

AMENDMENT NO. 4 TO THE
LOT 1 & 102 YANCHEP BEACH ROAD, YANCHEP
AGREED STRUCTURE PLAN NO. 40

May 2019

AMENDMENT NO. 4
TO THE
LOT 1 & 102 YANCHEP BEACH ROAD, YANCHEP
AGREED STRUCTURE PLAN NO.40

PART ONE - IMPLEMENTATION SECTION

Prepared by



2 Abbotsford Street
West Leederville, WA 6007

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2122Rep152A

May 2019

This Amendment to the Lot 1 & Lot 102 Yanchep Beach Road, Yanchep Agreed Structure Plan is prepared under the provisions of Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**Record of Amendments made to the Lot 1 & Lot 102 Yanchep Beach Road,
Yanchep Structure Plan**

Agreed Structure Plan No. 40

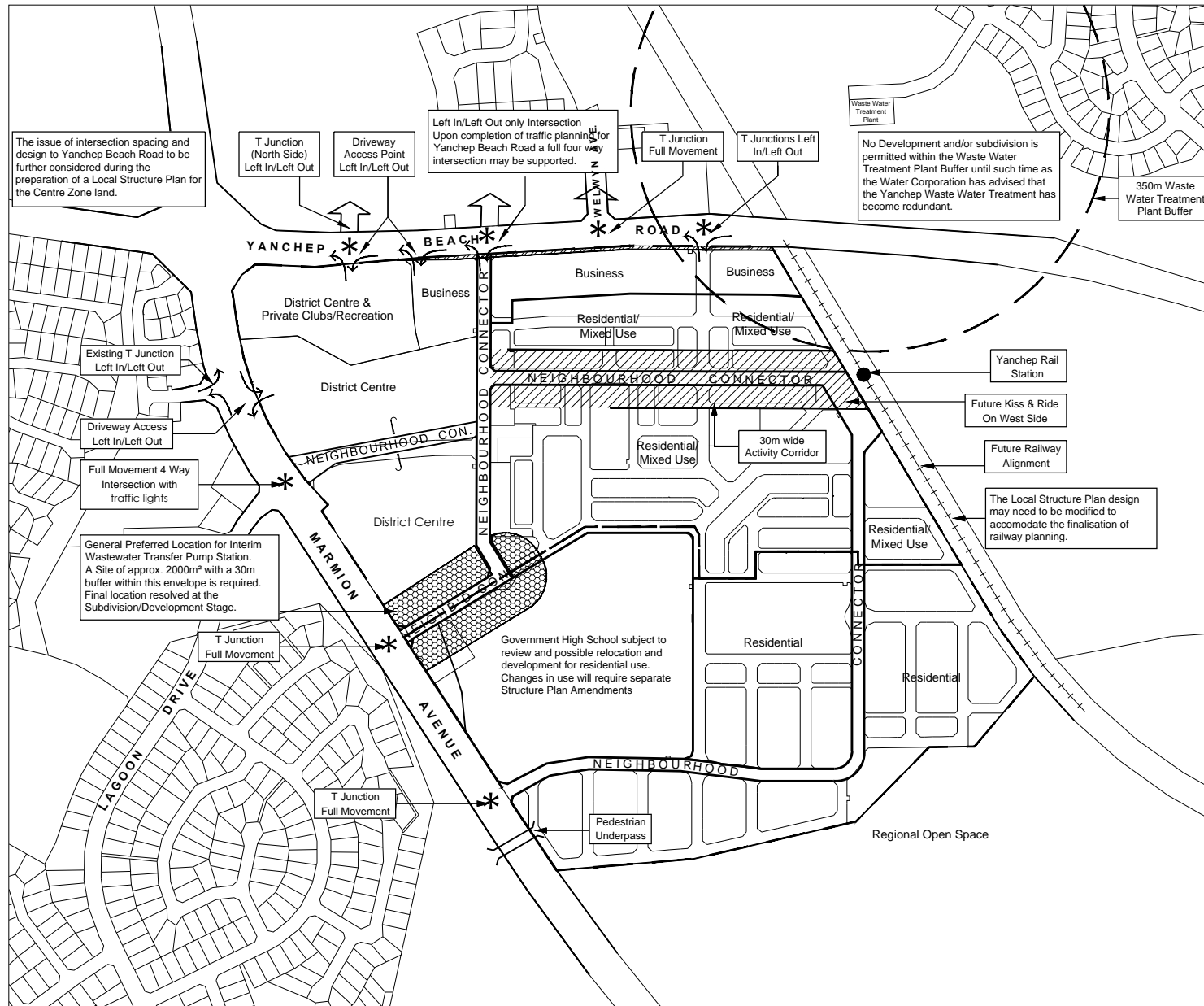
Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1.	<ul style="list-style-type: none"> i) Introduce Special Design Provisions and R Code Variations ii) Re Code various Apartment sites to R100 iii) Minor changes to Zoning Plan to reflect approved subdivision iv) Clarify wording related to the land subject to the Retail Floorspace allocation. 	26 March 2009	10 September 2009
2.	<ul style="list-style-type: none"> i) 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.	<ul style="list-style-type: none"> i) Inserting a new paragraph into section 6.0 outlining the statutory operation of the R80/R100 split code; ii) Amending Clause 9.6.3 to include reference to State Planning Policy 4.2; iii) Inclusion of Table 1C into Part 1 to include additional Acceptable Development provisions for single and grouped housing on R80/R100 coded lots; iv) Modifying the LSP Statutory Plan (Plan 1) and Zoning Plan (Plan 2) to reflect a modified subdivision layout; and v) 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. 	28 May 2013	11 November 2013

