type: none"> (i) appropriate development standards for prominent corners;

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
			(ii) appropriate distribution of density and building height across the site to transition with surrounding established context; and (iii) access and egress considerations.
24.	Section 2.3.2 – Local Development Plans	Remove clause 2 which stipulates that approved Integrated Development Guide Plans will continue to have effect.	To simplify planning requirements to align the Structure Plan with the State Planning Framework.
25.	Section 3.1 – P1 City Centre (Page 40)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Boundary on black and white graphic to match P1-Figure 4. 2. Last sentence of Sub-Precinct Intent to be modified as follows: <i>New development provides a positive and well-defined urban street interface, where pedestrians and cyclists enjoy priority over vehicles.</i> 3. CC2 Street Setback 'Boulevard Frontage Type' to be modified as follows: <ul style="list-style-type: none"> • Minimum Front Setback: Nil • Maximum Front Setback: 3m • Minimum Front Setback Above Podium: 3m (additional to front setback) 4. CC9 Prominent Corners to be removed from P1-Table 8: City Centre Built Form Controls. 5. Set out Residential Design Code variations to inform new R-AC0 code to be applied to the Commercial sub-zone. 	<ol style="list-style-type: none"> 1. For clarity. 2. For clarity. 3. To remove duplication and align with proposed modifications to Section 2.2.9 Façade Design. 4. City identified modification to enhance streetscape approach on Boulevard. 5. To address Public Submission No.22 for the provision of a residential density code to guide residential development that may be proposed in the Commercial Sub-Zone.
26.	Section 3.1 – P1 City Centre (Page 41)	<p>Modify P1 - Figure 4: City Centre Sub-Precinct Requirements as follows:</p> <ol style="list-style-type: none"> 1. References to PLDP1 and PLDP2 to be removed. 	<ol style="list-style-type: none"> 1. PLDP references removed in response to advice received from the Department.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<ol style="list-style-type: none"> 2. Green Link between Central Promenade and Chalgrove Avenue to be removed. 3. Built form guidance and frontage types from P1-Figure 5: PLDP1 to be transferred to this plan. 4. Built form guidance and frontage types from P1-Figure 6: PLDP2 to be transferred to this plan. 5. Maximum Height of Shopping Centre site to be increased to 6 storeys. 6. Update all Figures relating to modified height limits accordingly 	<ol style="list-style-type: none"> 2. Green link removed in response to Public Submissions No.22 and No.28. 3. PLDP references removed in response to advice received from the Department. 4. PLDP references removed in response to advice received from the Department. 5. In response to Public Submission No.22. 6. For clarity.
27.	Section 3.1.2 – PLDP1 (Pages 44, 45)	Section 3.1.2 and P1-Figure 5: PLDP1 Built Form Guidance to be removed in their entirety.	In response to advice from the Department regarding the suitability of PLDPs as a statutory mechanism.
28.	Section 3.1.3 – PLDP2 (Pages 46, 47)	Section 3.1.3 and P1-Figure 6: PLDP2 Built Form Guidance to be removed in their entirety.	In response to advice from the Department regarding the suitability of PLDPs as a statutory mechanism.
29.	Section 3.2 – P2 Waterfront Village (Page 50, 52)	Modify P1 - Table 9: Waterfront Village Built Form Requirements as follows: <ol style="list-style-type: none"> 1. Modify WV1 Minimum Podium Height for 'Suburban Street R40' from 1 Storey to 2 storeys. 	City identified changes to align with Amendment No.191.
