



Lots 1 and 2 Yanchep Beach
Road, Yanchep (Jindowie East)
**Agreed Structure Plan No. 76
(Amendment No. 3)**

🕒 May 2026 | 21-259 | 675.V00053.00EA1

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✳️ SLR

Acknowledgment of Country

We acknowledge the Whadjuk people of the Noongar nation as Traditional Custodians of the land on which we live and work.

We acknowledge and respect their enduring culture, their contribution to the life of this city, and Elders, past and present.

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1	01.04.25	DRAFT	Justin Page	Justin Page	CB	D1
2	04.04.25	DRAFT	Justin Page	Justin Page	CB	D2
3	19.05.26	FINAL	Justin Page	Justin Page	CS	F1

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ENDORSEMENT PAGE

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:

13 JULY 2010

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 2030

Contents

Table of Amendments to Structure Plan	1	Part Two – Explanatory	17
Executive Summary	2	1. Introduction	18
Part One – Implementation	3	1.1 Background	18
1. Structure Plan Area	3	1.2 Proposed ‘Commercial’ to ‘Residential’ use	19
2. Operation	3	1.3 Pre-lodgement consultations	22
3. Staging	3	2. Planning Rationale	27
4. Subdivision and Development Requirements	4	2.1 Residential Market Analysis	27
4.1 Land Use Permissibility	4	2.2 Jindowie East Local Centre	28
4.2 Residential densities and R-Codes	5	2.3 Planning Framework	31
4.3 Public Open Space	6	2.4 Retail Assessment	34
5. Local Development Plans	8	2.5 Residential Yield and Density	36
6. Other Requirements	9	2.6 Staging	36
6.1 Information to be submitted with an application:	9	APPENDICES	37
6.2 Studies to be required under condition of subdivision/development approval:	9	APPENDIX 1 ASP 76 (as amended 2021)	37
		APPENDIX 2 Retail Needs Assessment	38

Table of Amendments to Structure Plan

Amendment No.	Description of Amendment	Amendment Type	Dated Endorsed by WAPC
1	Reclassify Lot 9043 (2K) Barakee Entrance, Yanchep from 'Mixed Use' to 'Residential' with density code of R30 – R60.	Minor	25 November 2021
2	Normalisation of portions of the structure plan under City of Wanneroo District Planning Scheme No. 2 Amendment No. 224.	Minor	Published in gazette 2 January 2026.
3	Reclassify a portion of Lot 9050 Yanchep Beach Road, Yanchep (being proposed Lot 961 in WAPC 161117 subdivision approval) from 'Commercial' to 'Residential' with density code of R30 – R60.	Minor	09 June 2026

Executive Summary

The *Agreed Structure Plan No. 76 Lots 1 and 2 Yanchep Beach Road, Yanchep (Jindowie East) Local Structure Plan (ASP 76)* was originally endorsed by the Western Australian Planning Commission (WAPC) on 13 July 2010. ASP 76 has subsequently been amended, with WAPC granting an extension to the expiry date of the structure plan for a further five years to 19 October 2030.

ASP 76 provides guidance for the planning and use of the land within the structure plan area. The approved ASP 76 provides for a mix of predominantly low-density residential land use with pockets of medium density, areas of public open space for recreation, commercial and a primary school.

Amendment No. 3 seeks to reclassify a portion of Lot 9050 Yanchep Beach Road, Yanchep being proposed Lot 961 in WAPC 16117 subdivision approval from 'Commercial' to 'Residential' with density code of R30 – R60.

Under the original approved ASP 76, two lots were identified as forming a local centre central to the catchment adjacent to a controlled four-way intersection on a main entry road into Jindowie connecting with Yanchep Beach Road. Lot 961 is the smaller lot with an area of 2,251m² with the other larger commercial Lot 960 being 4,468m². The approved ASP 76 identifies an indicative retail floor space of 2,500m² NLA to provide for local services.

Yanchep is experiencing strong population and urban growth and this is forecast to continue. However, the predominant dwelling type in new housing developments in Yanchep is the 'family household'. Hence there is limited diversity especially for social and affordable housing. Analysis indicates that Lot 961 is not needed for commercial use to service the community. The Proponent is now seeking to develop Lot 961 for social and affordable housing with an R60 density.

The following is a summary of the proposed structure plan.

Table 1. Executive Summary Table

Item	Data	Structure Plan Reference
Total area covered by Structure Plan	116.34 ha	Section 1
Area of each land use proposed:		
– Residential	4.849 ha	Section 1.2.1
– Commercial	0.446 ha (2,500m ² nla)	
Estimated lot yield	1684	Section 2.5
Estimated number of dwellings	1684	Section 2.5
Estimated residential density	15 dwellings per gross urban hectare	Section 2.5
Estimated population @ 2.8 persons/ dwelling	4,715 persons	Section 2.5
Estimated Public Open Space: Public Open Space (POS)	12.71 ha (~ 11.6%)	Section 1.2.3

Part One – Implementation

1. Structure Plan Area

The structure plan is identified as the Lots 1 and 2 Yanchep Beach Road, Yanchep (Jindowie East) Local Structure Plan (Plan Reference 21-259 ST1-1 Plans 1 – 3). This structure plan shall apply to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

2. Operation

The Structure Plan is in effect from the date it is approved by the Western Australian Planning Commission (WAPC) as stated on the approval page and for a period of 10 years.

