

# PART ONE

## Implementation Section

**Amendment No. 5**

**Lots 1 + 102 Yanchep Beach Road, Yanchep (Jindowie West)**

**Agreed Structure Plan No. 40**



Title: Lots 1 + 102 Yanchep Beach Road, Yanchep (Jindowie West)  
Part One - Implementation Section

Prepared for: Department of Communities

CLE Reference: 2122Rep156A

Date: 31 July 2020

Status: Final

Review date: 31 July 2020

Prepared by: CLE Town Planning + Design

Project team: Town Planning + Design - CLE Town Planning + Design  
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Environmental - Coffey Environments  
Bushfire - Entire Fire Management  
Acoustic - Lloyd George Acoustics  
Landscape Design - EPCAD

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Table of Amendments

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	ENDORSED BY CITY OF WANNEROO	ENDORSED BY WAPC
1	(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; and (iv) Clarify wording related to the land subject to the Retail Floorspace allocation.	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	(vi) Inserting a new paragraph into section 6.0 outlining the statutory operation of the R80/R100 split code; (vii) Amending Clause 9.6.3 to include reference to State Planning Policy 4.2; (viii) Inclusion of Table 1C into Part 1 to include additional Acceptable Development provisions for single and grouped housing on R80/R100 coded lots; (ix) Modifying the LSP Statutory Plan (Plan 1) and Zoning Plan (Plan 2) to reflect a modified subdivision layout; and (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.	28 May 2013	11 November 2011
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'.	8 October 2019	1 November 2019
5	Rezoning the 'Mixed Use' land between the Yanchep District Centre and the defunct South Yanchep station site to 'Residential' with density codes R40 and R60 and deleting the Activity Corridor linking the two.	TBC	TBC

