

# YANCHENG CITY CENTRE ACTIVITY CENTRE STRUCTURE PLAN



## Part One - Statutory Section

August 2015



*Yanhep bench joint venture*



**LANDOWNER**

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Yanchep Beach Joint Venture

**PROJECT TEAM**

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## YANCHEP CITY CENTRE ACTIVITY CENTRE STRUCTURE PLAN

### PART ONE - STATUTORY SECTION

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2214Rep84i  
August 2015

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT YANCHEP CITY CENTRE ACTIVITY CENTRE STRUCTURE PLAN No. 100

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorized by the Commission pursuant to section 24  
of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO

(or as otherwise delegated under section 8.1 of its Delegated Authority Register)

on .....

Signed for and on behalf of the City of Wanneroo in accordance with the Local  
Government Act 1995, Clause 9.49 A (1) (b)

.....

Director, Planning and Sustainability, City of Wanneroo

..... Date

**RECORD OF AMENDMENTS MADE TO THE YANCHEP CITY CENTRE ACTIVITY CENTRE STRUCTURE PLAN**

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC

## EXECUTIVE SUMMARY

### Location of the Yanchep City Centre Activity Centre Structure Plan Area

The Yanchep City Centre Activity Centre Structure Plan ('ACSP' or 'the Structure Plan') comprises the area identified as Centre 'A' within the Yanchep Two Rocks District Structure Plan (ASP43) and zoned 'Centre' under the Yanchep City Agreed Local Structure Plan (ASP68). It comprises 106ha north of Yanchep Beach Road, south of Toreopango Avenue, east of Marmion Avenue and west of the Mitchell Freeway road reserve.

### Land uses proposed by the Yanchep City Centre Activity Centre Structure Plan

The Yanchep City Centre is a Strategic Metropolitan (City) Centre encompassing a range of retail, commercial, residential, entertainment and civic land uses and public spaces within a walkable, transit oriented, mixed use environment.

### Relationship to the Local Planning Scheme

The Structure Plan has been prepared under Part IX of the City of Wanneroo District Planning Scheme No. 2.

Item	Amount/Area (ha) (approximate) <sup>d</sup>
Total area covered by the Structure Plan	106ha
'Reserved' areas:	
Rail Reserve	4.2ha
Toreopango Avenue Important Regional Road Reserve (widening)	0.85ha
Precinct Breakdown (Gross)	
Precinct 1 – City Centre Core	24.3ha
Precinct 2 – Mixed Use, Business & Education	42.6ha
Precinct 3 – Sports and Health	29.1ha
Precinct 4 – Service Commercial	5.3ha
Estimated number of dwellings (apartments) - Ultimate	3,650 (approx.) <sup>a</sup>
Estimated population (du x 1.5) - Ultimate	5,475 <sup>a</sup>
Number of high schools	0
Number of primary schools	1
Estimated employment generating floor space (inc retail) - Ultimate	458,867m <sup>2</sup>
Estimated retail floor space	Up to 71,800m <sup>2</sup>
Estimated employment provided - Ultimate	15,000 jobs <sup>b</sup>
Number and area of public open space	Assume 4.75 - 9.5ha <sup>c</sup>

#### Notes

a. Based on 50 dwellings per site ha, and assuming 1.5 persons per dwelling.

b. In accordance with Yanchep Two Rocks District Structure Plan (ASP 43).

c. Based on 5 - 10% of Precinct area excluding reserves, transport interchange and assumed Primary School area excluding oval.

d. Estimated areas approximate only – based on Draft Activity Centre Structure Plan 2214-124D and Development Concept 2214-131C.

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### 1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Yanchep City Centre, Part of Lots 904 and 603 Toreopango Avenue, Yanchep, being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

### 2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- Part One - Statutory Section  
This section contains the structure plan map and statutory planning provisions and requirements.
- Part Two - Non-Statutory (Explanatory) Section  
This section is to be used as a reference guide to interpret and justify the implementation of Part One.
- Part Three - Technical Appendices  
Technical reports and supporting plans and maps.

### 3.0 INTERPRETATION AND RELATIONSHIP TO SCHEME

Unless otherwise specified in this Part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme) and including any amendments gazetted thereto.