3. Staging

A portion of the Structure Plan has already been constructed and the City of Wanneroo District Planning Scheme No. 2 has been amended (Scheme Amendment No. 224) to reflect the zoning and reservation of existing land uses. The general direction for staging is west to east and will be dependent on market conditions. The undeveloped portion (Lot 9050) on the western boundary adjacent the railway corridor will form its own separate stage. The commercial use and primary school use will likely be developed in the longer term once the development becomes more established.

4. Subdivision and Development Requirements

4.1 Land Use Permissibility

4.1.1 Zones

The structure plan outlines the Zones and Reserves within the structure plan area and these will guide future subdivision and development of the land. Land use permissibility within the structure plan area shall generally be in accordance with the corresponding Zone and/or Reserve under the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

4.1.2 Roads

4.1.2.1 Yanchep Beach Road Access – Staging

The access to Yanchep Beach Road east of the local centre, refer Plans 1 and 3A – 3D, will be staged as follows:

- Stage 1 – Yanchep Beach Road is a single carriage way and one or both accesses will be constructed as a full access T-junctions under give-way control (priority with Yanchep Beach Road). The accesses would be constructed with right turn and left turn lanes on Yanchep Beach Road in accordance with the appropriate design standards.
- Stage 2 – Yanchep Beach Road is dual carriageway road at this stage and both access points are still full access T-junctions under give-way control (priority with Yanchep Beach Road).
- Stage 3 – At the time the main access to the local centre is operating as a signalised 4 way intersection and Yanchep Beach Road is dual carriageway road, the Lot 2 access is restricted to left in / left out traffic movements by closing the Yanchep Beach Road median.
- Stage 4 – Mitchell Freeway is constructed and access is converted to either left in only or no access at all, as required by Main Roads.

4.1.2.2 Yanchep Beach Road Access – Timing of Signals

Timing for the provision of traffic signals to Yanchep Beach Road shall be determined by traffic volumes on Yanchep Beach Road and likely pedestrian movements in the area. Detailed design of signalised intersections is subject to the approval of Main Roads WA and City of Wanneroo to the satisfaction of WAPC.

4.2 Residential densities and R-Codes

4.2.1 R-Codes and Density

In areas that were subject to Amendment No. 224 to District Planning Scheme No. 2, residential densities are provided for on the Scheme Map.

If not provided for in the Scheme, residential density ranges applicable in the structure plan area are as shown on the Residential Density Code Map (Plan 2). In this case, specific residential density codes will be applied at the subdivision stage through an R-Code Plan assessed and approved by the WAPC.

The R-Code Plan:

- a. Is required to be submitted with each subdivision application/s, and shall be consistent with the density ranges and locational criteria in this structure plan.
- b. Is to include a summary of the proposed lot yield of the subdivision application to which it relates.
- c. Forms part of this structure plan once it has been approved by the WAPC (as part of its determination of the subdivision application).
- d. May be varied subject to the further approval of the WAPC. A varied R-Code Plan will replace (entirely or partially) the previously-approved R-Code Plan.
- e. May not be required if the WAPC considers that the subdivision application is for one or more of the following:
 - i. Amalgamation of lots, including for land assembly;
 - ii. Provision of access, services or infrastructure; or
 - iii. Non-residential use, with reference to the zone or reserve indicated on this structure plan.

4.2.2 Locational criteria

The allocation of residential densities shall be generally in accordance with the following criteria:

- a. A base residential density coding of R30.
- b. A residential density coding of R40 or R60 where:
 - i. Vehicular access is provided via a public laneway;
 - ii. The proposed lot is located generally withing 400 metres of a Local Centre, public open space, school, Neighbourhood Connector road or public transport route; and
 - iii. The proposed lot is created as a grouped or multiple housing site.

4.2.3 R-Codes variations

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* (LPP 4.19) are applicable to all single house development on land coded R30 and R40.

The R-Codes variations specified in LPP 4.19 also have effect over land coded R60 until either 19 October 2025 or when the variations are removed from LPP 4.19 (whichever comes first).

4.3 Public Open Space

A minimum of 10% public open space in accordance with WAPC Liveable Neighbourhoods is required at the time of subdivision and/or development. The location for public open space is generally shown in the structure plan map. The final design of the public open space is subject to detailed subdivision design. A co-located Public Open Space (POS) may be provided generally in the location identified on the structure plan map directly adjoining the future primary school, which should have a minimum area of 1.5ha in size.