30.	Section 3.2 – P2 Waterfront Village(Page 49)	Modify P1 - Figure 7: Waterfront Village Sub-Precinct Requirements as follows: <ol style="list-style-type: none"> 1. Reference to PLDP4 to be updated to reflect changes in PLDP numbering. 2. Modify Green Link to align with Public Realm Plan in Part 2. 3. Public Open Space locations to align with modified Structure Plan Map. 4. Set out Residential Design Code variations to inform new R-AC0 code to be applied to the Commercial sub-zone. 5. Height Limits to be updated as follows: 	<ol style="list-style-type: none"> 1. In response to advice from DPLH regarding removal of PLDPs. 2. Minor modification. 3. Minor modification. 4. To address Public Submission No. 22 for the provision of a residential density code to guide residential development that may be proposed in the Commercial Sub-Zone. 5. In response to Public Submission No.27.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<ul style="list-style-type: none"> • New colour for 12 storeys to be included on figure and in legend. • All properties on Rockingham Beach Road, Flinders lane, Railway Terrace and Wanliss Street currently shown as 8 storeys to be changed to 12 storeys. • Legend for hatched area to be updated as follows: • 12 Storeys (<i>Bonus up to 16 or 24 Storeys See Section 2.2.2</i>) 	
31.	Section 3.3 - Coastal Lots	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Urban Mixed Use Frontage Type to be removed from P1-Figure 8: Coastal Lots Sub-Precinct Requirements (including legend) and replaced with Urban Residential. 2. Urban Street Mixed Use to be removed from P1-Table 10: Coastal Lots Built Form Controls. 	1. City identified modification to align with proposed sub-zones / land use intent set out in Amendment 191.
32.	Section 3.4 – TOD Village (Page 56) and Section 3.4.1 – Development Requirements (Page 58)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Amend Sub-Precinct Intent as follows: <i>Extension of the RCCTS represents a strategic TOD to provide contemporary higher medium density development and employment opportunities that support a more compact urban form. The transit stop will be enhanced via quality public open spaces and the capacity for non-residential uses includes a quality landscaped central park and local centre that creates a focus for community life —a destination with and localised amenity. to support growth in the precinct.</i> 2. Amend Sub-Precinct Objective 2 as follows: <i>Promote a range of building heights and densities to support housing diversity with a minimum target of 750 dwellings and an ambition to achieve approximately 1,000 new dwellings.</i> 3. Amend Sub-Precinct Objective 3 as follows: <i>Buildings are integrated with the centrally located transit to visually define the route. Promote transit use by strengthening the</i> 	<ol style="list-style-type: none"> 1. Recommended modification from Public Submission No.26. 2. Recommended modification from Public Submission No.26. 3. Recommended modification from Public Submission No.26.



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<p><i>accessibility to the transit stop and allowing efficient movement of the transit mode through the precinct.</i></p> <p>4. Amend Sub-Precinct Objective 4 as follows: <i>Leverage off proximity to the Education Precinct and promote new employment opportunities and attractiveness of that precinct.</i></p> <p>5. Amend Sub-Precinct Objective 5 as follows: <i>Create high-quality and attractive public amenity to support increased density, making the TOD Village a place that encourages people to live, work, and recreate in the Rockingham Strategic Centre.</i></p> <p>6. Amend Sub-Precinct Objective 6 as follows: New development integrates with the existing landscape and a retained Mike Barnett Sporting Complex, both become a which will form an identifiable part of the TOD Village. with strong connections that 'draw into' the development.</p> <p>7. Amend P1-Figure 9: TOD Village Sub-Precinct Requirements to include: <ul style="list-style-type: none"> • Proposed frontage types to align with the new built form table. • Building heights as shown on current P1-Figure 10. • Clearly set out which elements of the indicative layout are 'fixed', and which elements could be 'varied' through a structure plan amendment. </p> <p>8. Include new table which summarises built form controls for the sub-precinct.</p>	<p>4. Recommended modification from Public Submission No.26.</p> <p>5. Recommended modification from Public Submission No.26.</p> <p>6. Recommended modification from Public Submission No.26.</p> <p>7. To address feedback from the Department of Planning, Lands and Heritage</p> <p>8. To address feedback from the Department of Planning, Lands and Heritage</p>
