

**AGREED STRUCTURE PLAN NO. 40**  
**LOTS 1 + 102 YANCHEP BEACH ROAD, YANCHEP (JINDOWIE WEST)**

**PART ONE | IMPLEMENTATION SECTION**

Prepared by:



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Title: Agreed Structure Plan No. 40  
Lots 1 + 102 Yanchep Beach Road, Yanchep (Jindowie West)  
Part One | Implementation Section

Prepared for: Department of Communities

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Prepared by: CLE Town Planning + Design

Project team: Town Planning + Design - CLE Town Planning + Design  
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This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

5 November 2007

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In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

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## Table of amendments

Amendment No.	Description of Amendment	Endorsed by City of Wanneroo	Endorsed by WAPC
1	<p>(i) Introduce Special Design Provisions and R-Code Variations;</p> <p>(ii) Re Code various Apartment sites to R100;</p> <p>(iii) Minor changes to Zoning Plan to reflect approved subdivision; and</p> <p>(iv) Clarify wording related to the land subject to the Retail Floorspace allocation.</p>	26 March 2009	10 September 2009
2	(v) Modification to Residential Density Code Plan (Plan 3) to Re Code various Apartment sites to R160 and replace R100 coding of smaller adhoc sites with an R60 coding.	6 April 2010	2 March 2011
3	<p>(vi) Inserting a new paragraph into section 6.0 outlining the statutory operation of the R80/R100 split code;</p> <p>(vii) Amending Clause 9.6.3 to include reference to State Planning Policy 4.2;</p> <p>(viii) Inclusion of Table 1C into Part 1 to include additional Acceptable Development provisions for single and grouped housing on R80/R100 coded lots;</p> <p>(ix) Modifying the LSP Statutory Plan (Plan 1) and Zoning Plan (Plan 2) to reflect a modified subdivision layout; and</p> <p>(x) Modifying the Residential Density Code Plan (Plan 3) to Re code various lots from R60 to R80/R100 and to reflect a modified subdivision layout.</p>	28 May 2013	11 November 2011
4	<p>Modifying the Local Structure Plan Map (Plan 1) by reclassifying No. 2 Kakadu Road, Yanchep from 'Business' to 'District Centre'; and</p> <p>Modifying the Zoning Plan (Plan 2) by rezoning No. 2 Kakadu Road, Yanchep from 'Business Zone' to 'Commercial'.</p>	8 October 2019	1 November 2019
5	<p>Reidentifying the 'Mixed Use' land between the Yanchep District Centre and the rail corridor south of Avon Road to 'Residential' with density codes of R40 and R60 and deleting the Activity Corridor linking the two.</p> <p>Reclassifying the east west Neighbourhood Connector (homevale Street) to an Access Street, and reclassifying the northern portion of Morrell Street from an Access Street to a Neighbourhood Connector.</p> <p>Replacing Table 1A and Table 1B from Part 1, which sets out variations to the Residential Design Codes Volume 1 within the ASP area and implementing the Residential Medium Density Codes (R-MD Codes) to all residential lots in accordance with Local Planning Policy 4.19: Medium Density Housing.</p> <p>Reformatting of Part 1 to ensure consistency with the <i>Planning and Development (Local Planning Scheme) Regulations 2015</i>.</p>	March 2021	11 November 2021

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## PLANS

- Plan 1: Local Structure Plan (CLE Ref. 2125-241A-01)
- Plan 2: Zoning Plan (CLE Ref. 2125-242A-01)
- Plan 3: R-Code Plan (CLE Ref. 2125-243B-01)

## 1.0 STRUCTURE PLAN AREA

This structure plan applies to the land within the line identified as the ‘Structure Plan Boundary’ on Plan 1: Lots 1 and 102 Yanchep Beach Road, Yanchep (Jindowie West) Local Structure Plan.

## 2.0 STRUCTURE PLAN CONTENT

This structure plan consists of:

- Part One – Implementation Section (this section);
- Part Two – Explanatory Report (report CLE Ref. 2125-36A-01);
- Appendices – technical reports supporting the structure plan.

Part One of the Local Structure Plan comprises the structure plan map and planning provisions. Part Two and all Appendices are a reference provided to guide the interpretation and implementation of Part One.

## 3.0 STRUCTURE PLAN OPERATION

This structure plan is prepared in accordance with Part 4 of Schedule 2 (Deemed Provisions) in the *Planning and Development (Local Planning Schemes) Regulations 2015* (‘the Regulations’). It is a Local Structure Plan fulfilling the requirements of City of Wanneroo District Planning Scheme No. 2 for the applicable ‘Urban Development’ zone.