Public Open Space Schedule

Calculation of Required POS Provision		
	Ha	Ha
ASP No. 76		
Total Site Area (ha)	116.34	116.34
Deductions		
Primary School	3.670	
Yanchep Beach Road Widening (MRS Other Regional Road)	0.950	
Local Centre – Lot 960	0.447	
Linear Park (Yanchep Beach Road Drainage & Landscaping Buffer)	0.668	
PTA Railway Corridor Widening (RW-02 eastern side of railway)	0.633	
Total Deductions		6.368
Gross Subdivisible area (total area minus deductions)		109.972
Required POS (10%)		10.997
Breakdown of POS Provided		
May comprise:		
minimum 80 per cent unrestricted POS	8.798	
Maximum 20 per cent restricted use POS	2.199	

Calculation of Required POS Provision		
	Ha	Ha
Unrestricted Use Public Open Space		
Reserve 52724 (Lot 8102) existing Mariala Vista Park	1.921	
Reserve 51869 (Lot 8115) existing Cocoparra Park	0.731	
Reserve 52437 – Lot 8105 existing Burleigh Park	0.632	
POS – 01 proposed Local Park	0.338	
POS – 02 (Lot 8108) proposed local park	0.184	
Reserve 51907 (Lot 8116) existing local park	0.164	
Reserve 52406 (Lot 8106) existing Nightcap Park	0.294	
Neighbourhood Park "H" co-shared school oval (Lot 2)	1.500	
Neighbourhood Park "I" (Lot 2)	2.060	
Neighbourhood Park "J" (Lot 2)	0.900	
Neighbourhood Park "K" (Lot 2)	0.360	
Neighbourhood Park "L" (Lot 2)	1.210	
Neighbourhood Park "M" (Lot 2)	0.480	
Total Unrestricted Use POS		10.774
Restricted Use Public Open Space		
POS-05 (Lot 8113) – Local Conservation Open Space		1.538
Linear Park (Yanchep Beach Road Drainage & Landscaping Buffer)		0.400
Total Restricted Use POS		1.938
Public open space provision provided		12.712¹
POS Provision as Percentage of Gross Subdivisible Area		(11.6%)
Notes:		
1) Final POS calculations will be subject to detailed subdivision design and survey		

4.3.1 Commercial

A Local Centre comprising up to 2500m² of Net Lettable Area is permitted on the land zoned 'Commercial' on the Structure Plan Map. The requirements of the 'Commercial' zone as specified in City of Wanneroo District Planning Scheme No. 2 apply to development and land use within the Local Centre.

Pursuant to Provision 5, a Local Development Plan will be required to guide future development of the Local Centre that addresses the following as a minimum:

- Buildings designed to address all street interfaces where possible with active frontages and window openings to avoid the creation of blank facades.
- Implementation of building articulation to provide visual interest at a street level.
- Appropriate setbacks and location of service and delivery areas to ensure an appropriate transition to the adjoining residential development.
- Indicative car parking locations.
- Appropriate landscaping treatments to support the interface of the development with Yanchep Beach Road and the adjoining residential development.

5. Local Development Plans

Local Development Plan(s) are required to be prepared and implemented pursuant to the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for lots with the following site attributes:

- Require site-specific variations to the Residential Design Codes (Volume 1) to deliver a particular built form outcome;
- Are rear-loaded;
- Abut public open space;
- 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. Other Requirements

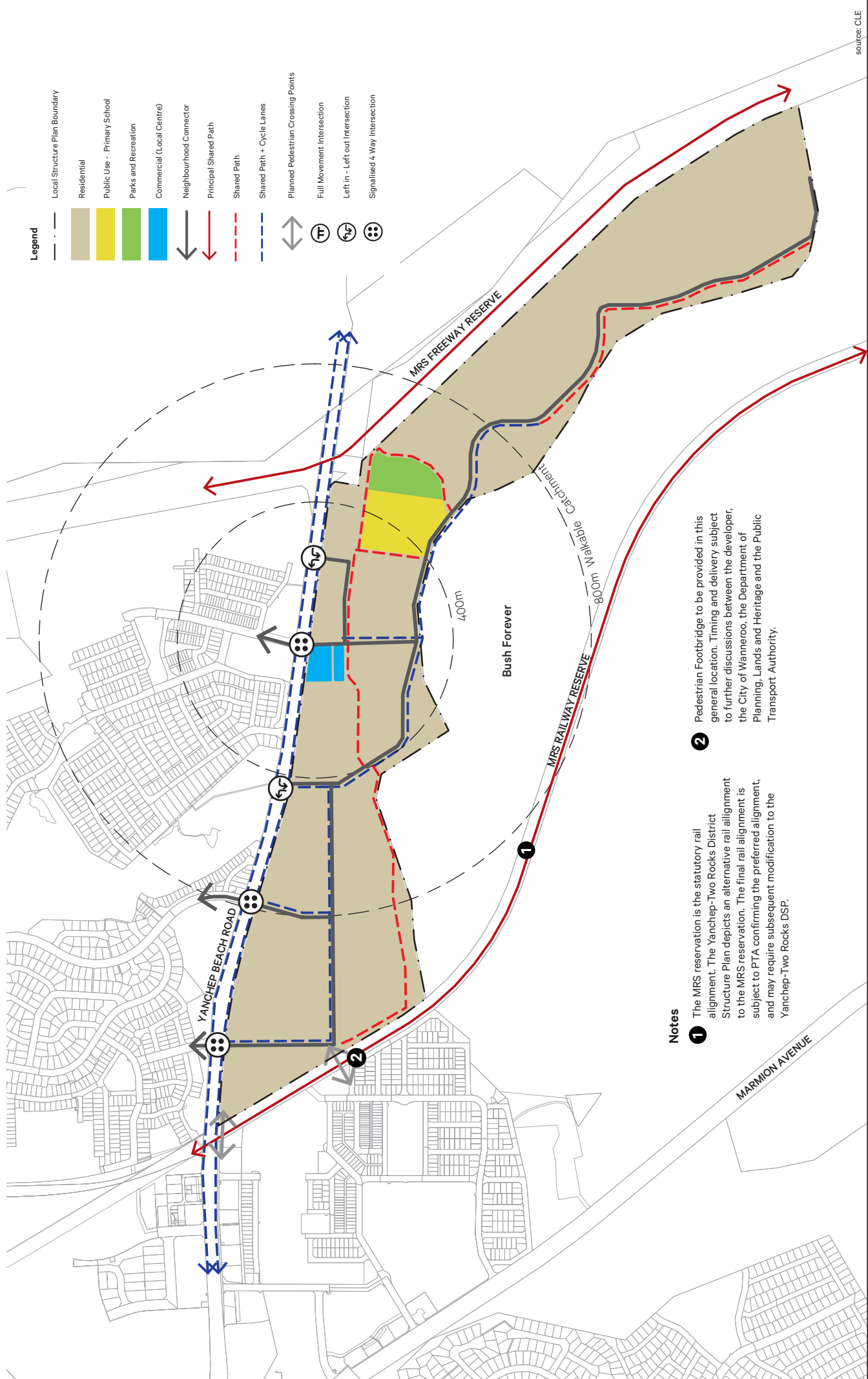
The following additional details for subdivision/development shall be submitted at later stages of planning.