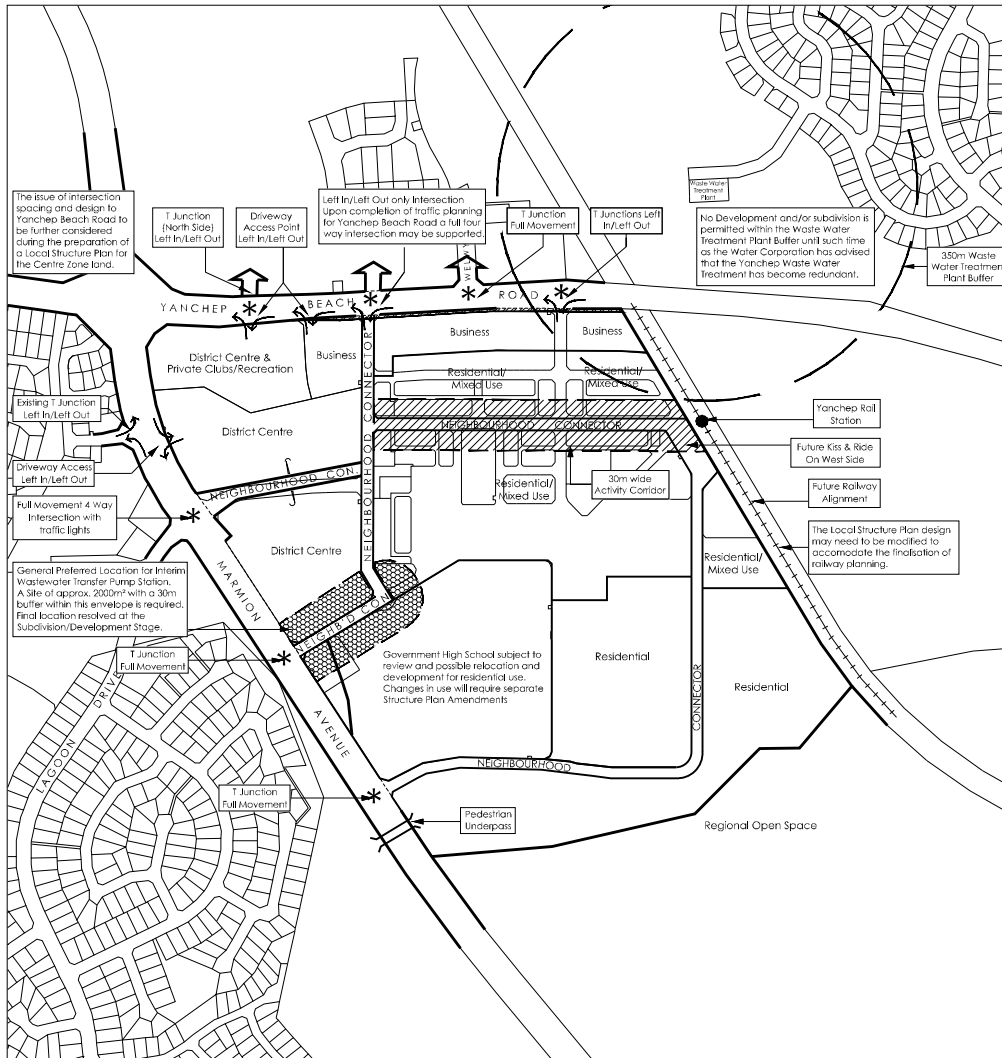
**LOTS 1 AND 102 YANCHEP BEACH ROAD, YANCHEP (JINDOWIE WEST)**

**AGREED STRUCTURE PLAN NO. 40**

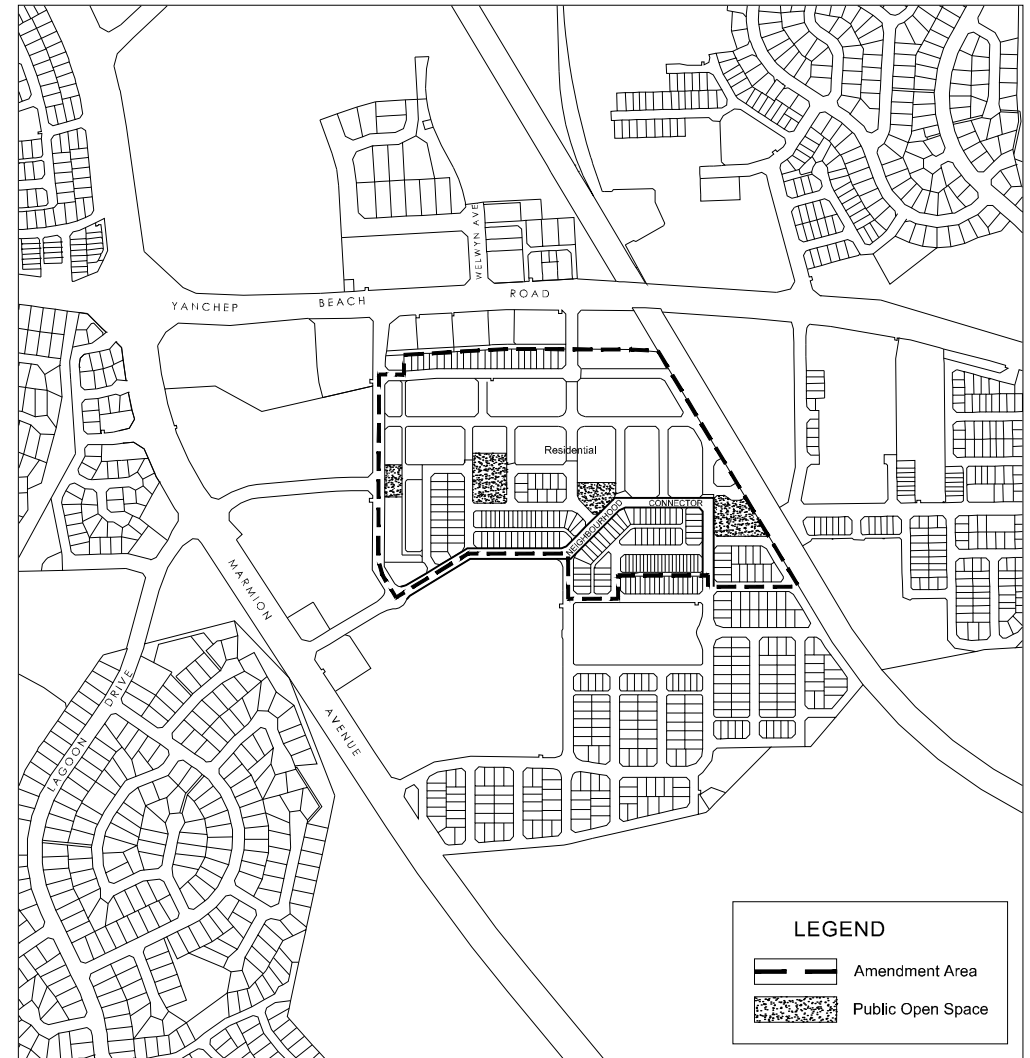
**AMENDMENT NO. 5**

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

1. Rezoning a portion of Lot 9038 Avon Road, Yanchep from 'Mixed Use' to 'Residential' with density codes of R40 and R60 and making associated changes to Part 1 of the ASP 40 report;