33.	Section 3.4.2 – PLDP 3 (Page 58)	<p>Section to be modified as follows:</p> <p>1. Section to be renamed 'Future Planning Considerations'.</p> <p>2. Remove P1-Figure 10: PLDP3 Built Form Guidance.</p>	<p>1. In response to feedback received from DPLH.</p> <p>2. In response to feedback received from DPLH.</p>



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<p>3. Amend first paragraph as follows: The primary focus of P4 – TOD Village is to provide a framework to coordinate future subdivision and development of the indicative lots shown on P1 - Figure 9. The spatial lot layout shown is indicative only, the ultimate form will be set out in a future and is intended to inform a future structure plan amendment.</p> <p>4. Remove Clause 3.4.2 (1).</p> <p>5. Amend Clause 3.4.2 (2) as follows: <i>The following design objectives must be considered in determining a future subdivision layout for P4-TOD Village.</i></p> <p>6. Amend Clause 3.4.2 (3) (a) as follows: Proposed lot configuration and road network to ensure highly permeable and flexible urban structure that can accommodate a range of building types / residential densities. Building heights between 3-6 storeys are strongly encouraged.</p>	<p>3. In response to feedback received from DPLH.</p> <p>4. Modification in response to feedback received from DPLH.</p> <p>5. Modification in response to feedback received from DPLH.</p> <p>6. Modification in response to feedback received from DPLH.</p>
34.	Section 3.5 – P5 City Park (Pages 61, 62)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. P1-Figure 11: City Park Sub-Precinct Requirements <ol style="list-style-type: none"> a. Remove Leeuwin Parade and Marks Place connections. b. Add cadastral boundaries for all roads. c. Add prominent corners to figure / legend on corner of Market and Goddard Streets. 2. P1-Table 11 – City Park Built Form Controls <ol style="list-style-type: none"> a. CP1 Amend Minimum Podium Height (for R80 and R60) as follows: “2 Storeys” and remove text struck out as follows: Unless a landowner wishes to refurbish or replace an existing single dwelling, in which case the above may 	<ol style="list-style-type: none"> 1. In response to several Public Submissions. 2. In response to align with intent of Amendment No.191 which stipulate minimum building height requirements.



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<p>be varied to 1 storey.</p> <p>b. CP1 Amend Maximum Building Height Paragraph 2 (for R80 and R60) as follows:</p> <p>“Refer to P1 - Figure 11 for maximum building heights.”</p> <p>and remove text struck out as follows:</p> <p>For Suburban Street R60, if the minimum lot size set out in Section 2.2.4 (3) cannot be achieved then the requirements of Suburban Street R40 apply.</p>	
35.	Section 3.6 – P6 Southern Residential (Pages 64, 65)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. P1-Figure 12: Southern Residential Sub-Precinct Requirements <ol style="list-style-type: none"> a. Change Georgette Street to Hawkins Street north of Council Avenue. 2. P1-Table 11 – City Park Built Form Controls <ol style="list-style-type: none"> a. CP1 Amend Minimum Podium Height (for R80 and R60) as follows: <p>“2 Storeys”</p> <p>and remove text struck out as follows:</p> <p>Unless a landowner wishes to refurbish or replace an existing single dwelling, in which case the above may be varied to 1 storey.</p> 	<ol style="list-style-type: none"> 1. For clarity. 2. To clarify development requirements for dwellings that do not have a podium.
36.	Section 3.7 – P7 Education (Page 66)	<p>Section to be modified as follows:</p> <ol style="list-style-type: none"> 1. Include new Sub-Precinct Objective: <p><i>Sub-precinct design ensures integrated delivery of a future primary school, in collaboration with the Department of Education.</i></p> 	<ol style="list-style-type: none"> 1. In response to Government Agencies and Service Providers Submission No.7.



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		2. P1-Figure 13: Education Sub-Precinct Requirements Identify preferred location and footprint for primary school site. <i>Note: This must be informed by a concept layout provided by the Department of Education.</i>	2. In response to Government Agencies and Service Providers Submission No.7.