6.1 Information to be submitted with an application:

Additional Information/Purpose	Approval Stage	Responsible Agency (consultation required)
Acoustic Assessment	Subdivision	City of Wanneroo WAPC
Bushfire Management Plan (BAL Contour Plan)	Subdivision	City of Wanneroo Department of Fire and Emergency Services

6.2 Studies to be required under condition of subdivision/development approval:

Additional Information/Purpose	Responsible Authority
Local Development Plan	City of Wanneroo WAPC
Public Open Space Schedule and Master Plan	City of Wanneroo WAPC
R-Code Plan	City of Wanneroo WAPC
Tree Retention Plan	City of Wanneroo WAPC
Urban Water Management Plan	City of Wanneroo Department of Water and Environmental Regulation WAPC
Vegetation and Fauna Management Plan	City of Wanneroo WAPC



source: CLE

Notes

- 1** The MRS reservation is the statutory rail alignment. The Yanchep-Two Rocks District Structure Plan depicts an alternative rail alignment to the MRS reservation. The final rail alignment is subject to PTA confirming the preferred alignment, and may require subsequent modification to the Yanchep-Two Rocks DSP.
- 2** Pedestrian Footbridge to be provided in this general location. Timing and delivery subject to further discussions between the developer, the City of Wanneroo, the Department of Planning, Lands and Heritage and the Public Transport Authority.

Legend

- Local Structure Plan Boundary
- Residential
- Public Use - Primary School
- Parks and Recreation
- Commercial (Local Centre)
- Neighbourhood Connector
- Principal Shared Path
- Shared Path
- Shared Path + Cycle Lanes
- Planned Pedestrian Crossing Points
- Full Movement Intersection
- Left in - Left out Intersection
- Signalised 4 Way Intersection