2. Realigning one Neighbourhood Connector road to a more southerly location;
3. Deleting Tables 1A and 1B from Part 1 and making associated changes to Part 1 of the ASP 40 report in order to implement the R-MD Codes; and
4. Refining Part 1 of the ASP 76 report to ensure consistency with the *Planning and Development (Local Planning Schemes) Regulations 2015*.





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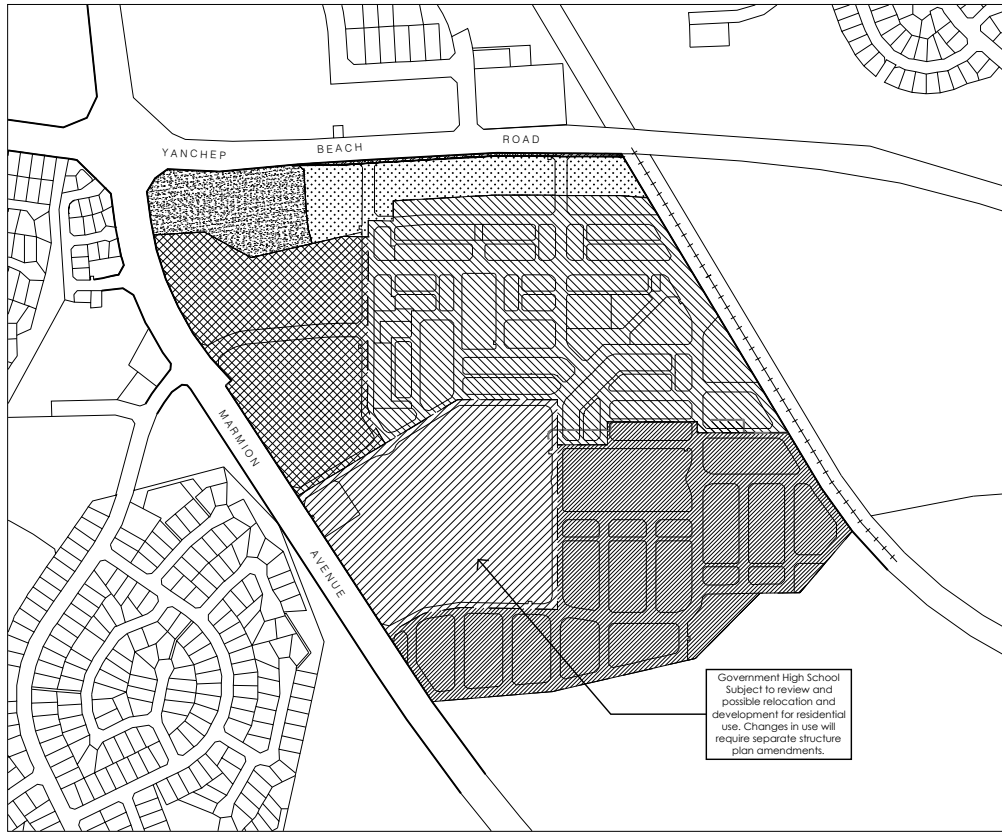