The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

Pursuant to clauses 9.8.2 and 9.8.3 of the Scheme:

- a. The provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if they were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail;
- b. Any other provision, standard or requirement of this Part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c. Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.



#### 4.0 OPERATION

In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is certified by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council, whichever is the latter.

The Structure Plan is to be reviewed and updated by the majority landowner within the Structure Plan area 10 years from the initial approval date. The revised document is to be approved by the City of Wanneroo and WAPC, in accordance with the relevant legislation.

#### 5.0 OBJECTIVES

##### 5.1 Centre Objectives

The objective of the Structure Plan is to facilitate the development of the Yanchep City Centre as the primary Strategic Metropolitan Centre for the north west corridor.

At ultimate development, the Centre will:

1. Provide a diverse and integrated range of commercial, retail, employment, health, education, recreation, sport and community land uses, acting as the primary focus for services and activity north of Joondalup;
2. Integrate high density residential and non-residential land uses, and allow for change in land use over time;
3. Provide a robust, permeable and legible street network with a priority on pedestrian and cyclist amenity, and integration of transport modes;
4. Concentrate highest intensity land uses around the railway station within a transport oriented, highly urban environment;
5. Provide a very high quality of urban design on both public and private land to create a comfortable, safe, attractive and interesting environment for residents, employees and visitors;
6. Incorporate a range of sustainability initiatives including sustainable transport planning, capacity for building reuse, integrated water management and encourage resource-efficient building initiatives.

Accommodation of 15,000 jobs and 50 dwellings per hectare within 400m of the railway station are specific objectives established for the Centre through the Yanchep Two Rocks District Structure Plan applicable within this Structure Plan.

Staged development and evolution of the Centre over 50+ years is anticipated, with all development required to demonstrate alignment with the ultimate development objectives or practical and realistic capacity to facilitate these objectives over time.

## 5.2 Precinct Objectives

Within the Centre, precincts are proposed, each with a slightly different focus, collectively contributing to the overall centre objectives. Considerable overlap between precincts and their roles is proposed with the boundaries not intended to be rigid or visually apparent on the ground. Precinct objectives are as follows:

- Precinct 1 – City Centre Core: A vibrant mixed use urban environment with a concentration of retail, commercial and entertainment uses, focused around the rail station, providing activity 7 days a week during both day time and night. Streets will provide a high amenity environment and will facilitate pedestrian use, movement and activity.
- Precinct 2: Mixed Use, Business and Education: A transition from the intensive activity surrounding the railway station and City Centre Core to the centre catchment, this precinct will include a mix of office, commercial, consultancy and retail type uses supporting and

secondary to the uses in the Centre Core, combined with street-based tertiary education facilities and high density residential development. The Precinct will maintain a predominantly urban character and continue to provide a high amenity pedestrian environment.

- Precinct 3: Sports and Health: Accommodates an agglomeration of public and private health facilities (including hospital/s) a sports stadium and additional mixed use;
- Precinct 4: Service Commercial: Accommodates more car-based commercial uses including showrooms on the periphery of the Centre.

## 6.0 SUBDIVISION AND DEVELOPMENT

### 6.1 Detailed Area Plans

**6.1.1** Prior to the determination of an application for approval to commence development or a subdivision application within the Centre, a Detailed Area Plan (DAP) shall be prepared and submitted to the City for approval pursuant to clause 9.14 of the Scheme unless the City or, in the case of subdivision, the WAPC is satisfied that the development or subdivision only relates to the timely provision of infrastructure and services to the area, including the provision of the station, park and ride facilities, public utilities and roads.

**6.1.2** A DAP may be prepared and approved over all or part of a precinct(s) or overlapping precinct boundaries where the City considers that the DAP area is of sufficient extent that it adequately addresses the site's context, integration and coordination with surrounding urban structure, built form and the structure plan requirements.