File: 21259 ST1-1 Staff: JP GW JK Checked: JP

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Scale: 110k @ A3

Date: 12 Mar 2025

15k @ A1

Scale: 110k @ A3

Date: 12 Mar 2025

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Date: 12 Mar 2025

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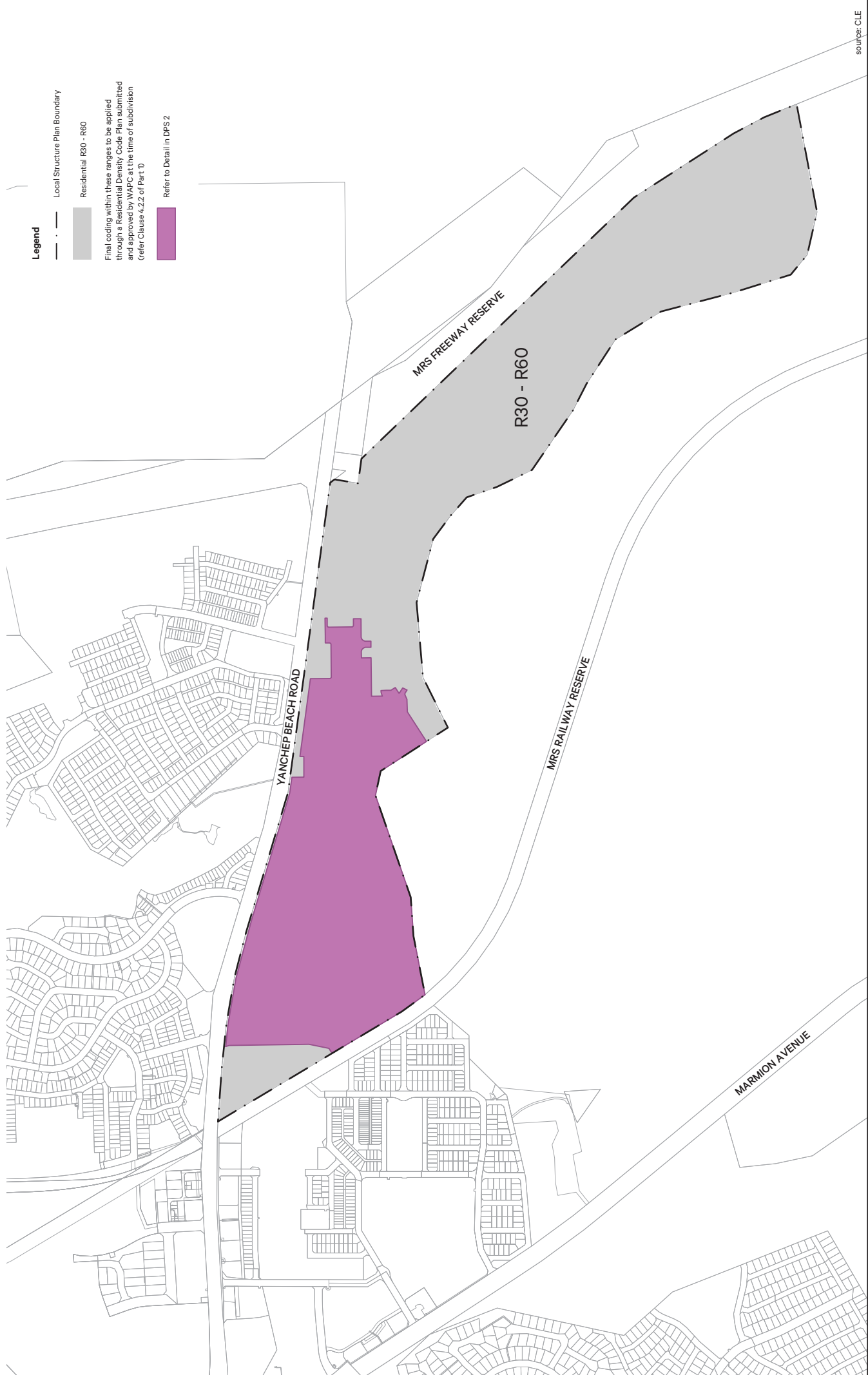
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Local Structure Plan

Lots 1 & 2 Yanchep Beach Road, Agreed Structure Plan 76: Plan 1



Proposed Residential Density Range Map

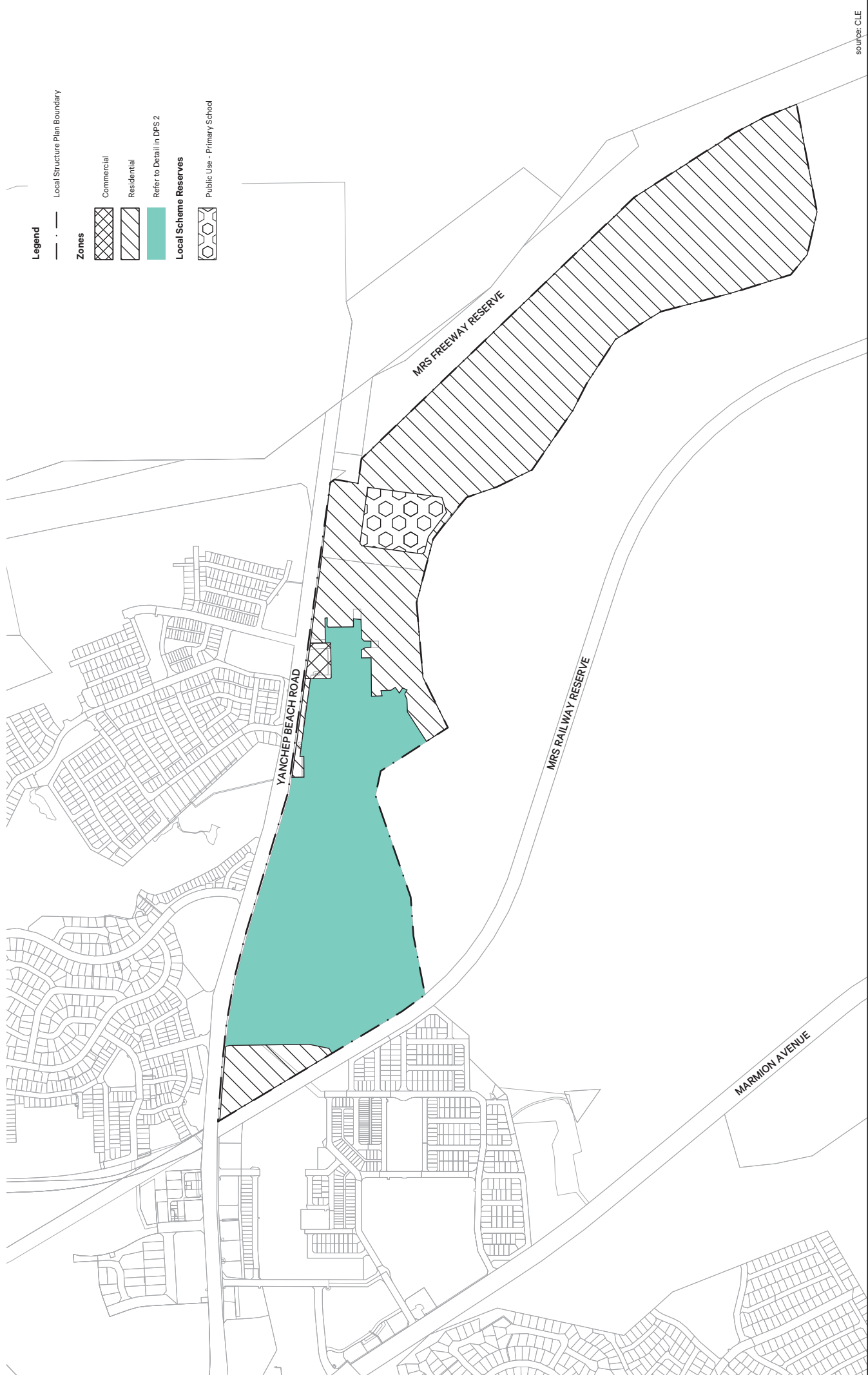
Lots 1 & 2 Yanchep Beach Road, Agreed Structure Plan 76: Plan 2