The Regulations require decision-makers to have due regard for the provisions of this structure plan, which takes effect on the date on which it is approved by the Western Australian Planning Commission (‘WAPC’).

Unless otherwise specified in this Part, all words and expressions used in this structure plan have the same meaning as the same words and expressions in the Regulations and City of Wanneroo District Planning Scheme No. 2.

## 4.0 LAND USE AND SUBDIVISION

### 4.1 Zones and reserves

Subdivision and development of land within the structure plan area should be in accordance with the structure plan (Plans 1, 2 and 3) and the corresponding zone or reserve under City of Wanneroo District Planning Scheme No. 2.

### 4.2 Residential densities

#### [4.2.1 Dwelling target](#)

It is the objective of this structure plan to deliver approximately 600 dwellings, ensuring compliance with the relevant requirements of State Planning Policy 4.2 and *Liveable Neighbourhoods*.

#### [4.2.2 Residential density](#)

The residential densities applicable to the structure plan area are shown on Plan 3.

#### [4.2.3 Built form \(R40 and R60\)](#)

The R-Codes variations specified in Planning Bulletin 112: *Medium-density single house development standards – Development Zones* and duplicated in the City of Wanneroo Local Planning Policy 4.19: *Medium-Density Housing Standards* are applicable to all land coded R40 or R60.

#### [4.2.4 Built form \(R80/R100\)](#)

Consistent with Section 5 of this structure plan, Local Development Plan/s for land coded R80/R100 are to be prepared pursuant to condition/s of subdivision approval. The Local Development Plan/s may be used to specify R-Codes variations and any other matter contemplated in the Regulations.

### 4.3 District Centre

A District Centre developed generally in accordance with State Planning Policy 4.2: *Activity Centres for Perth and Peel* is permitted on the land zoned 'Commercial' and identified as a District Centre on the Structure Plan Map.

This structure plan allocates a retail net lettable area (NLA) of 11,000sqm. Any additional retail NLA will need to be justified in the context of overall retail modelling for the district and an amendment to the structure plan.

### 4.4 Mixed Use

Consideration for subdivision and development must be given to the objectives of the Mixed Use zone under District Planning Scheme No. 2 and the City of Wanneroo LPP 4.27: Mixed Use Zones.

### 4.5 Employment Strategy

The developer shall implement the recommendations of the Lot 102 Yanchep Beach Road Structure Plan Employment Strategy prepared by Shrapnel Urban Planning dated January 2006 at the subdivision and/or development stage.

### 4.6 Public open space

A minimum of 10 per cent of the gross subdivisible area, less deductions permitted under Liveable Neighbourhoods, is to be provided as public open space. A Public Open Space Schedule and Master Plan shall be provided at the time of subdivision to illustrate how the 10 per cent Public Open Space requirement will be met.

## 5.0 LOCAL DEVELOPMENT PLANS

At the subdivision stage, the WAPC may impose a condition/s of approval requiring Local Development Plan/s to be prepared, in accordance with Part 6 of the Regulations, for lots that:

