



Yanchep City Centre Precinct Structure Plan

Part One - Implementation Report

JUNE 2026



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Approval Page

This Precinct Structure Plan is prepared under the provisions of the Yanchep City Centre Improvement Scheme and State Planning Policy No. 7.2: Precinct Design.

IT IS CERTIFIED THAT THIS PRECINCT STRUCTURE PLAN 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, in the presence of:

Witness

Date

Date of Expiry

Table of Amendments

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC

Executive Summary

This Precinct Structure Plan ('PSP') has been prepared to guide the development of the Yanchep City Centre, Perth's only greenfield Strategic Metropolitan Centre. It has been prepared by CLE Town Planning + Design in accordance with State Planning Policy No. 7.2: Precinct Design and adopted pursuant to the Yanchep City Centre Improvement Scheme.

The PSP is as an evolution of the Yanchep City Activity Centre Plan that was approved in March 2018. It updates the provisions of that plan to reflect contemporary policy requirements, urban design refinements and the outcomes of a significant phase of design work for the City Centre core by an international architect undertaken during 2022-24.

The PSP provides direction on the intended future structure, land uses and built environment for the area, with the objective of creating a dynamic, modern, mixed-use precinct that optimises access to passenger rail and fulfils its potential as a satellite city for Perth. The pattern of zones and reserves has been influenced by the location of planned and future roads, green links, the railway station and other focal points. The intensity and mix of land uses contemplated in each zone and reserve reflects its role and location.

At ultimate development, the PSP area will accommodate a diverse range of retail, commercial, service, cultural, leisure and educational uses supported by high-density residential development in an attractive urban setting. As the centre develops, the PSP contemplates and encourages lower-intensity developments that create early activation, promote further growth and enable future redevelopment into higher-intensity uses. At all stages, high standards of design for public and private developments are anticipated and encouraged.

To realise this vision of a staged approach, the PSP provides a framework for each zone to have short- and long-term built form controls. Built form controls are framed to facilitate development which contributes to the ultimate Centre vision but do not seek to enforce ultimate land use intensity in the short to medium term.

As required by SPP 7.2 and the WAPC's *Guidance for Structure Plans* manual, this PSP contains two parts. Part 1 is the 'Implementation' section and contains the statutory controls applicable to future development. Part 2 is the 'Explanatory' section and contains a detailed examination of the opportunities and constraints applicable to the site and explains the rationale behind the design. This is augmented by a series of detailed specialist reports appearing as appendices.

Land Use Summary

Table 1 provides a land use summary of the Structure Plan area.

Item	Data
Total area covered by the structure plan	209.9ha
Gross area of each land use proposed:	
• City Centre & Mixed Use (east of Splendid Av) & Service Commercial (Toreopango Av)	71.5ha
• Mixed Use (west of Splendid)	14.5ha
• Service Commercial (Yanchep Beach Road)	11.4ha
• Residential	98.9ha
• Railway Reserve	13.7ha
Total estimated dwelling yield	5,838
Total estimated population	15,179 at 2.6 per dwelling
No. of high schools	1 (Catholic K-12)
No. of primary schools	2 (one public; one Catholic K-12)
Estimated ultimate gross commercial floorspace	275,892sqm
Estimated ultimate net lettable retail floorspace	67,177sqm
Estimated ultimate employment	10,689 jobs
Open space:	
• Private Recreation (Botanic Garden & University Green)	11.9ha
• Public Open Space	19.9ha

Table 1 - Land Use Summary

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1. Precinct Structure Plan Area & Operation

This Precinct Structure Plan ('PSP') applies to the land covered by the Yanchep City Centre Improvement Scheme, being the land generally bounded by Marmion Avenue to the west, Toreopango Avenue to the north, Yanchep Beach Road to the south and the Perth-Yanchep railway and St Andrews Drive to the east. The total land area is approximately 210 hectares.

The PSP is in effect from the day it is approved by the WAPC, the date of which is stated on the Approval Page. As specified in Section 28 of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015*, this PSP has effect for a period of 10 years from the day it comes into effect.



Above: Site Photo



Figure 1: Site Plan (Aerial source: Nearmap)

2. Purpose, Vision & Objectives

The purpose of this PSP is to facilitate the development of the Yanchep City Centre as the primary Strategic Centre for the North-West corridor of the Perth & Peel metropolitan region.