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
4.	Modifying the Local Structure Plan Map (Plan 1) by reclassifying No. 2 Kakadu Road, Yanchep from 'Business' to 'District Centre'; and Modifying the Zoning Plan (Plan 2) by rezoning No. 2 Kakadu Road, Yanchep from 'Business Zone' to 'Commercial'.		

AMENDMENT NO. 4
TO
LOT 1 & LOT 102 YANCHEP BEACH ROAD, YANCHEP
AGREED STRUCTURE PLAN NO. 40

The City of Wanneroo, pursuant to Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Amending the Local Structure Plan Map (Plan No. 1) by reclassifying No. 2 Kakadu Road, Yanchep from 'Business' to 'District Centre'.
2. Amending the Zoning Plan (Plan No. 2) by rezoning No. 2 Kakadu Road, Yanchep from 'Business Zone' to 'Commercial'.



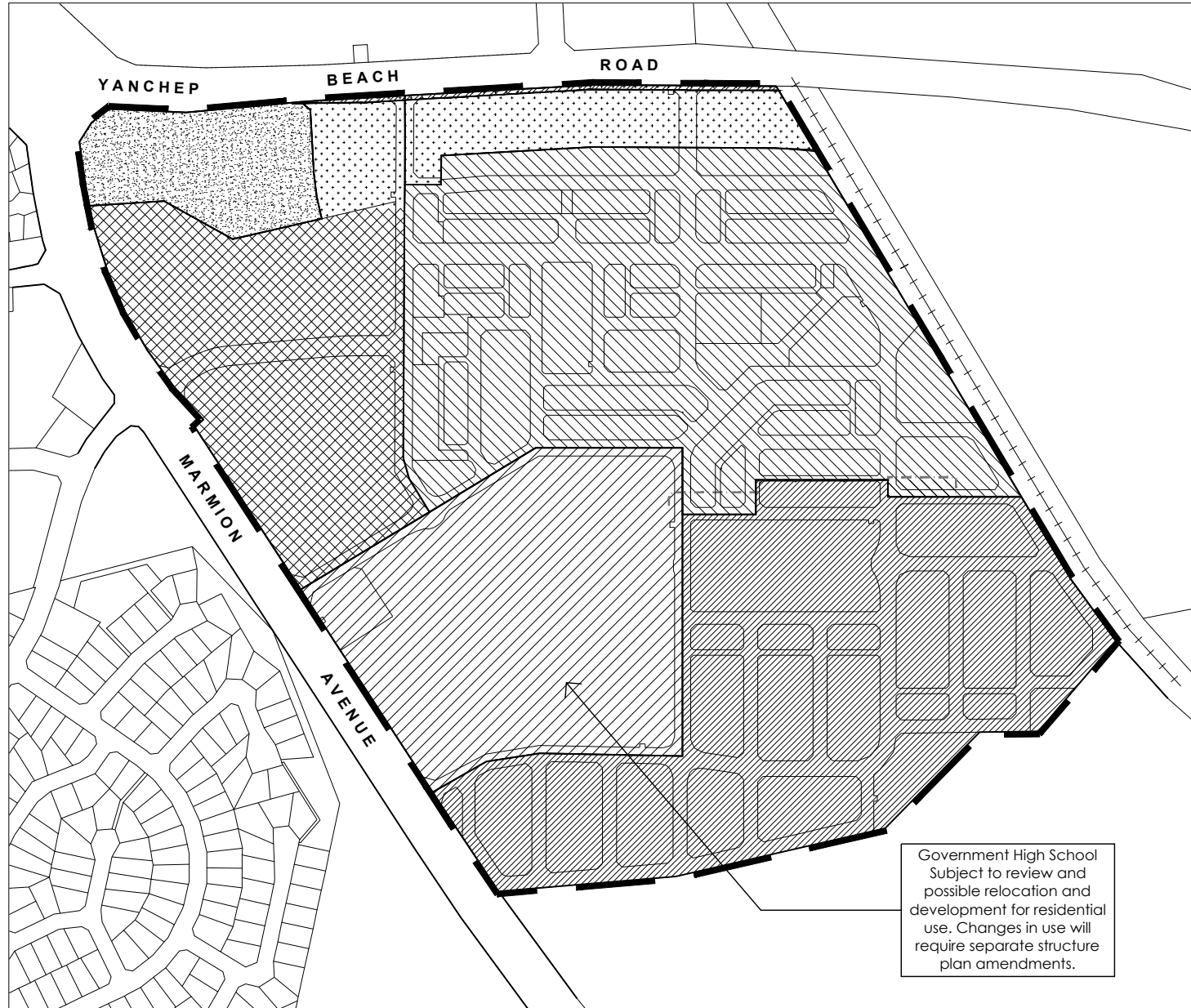
LOCAL STRUCTURE PLAN - EXISTING



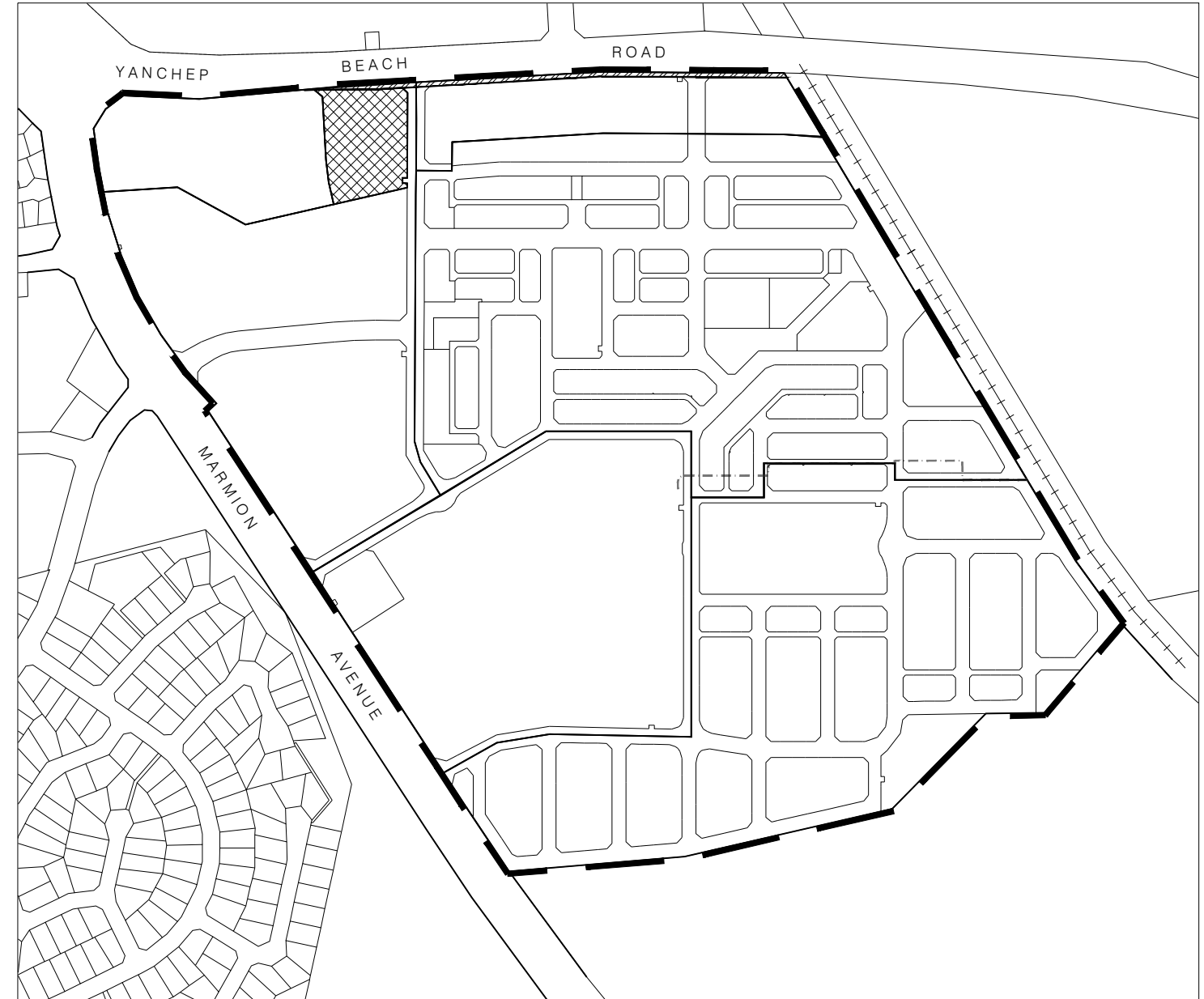
LOCAL STRUCTURE PLAN - PROPOSED

LOT 1 & LOT 102 YANCHEP BEACH ROAD,
YANCHEP STRUCTURE PLAN No.40 (AMENDMENT 4)





ZONING PLAN - EXISTING



ZONING PLAN - PROPOSED

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 (AMENDMENT 4)



IT IS CERTIFIED THAT AMENDMENT NO. 4 TO THE LOT 1 & LOT 102 YANCHEP