37.	Section 3.8 – P8 Dixon Road (Page 67, 68)	Section to be modified as follows: 1. Sub-Precinct Objective 2 to be amended as follows: <i>Give particular attention to the landscape treatment of Ennis Avenue and Dixon Road.</i> 2. Modify P1-Table 13: Dixon Road Built Form Controls as follows: <ul style="list-style-type: none"> • Change DR2 Maximum Front Setback to 21m. 3. Modify P1 – Figure 14: Dixon Road Sub-Precinct Requirements to include a new layout which allows for the Public Transport Authority’s proposed bus depot expansion. 4. Set out Residential Design Code variations to inform new R-AC0 code to be applied to the Commercial sub-zone.	1. City identified modification. 2. Modification to ensure City’s desired landscape outcomes can be achieved on Dixon Road. 3. In response to Government Agencies and Service Providers Submission 10. 4. To address Public Submission No. 22 for the provision of a residential density code to guide residential development that may be proposed in the Commercial Sub-Zone.
38.	New Section – Setbacks (2.2.3)	Insert new section called ‘Setbacks’ and include the following standards: 1. All setback requirements to be in accordance with the standards set out in Section 03, except for: <ul style="list-style-type: none"> • Outbuildings and other incidental structures which shall be guided by the R-Codes. 2. Standards for secondary street setbacks to be included.	1. Provide greater flexibility and reduce need for Development Applications for minor works. 2. City identified modification for additional clarity on setbacks.
39.	New Section 04 – Additional Details	1. Insert new Section 04 Additional Details and Section 4.1 Information to be submitted. 2. Insert new introductory paragraph as follows: <i>This section sets out the additional information required which must be provided as part of any subdivision or development application prepared under the RPSP, it identifies the type of</i>	1. City identified modification. 2. City identified modification.



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason								
		<p><i>study/plan, what matters the plan/study should address, and who should be consulted at the time of preparation.</i></p> <p>3. Insert new Table 'Additional Information Requirements'</p> <table border="1" data-bbox="797 419 1507 576"> <thead> <tr> <th data-bbox="797 419 983 523">Development Type</th> <th data-bbox="983 419 1162 523">Additional Information / Purpose</th> <th data-bbox="1162 419 1323 523">Approval Stage</th> <th data-bbox="1323 419 1507 523">Responsible Agency</th> </tr> </thead> <tbody> <tr> <td data-bbox="797 523 983 576"></td> <td data-bbox="983 523 1162 576"></td> <td data-bbox="1162 523 1323 576"></td> <td data-bbox="1323 523 1507 576"></td> </tr> </tbody> </table> <p>4. Insert information into 'Additional Information Requirements' Table relating to lots impacted by the ATCO Gas Infrastructure trigger distance as identified on the modified Structure Plan Map.</p>	Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency					<p>3. City identified modification.</p> <p>4. In response to Government Agencies and Service Providers Submission No.2.</p>
Development Type	Additional Information / Purpose	Approval Stage	Responsible Agency								

PART TWO

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
1.	General	Undertake editorial amendments including grammatical and formatting corrections to the Structure Plan text and figures to the satisfaction of the City.	Minor editing modifications required throughout the body of the report to address grammatical errors, spelling, correct use of acronyms and formatting, table references, as required by the City.
2.	1.1 Governance Context (Page 76)	<p>Amend Table 1: State Planning Framework Summary to address how the Structure Plan has given due regard to new State Planning Policies, Operational Policies, WAPC Position Statements and WAPC Guidelines introduced since advertising of the Structure Plan. These include:</p> <ul style="list-style-type: none"> - State Planning Policy 4.1 - Industrial Interface - State Planning Policy 4.2 - Activity Centres - Draft State Planning Policy 3.7 – Bushfire - Draft State Planning Policy 7.3 – Residential Design Codes Volume 1 (Medium Density Code) (note: method of reporting will be determined on advice of DPLH) 	To show how the Structure Plan complies with the requirements of State Planning Policies and has considered the requirements of other policy documents within the State Planning Framework.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<ul style="list-style-type: none"> - Draft Operational Policy 1.12 - Planning Proposals Adjoining Regional Roads in Western Australia - Draft Operational Policy 2.3 - Planning for Public Open Space - Operational Policy 2.4 - Planning for School Sites 	
3.	Local Planning Framework (Page 81)	Update Table 2 to address the City's newly adopted Local Commercial and Activity Centre Strategy and Needs Assessment.	To show how the Structure Plan has considered the Local Planning Framework and provide a basis for the Needs Assessment as it applies to the Rockingham Strategic Centre is included as an Appendix to the Structure Plan.