The vision for the Yanchep City Centre is a dynamic, modern, mixed-use activity centre which:

1. Provides 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. Integrates **high density residential and non-residential land uses**, and embraces changes in land use over time;
3. Provides a **robust, permeable and legible street network** with a priority on pedestrian and cyclist amenity, and integration of transport modes;
4. Concentrates highest intensity **land uses within 400m of the railway station** within a transit-oriented, urban environment;
5. Facilitates a **high standard of urban design** on both public and private land to create a **comfortable, safe, attractive and interesting environment** for residents, employees and visitors;
6. Promotes **high-quality architecture** and street-based, human-scaled built form;
7. Incorporates a range of **sustainability initiatives** including sustainable transport planning, capacity for building reuse, integrated water management and encourage resource-efficient building initiatives; and
8. Has a **lively, unique and appealing character** making it an attractive place for people to **live, work, visit, invest, learn and recreate**.

The following specific objectives will support the delivery of the vision:

1. Floorspace to accommodate **10,689 jobs** at full development.
2. Up to **67,177sqm** of net lettable **retail floorspace** at full development.
3. **Fifty dwellings** per gross urban hectare within 1,200m of the railway station at full development.
4. **Tertiary education facilities** including a university or TAFE campus, and complementary floorspace.
5. **Regional sporting facilities** centred on a boutique stadium, and complementary floorspace.
6. Complementary floorspace for the nearby **Yanchep Hospital site**.
7. **Civic facilities and services** with a view to a potential future municipal centre.
8. Co-operative partnerships between the landowner and government agencies to anticipate and **meet community needs** and support the implementation of the PSP.

The PSP's approach to delivering these objectives is detailed in Part 2 of this report, Section 5 of which communicates the design response in the context of the six Design Elements defined in State Planning Policy 7.2: Precinct Design. Each of these is identified with one of the icons presented below.





Above: Yanchep Botanic Gardens

3. Staging

3.1 Staging Intent

Full development of the PSP area, particularly the City Centre and Mixed Use zones in terms of built form and land use intensity is estimated to occur over a 50 year timeframe. The PSP anticipates this by promoting staged development and redevelopment of sites to allow evolution to occur.

Development of the PSP area will be staged in response to servicing and commercial considerations. It is envisaged, but not mandated, that development will be staged in accordance with **Figure 2**. The servicing and infrastructure demands arising from this strategy are summarised in **Table 2**.