BEACH ROAD, YANCHEP AGREED STRUCTURE PLAN NO. 40

WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON:

..... Date

Signed for and on behalf of the Western Australian Planning Commission:

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16
of the *Planning and Development Act 2005* for that purpose.

**AMENDMENT NO. 4
TO THE
LOT 1 & LOT 102 YANCHEP BEACH ROAD, YANCHEP
AGREED STRUCTURE PLAN NO. 40**

PART 2 – EXPLANATORY REPORT

Prepared by



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May 2019

Introduction

The purpose of this amendment is to modify the planning framework to allow for an expanded range of uses at No.2 Kakadu Road, Yanchep at the corner of Yanchep Beach Road and Kakadu Road ('the site').

The site is currently zoned 'Business Zone' under Agreed Structure Plan No. 40 (ASP 40). In accordance with clause 6 of the 'Part 1 – Statutory Section' of ASP 40, land use permissibility is in accordance with the provisions of 'Table 1 – The Zoning Table' of the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

An opportunity has recently arisen where a proponent is seeking to develop the site for a range of potential land uses, including 'shop'. The subject site has been identified as a desirable location due to its road frontage on three sides and excellent exposure to Yanchep Beach Road. The current 'Business' zoning however, would preclude a 'shop' from locating on the site and it is necessary to amend ASP 40 by modifying the zoning from 'Business' to 'Commercial'.

No modifications are required to the Structure Plan text, with the requisite modifications limited to the 'Local Structure Plan' Map and 'Zoning Plan'.

Background

The Yanchep District Centre ('the Centre') is a mixed use Activity Centre located on the corner of Marmion Avenue and Yanchep Beach Road in Yanchep. ASP 40 is the operative planning framework that guides subdivision and development of the Centre. Stage 1 development of the Centre has been completed, comprising a shopping mall and associated car park accessed from Peony Boulevard. Peony Boulevard intersects with Marmion Avenue at a signalised full movement intersection. Marmion Avenue forms the western boundary of the Centre and serves as the primary north-south road providing access for the Centres population catchment.