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Date: 12 Mar 2025 Scale: 1:10k @ A3 15k @ A1 File: 21259 ST1-2 Staff: JP GW JK Checked: JP

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source: CLE

Proposed Zoning Map

Lots 1 & 2 Yanchep Beach Road, Agreed Structure Plan 76: Plan 3



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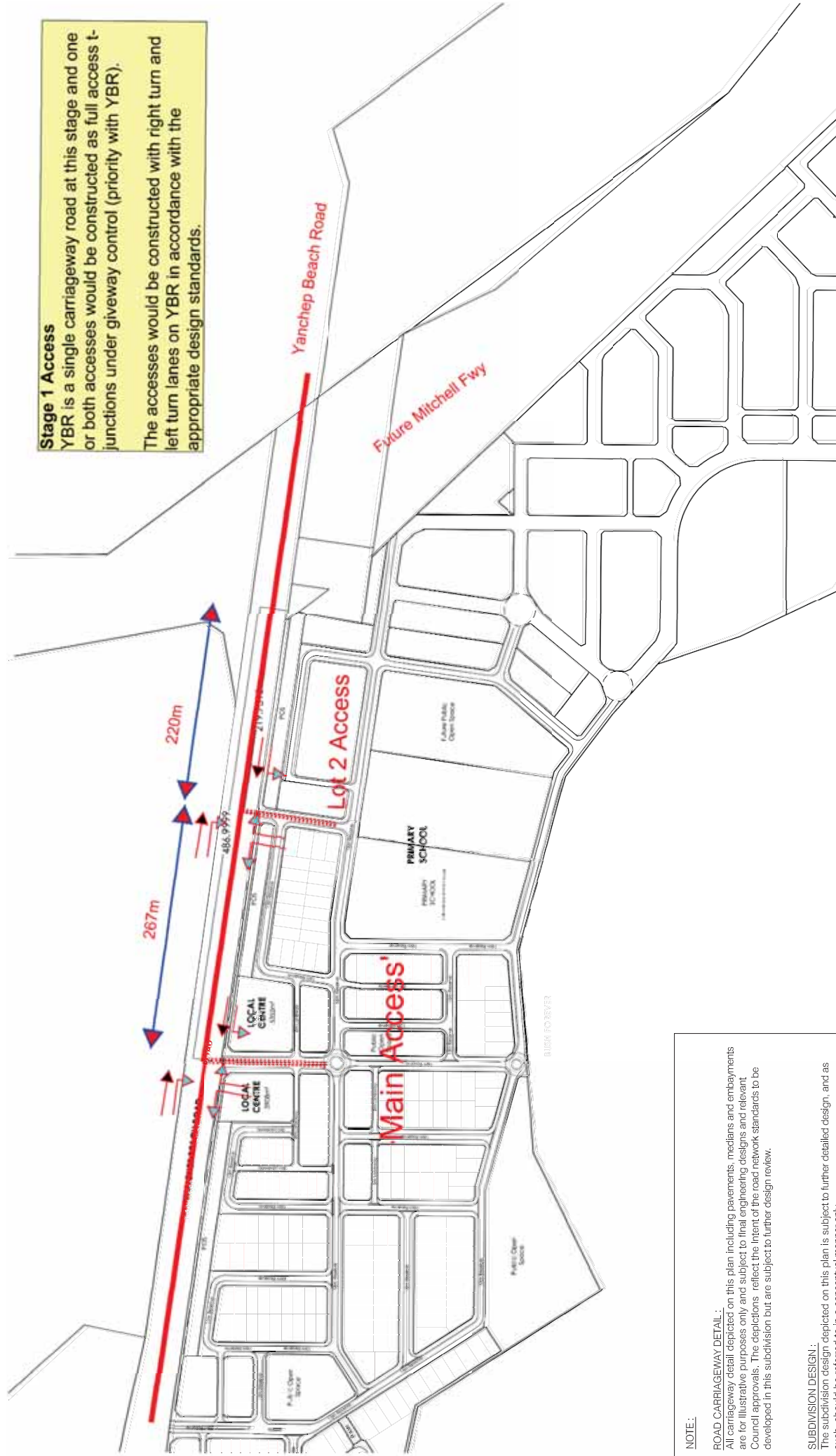
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Stage 1 Access