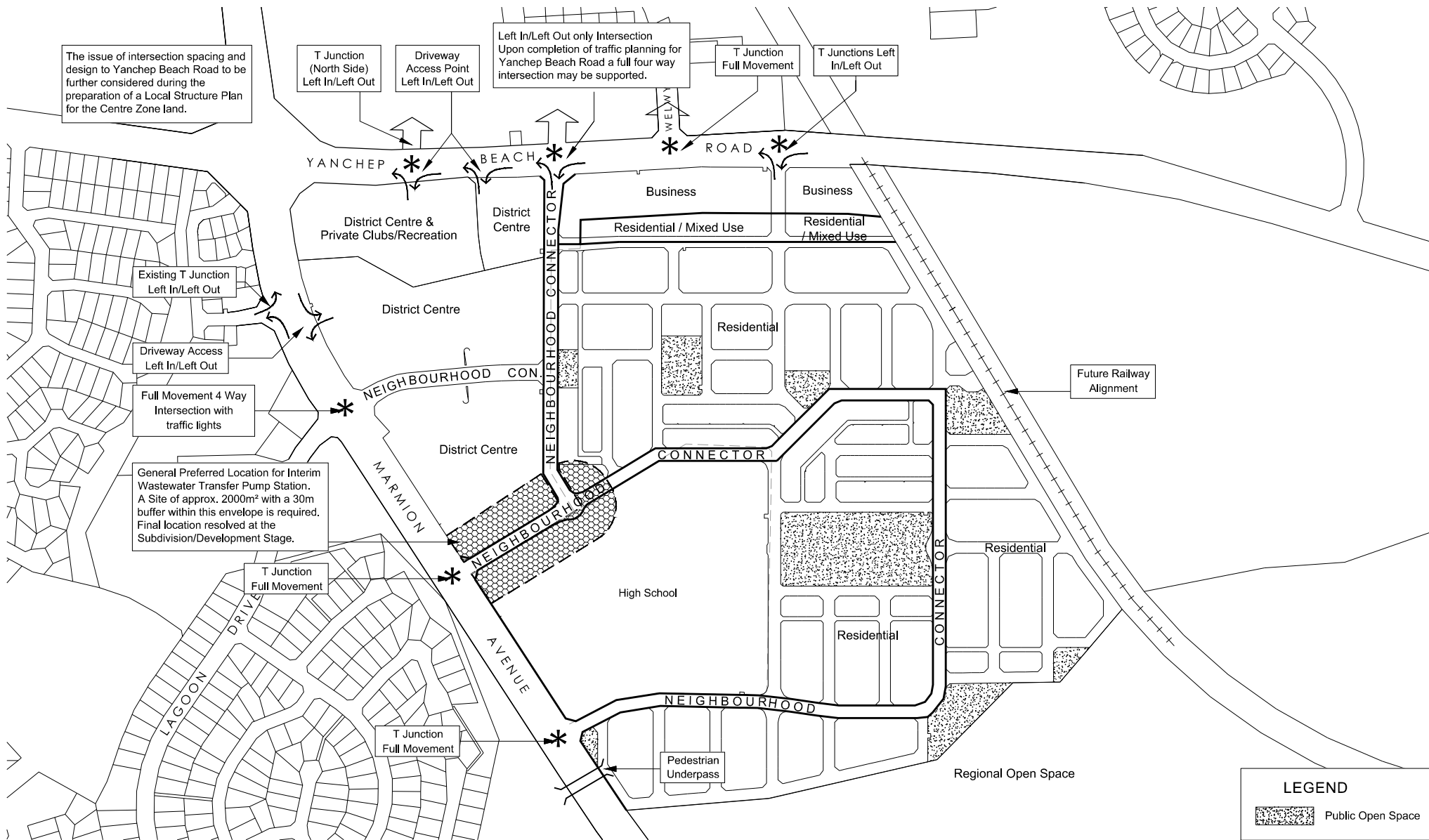
- Require site-specific variations to the Residential Design Codes (Volume 1) to deliver a particular built form outcome;
- Abut public open space and/or a Pedestrian Access Way;
- Are coded R80/R100;
- Are identified for a Commercial purpose; and
- Are affected by road or rail transport noise and require noise mitigation measures at the development stage.

## 6.0 ADDITIONAL INFORMATION

At the subdivision stage, as relevant, the WAPC may require and/or impose a condition/s of approval requiring the preparation and submission of the following technical reports:

Additional Information	Approval Stage	Consultation Required
Acoustic Assessment	Subdivision (pre-approval)	City of Wanneroo WAPC
Bushfire Management Plan (BAL Contour Plan)	Subdivision (pre-approval)	City of Wanneroo WAPC
Local Development Plans	Subdivision (condition of approval)	City of Wanneroo WAPC
Public Open Space Schedule and Master Plan	Subdivision (pre-approval)	City of Wanneroo WAPC
R-Code Plan for lots within a density range	Subdivision (pre-approval)	City of Wanneroo WAPC
Urban Water Management Plan	Subdivision (condition of approval)	City of Wanneroo WAPC





The issue of intersection spacing and design to Yanchep Beach Road to be further considered during the preparation of a Local Structure Plan for the Centre Zone land.

T Junction  
Left In/Left Out

Driveway  
Access Point  
Left In/Left Out

Left In/Left Out only Intersection  
Upon completion of traffic planning for  
Yanchep Beach Road a full four way  
intersection may be supported.

T Junction  
Full Movement

T Junctions Left  
In/Left Out

Existing T Junction  
Left In/Left Out

Driveway Access  
Left In/Left Out

Full Movement 4 Way  
Intersection with  
traffic lights

General Preferred Location for Interim  
Wastewater Transfer Pump Station.  
A Site of approx. 2000m<sup>2</sup> with a 30m  
buffer within this envelope is required.  
Final location resolved at the  
Subdivision/Development Stage.