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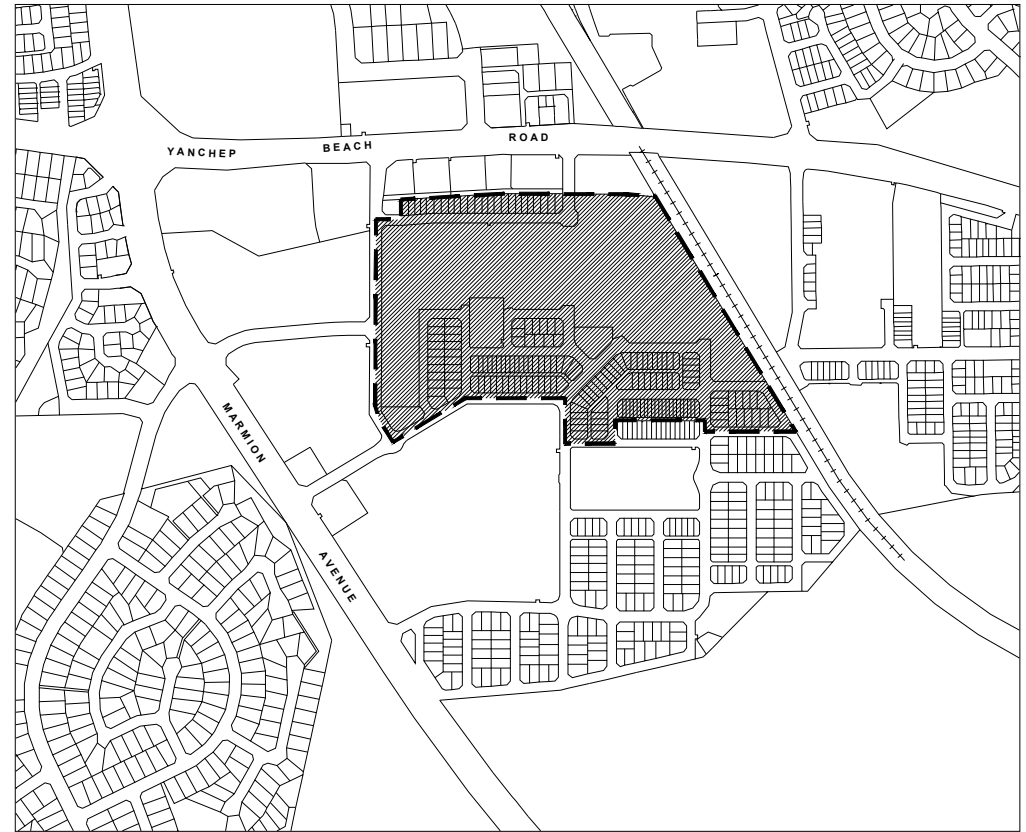
**LEGEND**

-  Amendment Area
-  Public Open Space

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











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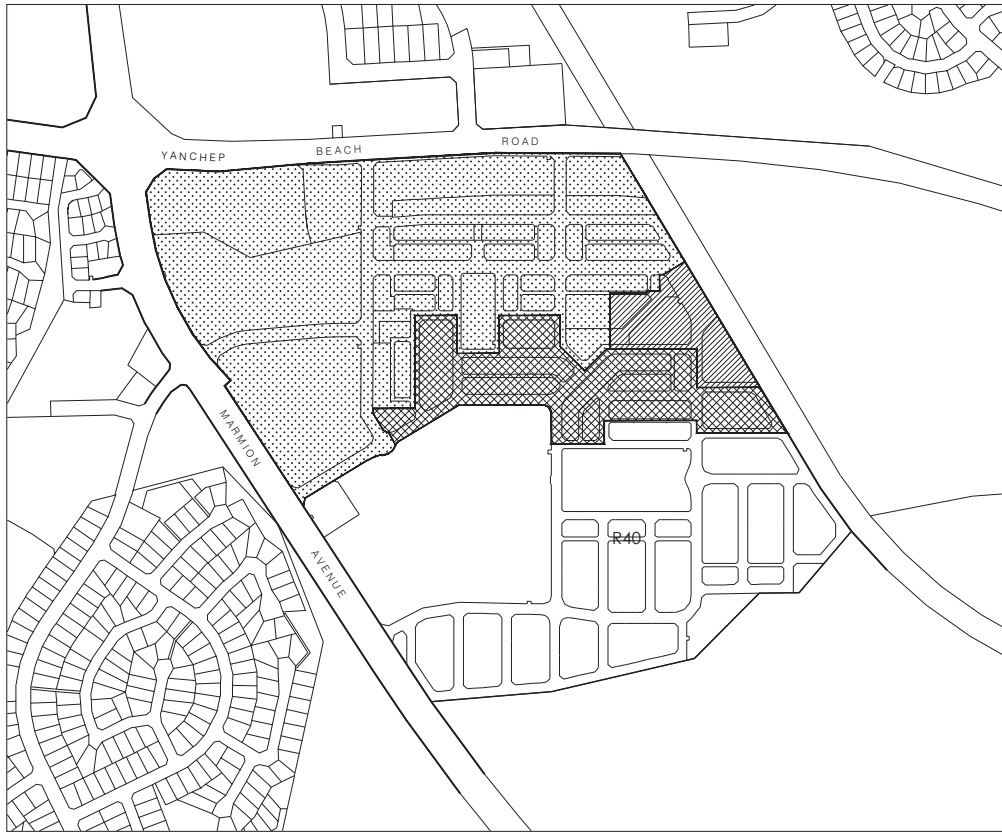