**6.1.3** A DAP shall address the objectives and requirements of the Structure Plan as well as clause 9.14.2 of the Scheme and include details relating to:

- a. Street network and street block boundaries;
- b. Notional location and distribution of land uses which demonstrate how this contributes towards the achievement of the employment target ;
- c. Notional residential density yields and distribution which demonstrate how the density/dwelling targets are met;

d. Street layout and provision for multiple transport modes and servicing, including:

- Street dimensions and sections, generally in accordance with the Yanchep City Centre Transport Strategy;
- Location and integration of bus and / or light rail stops and taxi ranks;

e. A Yanchep City Centre Parking Strategy which includes, but is not limited to, the following:

- Is of a scale which best demonstrates the parking needs of the relevant precinct (or equivalent) area;
- Locates large parking areas away from the railway station;
- Coordinates access to minimise disruption to the street;
- Includes minimum and maximum levels for different uses;
- Utilises time restrictions and charges to manage demand, efficiency and management;
- Reduces the statutory constraint highly variable parking standards can create to land use change over time;
- Maximises shared/public parking;

- Considers parking provision within the context of the broader transport strategy for the centre as catering for one mode of transport, which should not be facilitated at the cost of other, more sustainable modes;
- Utilises strategic parking areas to activate pedestrian spaces including the Main Street; and
- Also provides for loading and service areas, public transport stops and routes, taxi stands, bicycle, and motorbike parking.

f. Built form, including:

- General car parking location and access as well as indicative areas required for easements and reciprocal access, consistent with the Yanchep City Centre Parking Strategy;
- Building height;
- Building setbacks;
- Indicative locations of street front glazing, entrances and awnings;
- Indicative location of services, loading areas, storage, site drainage and rubbish collection;
- Indicative signage;
- Indicative fencing;
- Any building design features required to meet the general and precinct specific objectives and requirements of the Structure Plan.

- g. Location, areas and primary functions/roles of public and private open space;
- h. Indicative landscape treatments within the public realm;
- i. Staging intensions relevant to the delivery of the ultimate Centre and Precinct objectives;
- j. Any such other information considered relevant by Council to address the requirements of this Structure Plan.

**6.1.4** Council may allow a DAP to be prepared in stages, deferring some of the detail required under section 6.1.13 above, where the DAP is proposed to facilitate an initial stage of development and it provides sufficient information to place the initial stage within context and ensure coordination across the Centre. In such cases, the DAP shall provide a clear indication of the area within which additional detail will be required prior to development.

## **6.2 General Requirements**

**6.2.1** Detailed Area Plans and development within the Centre must align with the objectives for the Centre and facilitate the following:

- a. A logical, coherent and connected street system;
- b. Maximum street block lengths of 180m with any street blocks longer than 160m required to provide for mid-block pedestrian through-movement to maximise permeability;

- c. Creation of the Main Street as the primary pedestrian and visual link to the railway station (avoidance of competing internal connections/malls);
- d. Location and arrangement of major activity-generating commercial uses and major car parking areas such that they anchor and activate the main street but don't detract from a fine-grain tenancy mix along it;
- e. Concentration of most intensive land uses close to the railway station;
- f. Ultimate density target of 50 dwellings per hectare within 400m of the rail station;
- g. Ultimate employment target of 15,000 jobs;
- h. Maximum retail floor space of 71,800m<sup>2</sup>;
- i. A mix of land uses within each precinct;
- j. Location of parking areas behind buildings, within under-crofts and/or within multi storey configuration, to limit impact on and disruption to the street;
- k. Parking provision in accordance with an approved Yanchep City Centre Parking Strategy;
- l. Buildings which address, orient to and provide primary pedestrian access from abutting streets. Where abutting a laneway only, this shall be deemed a street for the purposes of this requirement.

- m. Incorporate passive surveillance (including a high proportion of ground floor glazing) to the street and abutting public areas;
- n. Provide continuous awnings and openings and activation along abutting streets.
- o. All ground floor dwellings with street frontage are to be constructed to the following minimum standard to cater for land use over time and retrofit for commercial use:
  - Potential for separate building entrance (exclusive to dwelling) from the street;
  - Minimal change in level between ground floor and the adjacent street.
- p. A functional and connected series of publicly accessible open space areas (POS, streets, town square) which provide for a range of passive recreational uses consistent with a city centre environment;
- q. Appropriate interfaces to adjoining Precincts / areas;
- r. Extensive use of street trees to create an amenable environment;
- s. A high quality of landscaping and streetscape finishes commensurate with a high order City Centre.