YBR is a single carriageway road at this stage and one or both accesses would be constructed as full access t-junctions under giveway control (priority with YBR).

The accesses would be constructed with right turn and left turn lanes on YBR in accordance with the appropriate design standards.



NOTE:

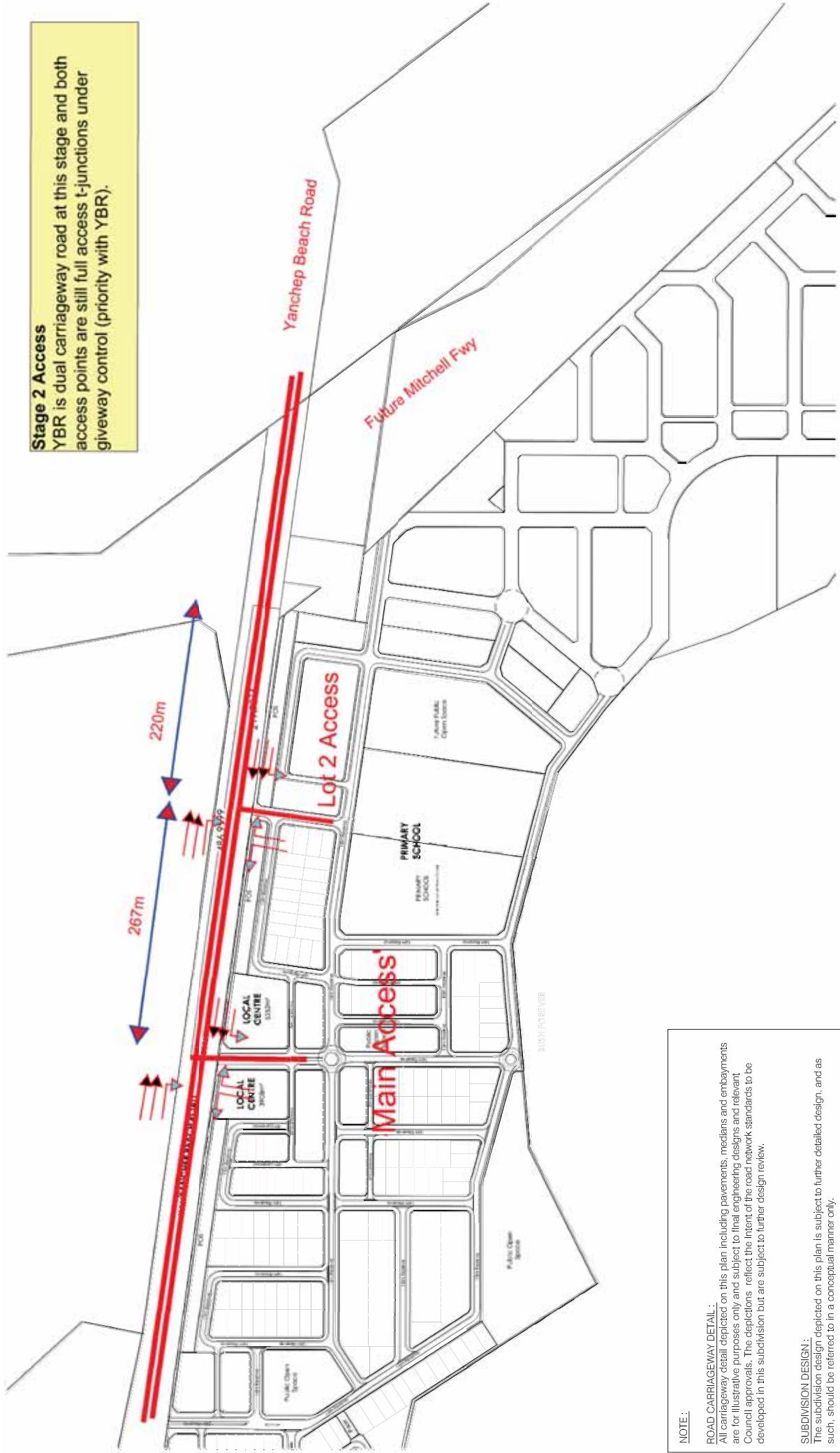
ROAD CARRIAGEWAY DETAIL:
All carriageway detail depicted on this plan including pavements, medians and embayments are for illustrative purposes only and subject to final engineering designs and relevant Council approvals. The depictions reflect the intent of the road network standards to be developed in this subdivision but are subject to further design review.