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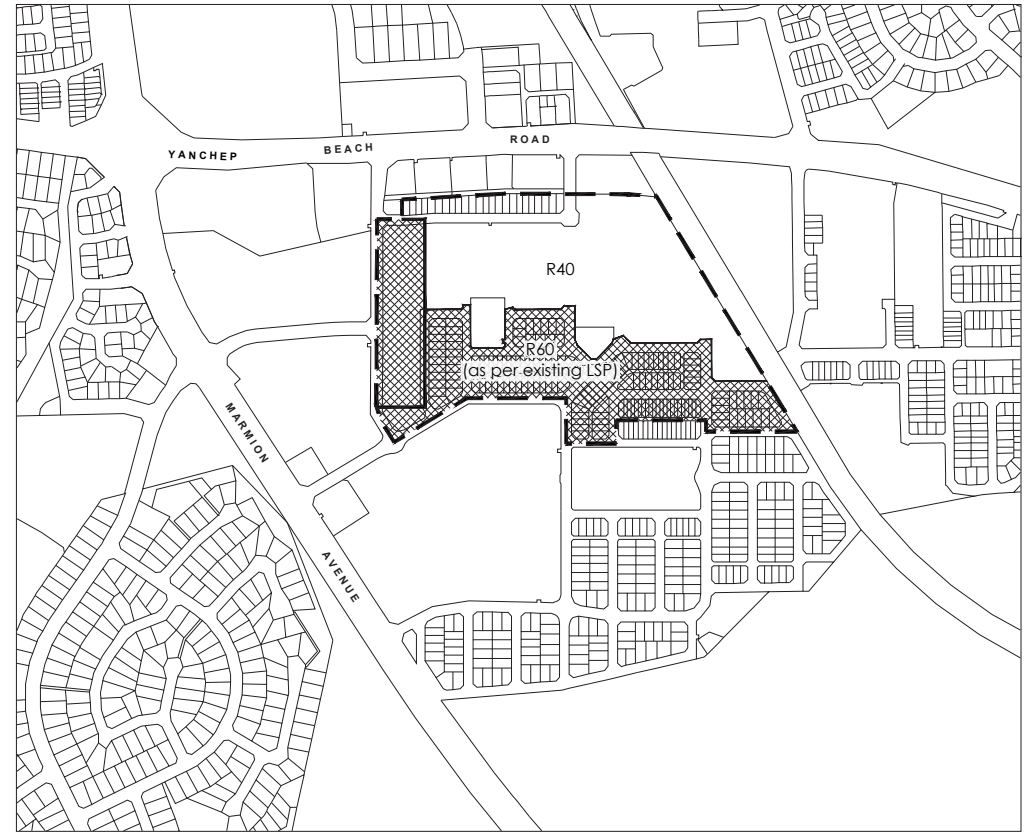
**LEGEND**

- |   |                  |   |  |
|---|------------------|---|--|
|  | Amendment Area   |  | Business Zone                            |
|  | Residential Zone |  | Centre Zone & Private Clubs/Recreation   |
|  | Mixed Use Zone   |  | Public Purpose - High School Reservation |
|  | Commercial       |  | Other Regional Road Reserve              |

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



EXISTING



PROPOSED

LEGEND

- |  |                |   |     |
|--|----------------|---|-----|
|  | Amendment Area |  | R60 |
|  | R160           |  | R40 |
|  | R80 / R100     |   |     |

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



This amendment to Agreed Structure Plan 40 is prepared under the provisions of Part 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

IT IS CERTIFIED THAT AMENDMENT NO. 5 TO AGREED STRUCTURE PLAN 40 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 authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

..... Witness

..... Date

..... Date of expiry