**6.2.2** Unless otherwise specified by an approved Detailed Area Plan, residential development within the Centre is to be in accordance with the provisions of the Residential Design Codes R-AC1 code.

### 6.2.3 Land Use Permissibility

- 6.2.3.1 Land Use permissibility for each precinct is specified within Tables 1-4 under section 6.3. The symbols used in the tables have the same meaning as clause 3.2.2 of the Scheme.
- 6.2.3.2 Where referenced within Tables 1-4, 'Small Bar' means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the sale of packaged liquor, and with the number of persons who may be on the licensed premises limited to a maximum of 120.
- 6.2.3.3 The railway shown on Plan 1 within the structure plan area will run below ground in a subterranean lot vested in the Public Transport Authority. Planning requirements above the subterranean lot will be in accordance with those applicable for Precinct 1 or for Open Space, as depicted on Plan 1. Notwithstanding any other provision of this Structure Plan, land use and development above the railway will not be permitted to conflict or interfere with the operation of the railway.

## 6.3 Precinct Specific Requirements

### 6.3.1 Precinct 1 Specific Requirements

In addition to all general requirements, Detailed Area Plans and development within Precinct 1 must:

- a. Provide for the Main Street as the central and primary focus for activity and pedestrian movement. It shall be activated, open air, be provided with continuous building frontage, not dominated by particular tenancies, and not compromised by competing off street internal access;
- b. Provide a minimum building height of 2 storeys along the Main Street;
- c. Incorporate a mix of land use within each street block and a mandatory component of vertical mixed use;
- d. Incorporate nil ground floor setbacks to the Main Street and minimised (nil-3m) ground floor street setbacks elsewhere except where required to accommodate features which add amenity and interest to the street, including forecourts, building articulation and / or alfresco dining;
- e. Minimise side setbacks and breaks in building frontage at ground level to the street, to create a largely continuous urban wall along streets;
- f. Incorporate a high amenity Town Square or Park as a strategic public space.

A minimum Plot Ratio of 1:1 will apply to Precinct 1 with a maximum plot ratio of 3.0:1. The plot ratio will be reviewed as development in the precinct proceeds over time.

Land Use permissibility within Precinct 1 shall be in accordance with the Precinct 1 Land Use Permissibility Table overleaf:

**Table 1 - Precinct 1 Land Use Permissibility Table**

'P' Uses	'D' Uses
Amusement Facility/Parlour	Car Park
Art Gallery	Child Care Centre
Auction Room	Club (non-residential)
Bakery	Display Home Centre
Bank	Dry Cleaning Premises
Beauty Parlour	Education Establishment
Cinema	Hall
Cinema Complex	Market (retail)
Civic Building	Mast or Antenna
Consulting Room	Motel
Corner Store	Night Club
Costume Hire	Place of Assembly
Department Store	Place of Worship
Hairdresser	Restricted Premises
Home Business – Cat 1	Small Bar
Home Business – Cat 2	Stall-General
Home Business – Cat 3	Tavern
Hotel	Telecommunications Infrastructure
Laundromat	Trade Display
Liquor Store	
Medical Centre	
Multiple Dwelling	
Office	
Park	
Pharmacy	
Public Exhibition Centre	
Reception Centre	
Restaurant	
Shop	
Supermarket	
Supermarket	
Take Away Food Outlet	
Theatre	
Video Hire	

**Notes:**

1. Land uses not listed in Table 1, which are listed as 'x' uses under the Scheme in the Commercial zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Commercial zone as 'P', 'D' or 'A', but not listed in Table 1, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme (excepting 'Single House' which is 'x').
2. Notwithstanding the provisions of Table 1, only non-residential development is permitted on the ground floor of buildings fronting the areas identified as Main Street.

No subdivision or strata titling of land (excepting for public purposes or super lots) is permitted within Precinct 1 unless consistent with ultimate development requirements including accommodating density and employment targets.

### **6.3.2 Precinct 2 Specific Requirements**

In addition to all general requirements, Detailed Area Plans and development within Precinct 2 must:

- a. Make provision for inclusion of a Primary School;
- b. Define and make provision for a street-based Tertiary Education Sub-Precinct;
- c. Make provision for joint community facilities including a library, indoor recreation facilities and potentially a performing arts facility within the Tertiary Education Sub-Precinct;
- d. Incorporate minimal (nil-3m) ground floor street setbacks elsewhere except where required to accommodate architectural features which contribute positively to the streetscape.