The Centre currently comprises one major full-line supermarket and eighteen specialty stores. As with most Activity Centres of this scale, development is occurring in a staged manner. As the population grows within the Centre's trade catchment, the delivery of additional commercial floor space will continue to occur. This staged approach ensures that the supply of commercial floor space matches the demand generated by the catchment, resulting in an appropriate range and diversity of shopping services for residents. It also ensures that the amount of commercial floor space can be supported and is viable.

Proposal

Amendment 4 to ASP 40 will accommodate the second stage of development within the Centre, allowing for a development with a floor area of approximately 1,500m² which would potentially accommodate a number of tenancies. This will expand the range of commercial and retail offerings available and provide more choice for consumers, which is a positive outcome for local residents.

Our Client - who is the landowner of the Centre - has been approached by a developer who has identified the site as a desirable and appropriate location to establish a retail premise that will include the land use of 'shop'. The site is the preferred location for the following reasons:

- It has a road frontage to three sides allowing for excellent circulation, numerous opportunities for driveway access points and effective distribution of traffic;
- It is in close proximity to a full movement intersection at Yanchep Beach Road and Marmion Avenue;
- It has a high degree of exposure on a corner site abutting Yanchep Beach Road, assisting to attract passing trade; and
- It is an appropriately sized and dimensioned freehold site that can accommodate the supermarket building and associated car park.

The above reasons, whilst making the site commercially suitable for the operator, are also valid planning reasons as to why the site can appropriately accommodate, amongst other uses, a 'shop' use as defined by DPS2.

As outlined above, the Amendment does not propose any textual changes to ASP 40 and proposes only to modify the necessary plans to allow for the use of 'Shop' to be considered on site.

Retail Floor Space

Clause 8.1 of the ASP 40 Part 1 Report allocates a retail net lettable area (NLA) of 11,000m² within the Centre. This is not proposed to be modified as part of Amendment 4, as the NLA is not proposed to increase above 11,000m². The potential 'Shop' use that this Amendment can support will be delivered under the 11,000m² NLA allocation.

The existing 'Business' zoning of the site already allows for a range of retail uses such as 'Bakery', 'Convenience Store', 'Pharmacy' and 'Restaurant' which would all contribute to the NLA for the Centre. A 'Shop' however, is not permitted in the 'Business' zone. This Amendment proposes to improve the distribution of commercial and retail offerings by allowing the potential for a 'shop' use to locate on the site as part of a development, maximising the benefits that the corner sites exposure and multiple access points provide, without impacting the overall allocation of retail NLA within the Centre.

Access

The current Structure Plan Map depicts a left in/left out driveway that will provide access/egress to the site from Yanchep Beach Road. This driveway will service patrons travelling to the site from the east and provide an efficient egress point for both south and north bound traffic along Marmion Avenue.

Patrons travelling to the site from the north are expected to access the site via the existing left turn slip lane into the Centre from Marmion Avenue. Traffic approaching from the south will likely utilise a right turn movement into Peony Boulevard from the signalised Marmion Avenue intersection, then turning left into Kakadu Avenue.

The exact locations and design of the access driveways to the site will be detailed as part of the development application, consistent with the LSP Map where access is prescribed i.e. left in/left out intersection with Yanchep Beach Road.

Traffic volumes are not expected to change beyond the original assumptions for the Centre, as it is not proposed to increase the amount of retail NLA.

Conclusion

The proposed Amendment is minor in nature and seeks to enhance the range of commercial offerings within the Centre. The proposal does not alter the allocation of NLA within the Centre rather, it will coordinate the distribution of certain types of land uses to suit the end user's needs.

The site is suitably placed to accommodate a number of business opportunities due to its exposure to Yanchep Beach Road, multiple road frontages and proximity to Marmion Avenue. The outcome that this Amendment seeks to deliver only stands to positively benefit the Centre's catchment population by enhancing the mix of commercial offerings and making day to day shopping needs more accessible.

The proposal is capable of being delivered under the current provisions of ASP 40, with the exception of the existing 'Business' zoning which prevents a range of complimentary land uses from establishing on the site. The extent of this Amendment is therefore limited to amending the zoning to 'Commercial'.