4.	Figure 19 – Urban Ecology Plan (Page 142)	<p>Amend Urban Ecology Plan as follows:</p> <ol style="list-style-type: none"> 1. P1 City Centre: Show proposed east/west Green link from Civic Boulevard to Whitfield Street 2. P2 – Waterfront Village: Show the following Lots as Public Open Space Reserves <ul style="list-style-type: none"> - Lots 8004 Attwood Way, - Lots 336 and 356 Patterson Road 3. Show Public Open Space Investigation Areas from P2 – Figure 21 – Public Realm Plan identified in Sub-Precinct 7 – Campus. 4. Show Urban Greening along Kitson Street between Council Avenue and Rae Road. 5. Update Figure 19 – to reflect heritage sites worthy of protection only. 	<ol style="list-style-type: none"> 1. To capture green link shown in Part One Figure 3. 2. To accurately reflect Public Open Space Reserves shown on Deposited Plan 49271. 3. For clarity. 4. To complete the urban greening proposed along the RCCTS route that was intended. 5. To address Government Agency and Service Provider Submission 9 – Department of Planning, Lands and Heritage,
5.	Figure 21 - Public Realm Plan (Page 158)	<ol style="list-style-type: none"> 1. Amend Public Open Space Classifications on Figure 21 as follows: <ul style="list-style-type: none"> - Anzac Park changing from 'Neighbourhood' to 'District' - Change the Foreshore Open Spaces from 'Neighbourhood' to 'District' Open Space 	<ol style="list-style-type: none"> 1. To align with the Open Space Classification stipulated by the City of Rockingham Public Open Space Strategy.
6.	Section 4.1.3 Tree Canopy (Page 144)	<ol style="list-style-type: none"> 1. Outline preferred species to be implemented within the different sub-precincts of the Strategic Centre and outline matters to be addressed in Street Tree Master Plan action specified by Part One. 	<ol style="list-style-type: none"> 1. To provide guidance to the preparation of a future action.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
7.	Section 4.3.1 POS Network (Page 158-161)	Section to be modified as follows: <ol style="list-style-type: none"> 1. Amend this section to reference the elements of the Rockingham Beach Foreshore Master Plan that are applicable to the Precinct Structure Plan 2. Amend Figure 21 – Public Realm Plan to remove reference to POS5 / POS6. 3. Amend Table 12 – Proposed POS Design Guidance to remove reference to POS5 / POS6. Change title to Pocket Park. 	<ol style="list-style-type: none"> 1. To acknowledge City of Rockingham Strategic Plan for a component of the public realm taken in the plan 2. To address Submission 22. 3. To address Submission 22.
4.	Section 4.3.1 – POS Network (page 156)	Update final paragraph to populate amount and percentage of public open space.	For clarity.
5.	Table 11 – POS Type and Function (Page 157)	Amend Section 4.3.1 to reflect the POS hierarchy and functions of the City of Rockingham Public Open Space Strategy.	To align with the City of Rockingham Public Open Space Strategy and the intended functions within its established hierarchy.
6.	4.3.4 Public Realm Style Guide (page 165)	<ol style="list-style-type: none"> 1. Figure 25 - Investment Priority Map to account for missing urban structure proposed in P8 and refine investment priorities. 2. Update to include preferred Street tree species. 3. Update to outline matters to be addressed in the preparation of the public realm style guide noted in Part One as a short term Public Realm staging action. 	<ol style="list-style-type: none"> 1. For Clarity and to align investment priorities in line with City of Rockingham Strategies. 2. For clarity. 3. For clarity.