A maximum plot ratio of 2.0:1 applies to Precinct 2. The plot ratio will be reviewed as development in the precinct proceeds over time.

Land Use permissibility within Precinct 2 shall be in accordance with the Precinct 2 Land Use Permissibility Table overleaf:



**Table 2 - Precinct 2 Land Use Permissibility Table**

'P' Uses	'D' Uses
Amusement Facility/Parlour	Aged or Dependent Persons Dwelling
Art Gallery	Bed & Breakfast
Auction Room	Car Park
Bakery	Club (non-residential)
Bank	Drive Through Food Outlet
Beauty Parlour	Dry Cleaning Premises
Child Care Centre	Funeral Parlour
Cinema	Grouped Dwelling
Cinema Complex	Hall
Civic Building	Hardware Store
Consulting Room	Hospital
Corner Store	Market (retail)
Costume Hire	Mast or Antenna
Education Establishment	Motel
Hairdresser	Night Club
Home Business – Cat 1	Nursing Home
Home Business – Cat 2	Open Air Display
Home Business – Cat 3	Place of Assembly
Hotel	Place of Worship
Kindergarten	Residential Building
Laundromat	Restricted Premises
Laundry	Retirement Village
Liquor Store	Showroom <sup>2</sup>
Medical Centre	Single Dwelling
Multiple Dwelling	Small Bar
Office	Stall - General
Park	Tavern
Pharmacy	
Public Exhibition Facility	
Private Recreation	

'P' Uses	'D' Uses
Reception Centre	Telecommunications Infrastructure
Recreation Centre	Trade Display
Restaurant	
Shop	
Take Away Food Outlet	
Theatre	
Veterinary Consulting Rooms	
Veterinary Hospital	
Video Hire	

**Notes:**

1. Land uses not listed in Table 2, which are listed as 'x' uses under the Scheme in the Mixed Use zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Mixed Use zone as 'P', 'D' or 'A', but not listed in Table 2, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme (excepting 'Single House' which is 'x').
2. Notwithstanding the provisions of Table 2, 'showroom' is only a permitted use where the gross retail floorspace does not exceed 400m<sup>2</sup>.

### 6.3.3 Precinct 3 Specific Requirements

In addition to all general requirements, Detailed Area Plans and development within Precinct 3 must facilitate with the following:

- a. Define and make provision for a Health Sub-Precinct;
- b. Make provision for a Sports Stadium;
- c. Incorporate minimised (nil-6m) ground floor street setbacks elsewhere except:
  - where required to accommodate architectural features which contribute positively to the streetscape; or
  - To Integrator Arterial Roads, where campus style developments such as those common to hospitals make continuous frontage development to all street frontages impractical.

A maximum plot ratio of 1.5:1 applies to Precinct 3. The plot ratio will be reviewed as development in the precinct proceeds over time.

Land Use permissibility within Precinct 3 shall be in accordance with the Precinct 3 Land Use Permissibility Table overleaf:

**Table 3 - Precinct 3 Land Use Permissibility Table**

'P' Uses	'D' Uses
Consulting Room	Amusement Facility / Parlour
Corner Store	Art Gallery
Hospital	Bakery
Lunch Bar	Bank
Medical Centre	Beauty Parlour
Office	Car Park
Park	Child Care Centre
Pharmacy	Cinema
Recreation Centre	Civic Building
	Club (non-residential)
	Dry Cleaning Premises
	Education Establishment
	Hall
	Hotel
	Laundromat
	Laundry
	Mast or Antenna
	Multiple Dwellings
	Place of Assembly
	Place of Worship
	Private Recreation
	Public Exhibition Facility
	Reception Centre
	Recreation Centre
	Residential Building
	Shop <sup>2</sup>
	Small Bar
	Special Place of Assembly
	Take Away Food Outlet
	Tavern
	Telecommunications Infrastructure

**Notes:**

- 1 Land uses not listed in Table 3, which are listed as 'x' uses under the Scheme in the Business zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Business zone as 'P', 'D' or 'A', but not listed in Table 3, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme (excepting 'Single House' which is 'x').
2. Notwithstanding the provisions of Table 3, 'shop' is only a permitted use where the gross retail floorspace does not exceed 300m<sup>2</sup>.