SUBDIVISION DESIGN:

The subdivision design depicted on this plan is subject to further detailed design, and as such, should be referred to in a conceptual manner only.

Note: Information sourced from Bruce Aulabaugh

Stage 2 Access
YBR is dual carriageway road at this stage and both access points are still full access t-junctions under giveway control (priority with YBR).



NOTE:
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Note: Information sourced from Bruce Aulabaugh

Assume north leg of this intersection is constructed and the 4-way intersection is signalised (as proposed in the Lot 103 LSP). If the 4-way comes on before dual carriageway then either roundabout control or signal control at this location at that time.

Stage 3 Access

At the time the 'Main Access' is operating as a signalised 4-way intersection and YBR is a dual carriageway road, the Lot 2 access is restricted to left in/ left out traffic movements by closing the YBR median.

267m
220m

Yanchep Beach Road

Future Mitchell Fwy

Lot 2 Access

Main Access

LOCAL CENTRE

LOCAL CENTRE

PRIMARY SCHOOL

PRIVATE SCHOOL

Public Open Space

Public Open Space

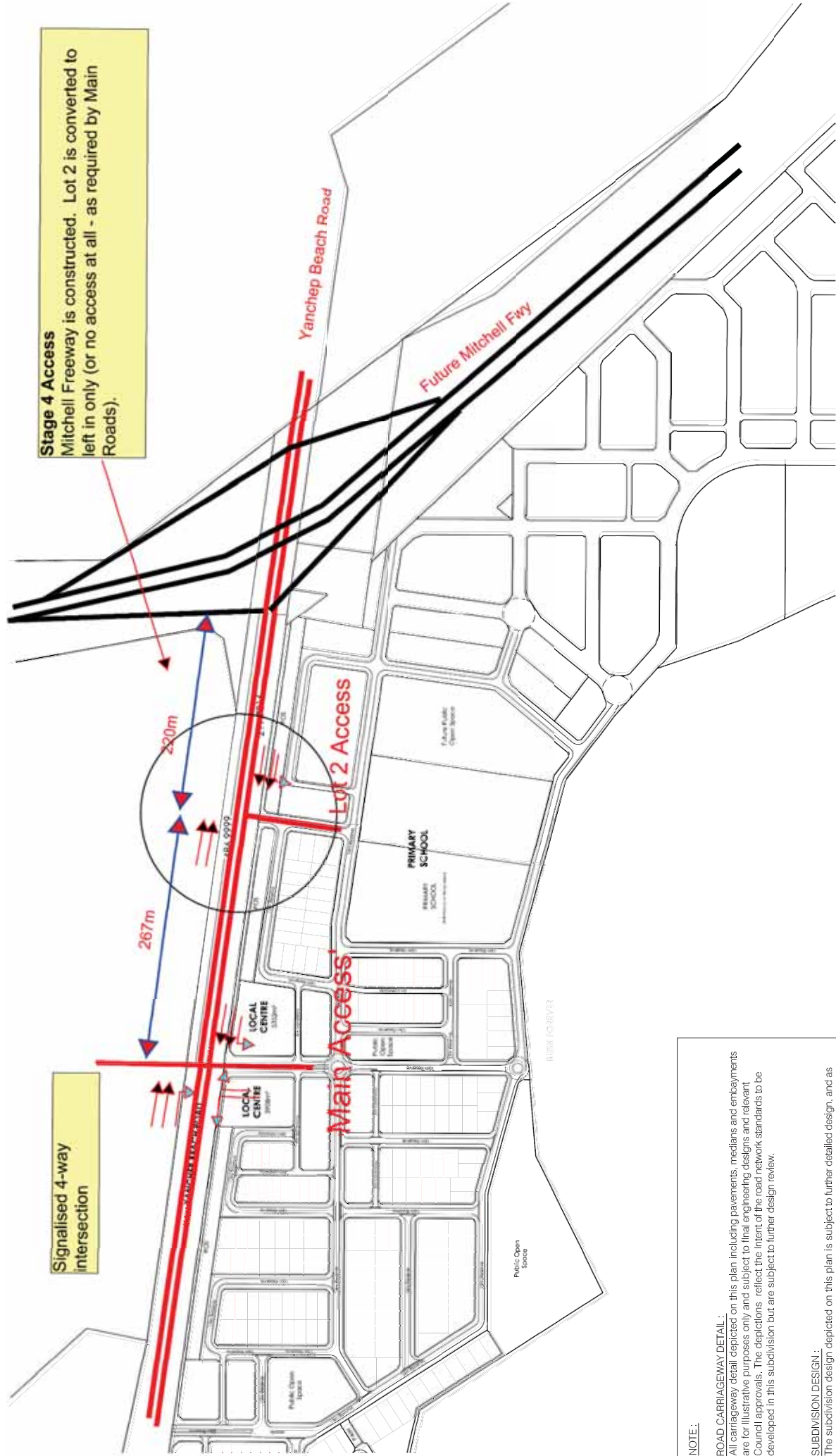
BUCKY FOREVER

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Agreed Structure Plan No. 76
(Amendment No. 3)

April 2025

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