T Junction  
Full Movement

T Junction  
Full Movement

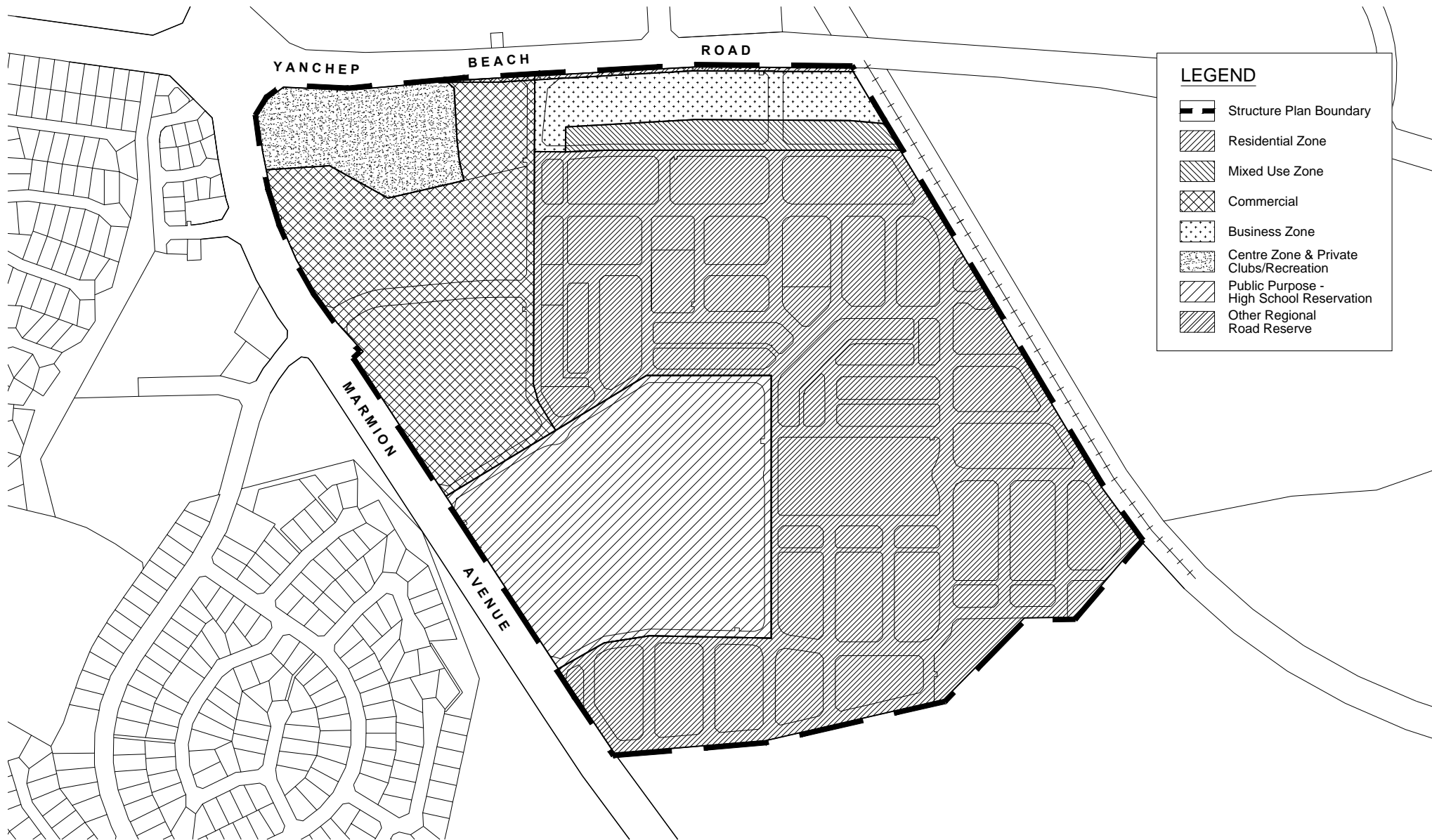
Future Railway  
Alignment

**LEGEND**









 Public Open Space

**LOT 1 & LOT 102 YANCHEP BEACH ROAD, YANCHEP**  
**STRUCTURE PLAN No. 40**  
**PLAN No. 1 - LOCAL STRUCTURE PLAN**



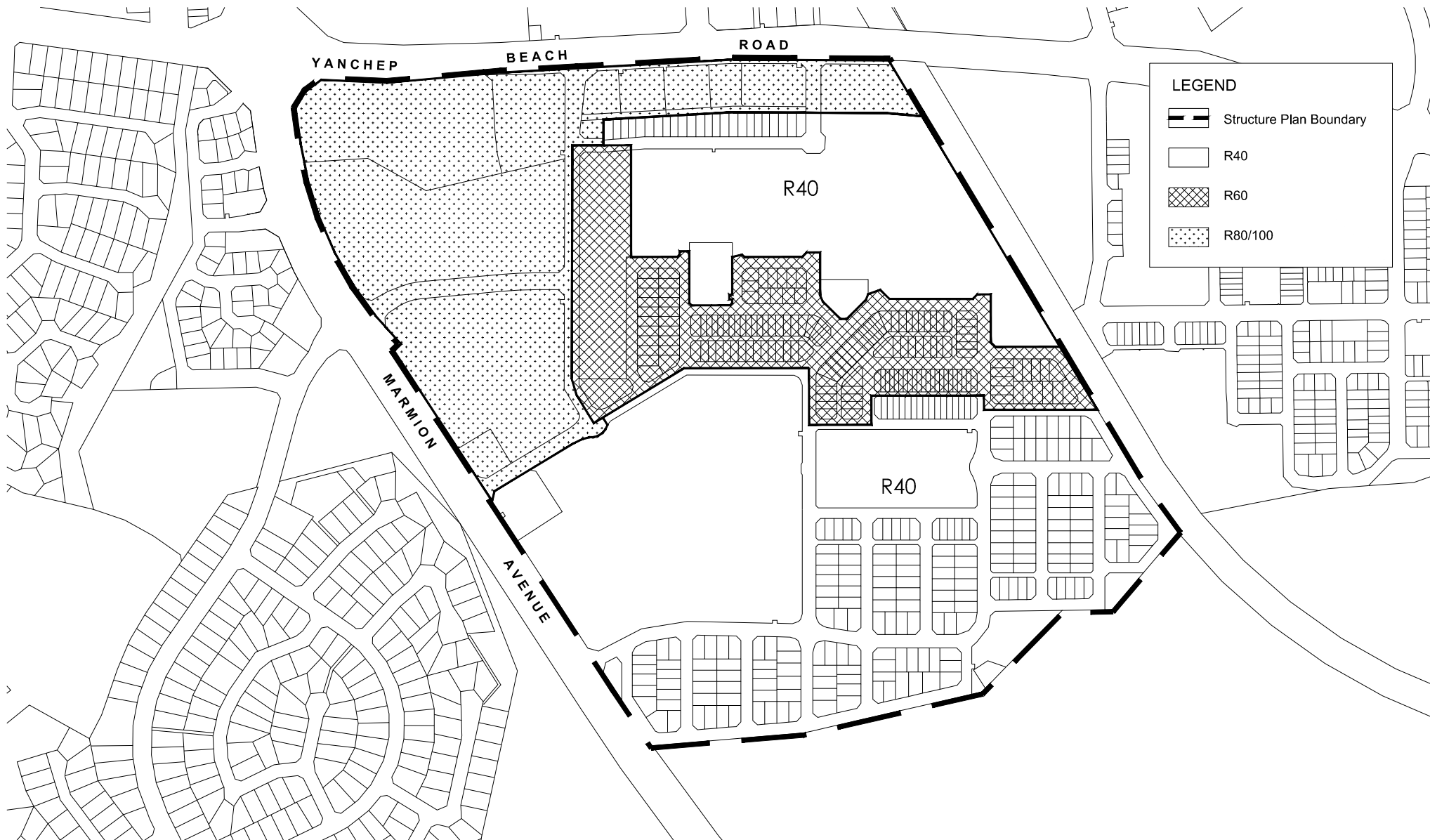


**LEGEND**

-  Structure Plan Boundary
-  Residential Zone
-  Mixed Use Zone
-  Commercial
-  Business Zone
-  Centre Zone & Private Clubs/Recreation
-  Public Purpose - High School Reservation
-  Other Regional Road Reserve

**LOT 1 & LOT 102 YANCHEP BEACH ROAD, YANCHEP**  
**STRUCTURE PLAN No. 40**  
 PLAN No. 2 - ZONING PLAN





LOT 1 & LOT 102 YANCHEP BEACH ROAD, YANCHEP  
 STRUCTURE PLAN No. 40  
 PLAN No. 3 - R-CODE PLAN