#### **6.3.4 Precinct 4 Specific Requirements**

In addition to all general requirements, Detailed Area Plans and development within Precinct 4 must facilitate with the following:

- a. Coordinated access, parking and service location to minimise disruption to the streetscape and achieve adequate separation;
- b. Incorporate minimum nil and maximum 23m setbacks to Toreopango Drive.

A maximum plot ratio of 0.75:1 applies to Precinct 4. - The plot ratio will be reviewed as development in the precinct proceeds over time.

Land Use permissibility within Precinct 4 shall be in accordance with the Precinct 4 Land Use Permissibility Table overleaf:

**Table 4 - Precinct 4 Land Use Permissibility Table**

'P' Uses	'D' Uses
Amusement Facility / Parlour	Beauty Parlour
Art Gallery	Car Park
Auction Room	Child Care Centre
Bakery	Civic Building
Bank	Club (non-residential)
Car Wash	Education Establishment
Consulting Room	Factory Unit
Convenience Store	Funeral Parlour
Corner Store	Hairdresser
Costume Hire	Hall
Drive Through Food Outlet	Hotel
Dry Cleaning Premises	Landscape Supplies
Hardware Store	Market (retail)
Hire Service	Mast or Antenna
Laundromat	Motel
Laundry	Motor Vehicle Repairs
Liquor Store	Place of Assembly
Lunch Bar	Place of Worship
Medical Centre	Plant Nursery
Office	Private Recreation
Open Air Display	Reception Centre
Pharmacy	Residential Building
Public Exhibition Facility	Restricted Premises
Recreation Centre	Shop <sup>2</sup>
Restaurant	Stall-General
Road House	Tavern
Service Station	Telecommunications
Showroom	Infrastructure
Take Away Food Outlet	Trade Display
Veterinary Consulting Rooms	Warehouse
Veterinary Hospital	
Video Hire	

**Notes:**

1. Land uses not listed in Table 4, which are listed as 'x' uses under the Scheme in the Business zone, are 'x' uses within the Precinct. Land uses listed in the Scheme in the Business zone as 'P', 'D' or 'A', but not listed in Table 4, or are unlisted in the Scheme, are to be considered in accordance with clause 3.3 of the Scheme (excepting 'Single House' which is 'x').
2. Notwithstanding the provisions of Table 4, 'shop' is only permitted in Precinct 4 where the gross retail floor space of the shop exceeds 300m<sup>2</sup>.

#### **6.4 Interim development**

It is acknowledged that the Centre will mature over time and that interim (temporary) land uses and development which do not comply with the Structure Plan's ultimate objectives may be appropriate where this is considered reasonably likely to be redeveloped over time into one compliant with the requirements of the Structure Plan. In determining whether a development may be likely to redevelop in accordance with this clause, the Council will consider the degree to which the building or land use can be viably redeveloped within the proposed timeframe for redevelopment, having regard to the site layout, means of construction and the proposed levels investment on the site.

No subdivision or strata titling of land will be supported for interim development.

As a condition development approval, the owner will be required to enter into a legal agreement with Council acknowledging that the approval is temporary and agreeing not to enter into any agreement or sub leases with any other parties relating to the land that extend beyond the approval period.

The approval period for interim development is to be 20 years, which may be renewed or extended by a further 10 years where deemed appropriate by Council.