7.	Section 4.4 – Movement (Page 177)	Update transport mode share targets for the Strategic Centre from the City's draft Local Planning Strategy.	To address SPP7.2 – Precinct Design Guidelines and feedback from the Department of Planning, Lands and Heritage.
8.	Section 4.4.1 – Proposed Movement Network (Page 182)	Section to be modified as follows: <ol style="list-style-type: none"> 1. Update Table 13 with a new column to provide guidance for the preferred type of intersection treatment to be further investigated through detailed design considerations. 	<ol style="list-style-type: none"> 1. To provide high level guidance for future transport investigations outlines as staging actions to outline the preferred intersection treatments based on the place and movement matrix outlined in Figure 28. 2. For consistency with Part One Figure 3.



Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<ol style="list-style-type: none"> 2. Annotate Green crossings in Table 13 3. P2-Table 13: Proposed Intersection Upgrades to remove Intersection No.6 Leeuwin Parade from the table to show as a green crossing. 4. P2-Figure 27: Movement Plan to remove Intersection No.6 (Leeuwin Parade) from the figure. 5. P2-Table 13: Proposed Intersection Upgrades, add Dixon Road / Ambrose Street Intersection Upgrade to table. 6. P2-Figure 27-Movement Plan, add Dixon Road / Ambrose Street Intersection Upgrade to figure. 7. P8 Dixon Road – Within Table 27, Introduce intersection from P8 to link with Dixon Road (to be renamed to Louise Street) to provide for a left in connection only. Reflect on Figure 27. 8. P2-Table 13: Add proposed Intersection Upgrade to the corner of Chalgrove Avenue and Leghorn Street. 9. Update Figure 27 to: <ul style="list-style-type: none"> - Reflect the Department of Transport Long Term Cycle Network; 	<ol style="list-style-type: none"> 3. In response to numerous community submissions, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 24. 4. In response to numerous community submissions 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 24. 5. For clarity. 6. For clarity. 7. Change to reflect future road connection to Dixon Road (to be renamed Louise Street) and change as a result of response to the Public Transport Authority Government and Service Provider submission 10. The left in access only is a response to intersection spacing requirements to Patterson Road. 8. The intersection of Chalgrove Avenue and Leghorn Street is identified within the existing Centre Plan as an intersection that should be reviewed, together with intersections of Central Promenade and its connections to Chalgrove Avenue, Civic Boulevard and Goddard Street. All of these connections form the key access streets within the City Centre and are recommended to be investigated for intersection upgrade and improvement in unison. 9. For Clarity.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
		<ul style="list-style-type: none"> - Show Green Connections (and recommended updates from P1 – Figure 3. - Show RCCTS route through P4 – TOS Village as a new Road connection. - Annotate Green Crossings from P1 – Figure 3. - Show upgrade to the corner of Chalgrove Avenue and Leghorn Street - Update legend to update reference to PLDP changes. - Show proposed upgrade of Rockingham Beach Road between Railway Terrace and Wanliss Street. 	
9.	Section 4.4.2 Parking and Management (Page 186)	Amend Section 4.4.2 to address the cash-in-lieu parking with the City's Payment in Lieu of Parking Plan	To clarify and to appropriately reference the planning mechanism required by the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> requirements for the provision of cash-in-lieu of parking.
10.	Section 4.4.4 Movement and Place Approach (Page 188)	<ol style="list-style-type: none"> 1. Introduce cross-sections to illustrate streetscape intent, profile and key considerations for the 6 types of streets outlined in section 4.4.4. 2. Introduce a Street profile and design considerations for Rockingham Beach Road (between Railway Terrace and Wanliss Street) from the City's <i>Rockingham Beach Foreshore Masterplan</i> to guide future improvements to the public realm and movement network. 	<ol style="list-style-type: none"> 1. To address submission 2 and SPP7.2 – Precinct Design Guidelines Precinct Plan Outputs for Design Element 4 – Movement. 2. To address submission 2 and SPP7.2 – Precinct Design Guidelines Precinct Plan Outputs for Design Element 4 – Movement.