#### **7.0 REPORTS, STRATEGIES AND DOCUMENTS REQUIRED PRIOR TO SUBDIVISION**

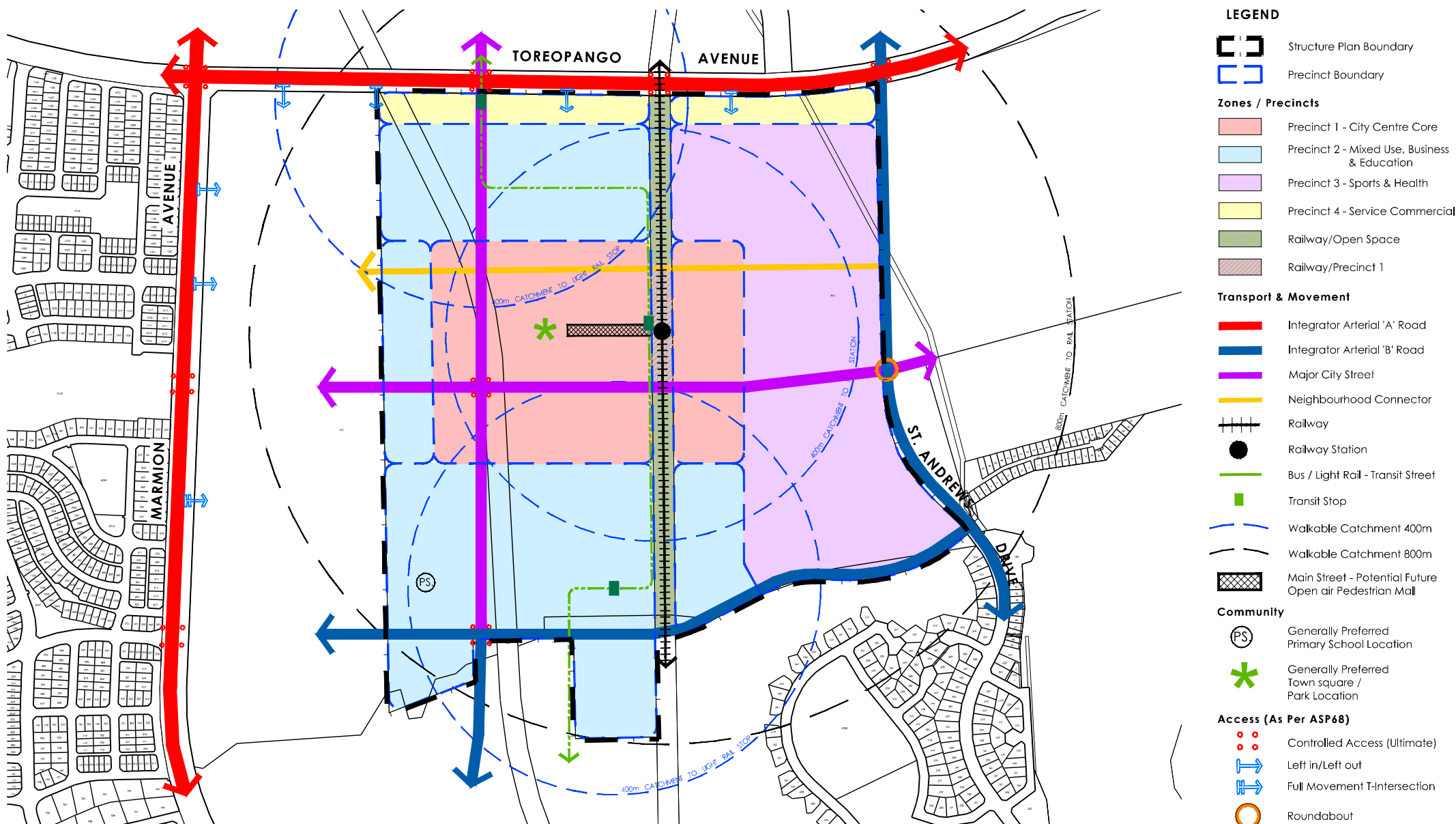
The following documents, as applicable, are to be prepared in consultation with the relevant authority and provided at the time of application for subdivision:

- a. Where Detailed Area Plans over the subject area have yet to be approved, a Street Network Plan demonstrating coordination of the street network and alignment with the Yanchep City Centre Transport Strategy.

#### **8.0 CONDITIONS OF SUBDIVISION**

At the time of subdivision, conditions may be recommended, as applicable, requiring the preparation and / or implementation of the following:

- a. Bushfire Management Plan;
- b. Transport Noise Assessment;
- c. Geotechnical Report; and
- d. Urban Water Management Plan.



PLAN 1 - ACTIVITY CENTRE STRUCTURE PLAN