11.	Section 4.5 (Page 193)	Include new sub-section called 'Schools' and provide additional information to regarding the need and rationale for the preferred primary school site identified in Part One.	In response to Government Agencies and Service Providers Submission 7 – Department of Education
12.	Figure 30 (page 198)	<p>Amend Figure as follows:</p> <ul style="list-style-type: none"> - Amend all land uses and reserves to reflect changes outlined in Part One modification 1. - Amend densities to reflect Figure 2 in Part One - Change label of Goddard Street to Louise Street - Add R-AC0 to Commercial land use stated in the legend - Show Carpark on Empress Corner in P2 Waterfront Village - Show proposed Road in P7 – Education 	For Clarity and to reflect outcomes contained within Part One.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
13.	Section 4.5.4 - Employment and Non-Residential Floorspace (page 200)	Provide additional reference to the outcomes of the City's Needs Assessment prepared in support of the Local Commercial and Activity Centre Strategy and Local Planning Strategy.	To provide the evidence basis and analysis that underpins the non-residential floorspace
14.	Section 4.5.5 (page 203)	Amend section to address new residential density target requirements of SPP 4.2 – Activity Centres	To demonstrate the Structure Plan achieves targets outlined by the Policy.
15.	Section 4.5.6 Table 22 (Page 206)	Update table 22 to address the inclusion for additional interim land uses of: <ul style="list-style-type: none"> - Community Purpose - Convenience Store - Exhibition Centre - Shop 	To address submissions 22 and 28.
16.	Section 4.6 Built Form (page 211)	Amend this section to include additional high-level commentary which provides justification for proposed variations to the SPP7.3 Residential Design Codes Volumes 1 and 2.	To address advice from the Department of Planning, Lands and Heritage.
17.	Section 4.6.2 – Built Form Testing (page 213)	Include new sub-section called 'Waterfront Village'. This will include key extracts (text and diagrams) from the Building Height Study. Building Height Study to also be included in full as an Appendix.	In response to Submission 3 which objected to the proposed 24 Storey Bonus Height provisions. This additional information will provide detailed background and rationale to demonstrate how and why the 24 Storey Bonus Height provisions were developed.
18.	Sections 4.6.4 to 4.6.8 (page 231 – 236)	Modify Figures to illustrate recommended approach to building height following the consideration of public submissions.	To address matters raised in submissions 22 and 27.
19.	Section 4.6.11 – Precinct 8 Dixon Road	Include additional information regarding PTA's desires for a proposed expansion of the bus depot footprint.	In response to Government Agencies and Service Providers Submission 10 – Public transport Authority.

TECHNICAL APPENDICES

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
1	Water Management Strategy	Water Management Strategy (and any relevant sections of the Structure Plan) to be updated in collaboration with the Department of Water and Environmental Regulation and Water Corporation.	In response to Government Agencies and Service Providers Submissions 1 and 5.

Mod #	Reference - Proposed provision(s)	WAPC Modification - Modified provisions	Reason
2	Environmental Assessment Report	Report to be updated to include supporting information regarding the contaminated site at Lot 9 (5 Market Street) and Lot 10 (Goddard Street).	In response to Government Agencies and Service Providers Submission 3.
3	Traffic Impact Assessment	Traffic Impact Assessment (and any relevant sections of the Structure Plan) to be updated in collaboration with Main Roads of Western Australia.	In response to Government Agencies and Service Providers Submission 4.
4.	Needs Assessment	Introduce City of Rockingham Needs Assessment (2022) as it relates to the Rockingham Strategic Centre as a technical appendix to the Structure Plan	In response to a recommendation from the Department of Planning Lands and Heritage.
5.	Rockingham Beach Height Study	Introduce Rockingham Beach Height Study as a Technical Appendix to inform the proposed building heights for Sub-Precinct 2 – Waterfront Village	In response to a recommendation from the Department of Planning Lands and Heritage.