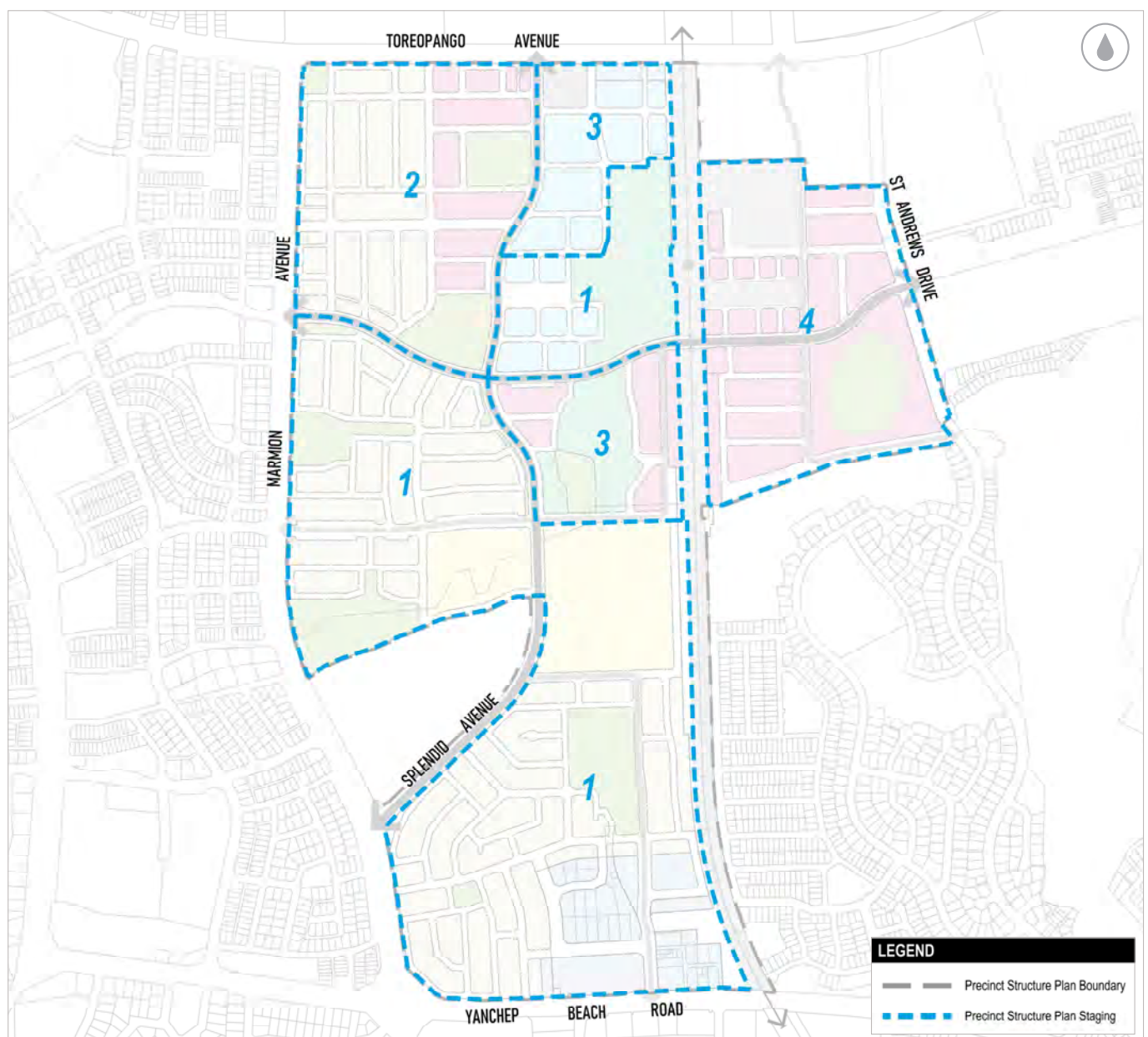


Figure 2: Indicative Staging Plan

Stage	Deliverables	Approx Timeframe	Supporting Infrastructure	Responsible Party
1	- Approximately 1,042 dwellings within the Residential zone. - Mixed development (e.g. residential, commercial, civic) in the central portion of the City Centre zone as shown. - Local parks and green links.	Short-term (0-5 years)	Roads - Extension of Zamia Rise - Extension of Splendid Av from Yanchep Beach Rd to Botanic Blvd and potentially through to Toreopango Av. - Internal road network accessed from: - Marmion Av - Splendid Av - Botanic Blvd - Yanchep Beach Rd - Signalised intersection at Botanic Blvd / Splendid Av.	Roads - Main Roads WA - City of Wanneroo - Developer
			Power - High voltage ('HV') / low voltage ('LV') power supply to lots - HV feeder upgrade (by Western Power) required in region - subject to regional load requirements and timing.	Power - Western Power (HV feeder) - Developer (internal network)
			Water - DN700 water main extension in Marmion Avenue, terminating at Botanic Blvd. Anticipated completion Q4/2027. 250-PVC main (existing, but not live) in Botanic Boulevard. Main to be connected and made 'live' by Water Corporation on completion of DN700. Anticipated completion Q4/2027. - Internal reticulation network including new 250-PVC main in Splendid Avenue. - Internal reticulation network including DN100/DN200 mains.	Water - Water Corporation (DN700 extension) - Developer (internal network)
			Sewer - DN1200 gravity sewer main extension in Marmion Avenue, terminating proximate to Zamia Rise. Anticipated completion Q4/2027. - Internal gravity network including DN300/DN375 main in Splendid Avenue and Zamia Rise. DN300/DN375 alignment currently pending. - Internal reticulation network including new DN150/DN225 mains.	Sewer - Water Corporation (DN1200 extension) - Developer (internal network)
2	- Approximately 1146 dwellings within the Residential and Mixed Use zones. - Catholic Education Office K-12 school on the site shown between Splendid Avenue and the railway. - Department of Education primary school on the site shown west of Splendid Avenue. - Commercial development in the existing Service Commercial area off Yanchep Beach Road and in the Mixed Use zone. - Local parks and green links.	Medium-term (6-10 years)	Roads - Extension of Splendid Av from Botanic Blvd to Toreopango Av if not complete in Stage 1. - Internal road network accessed from: - Marmion Av - Splendid Av - Botanic Blvd - Toreopango Av - Signalised intersection at Botanic Blvd/Splendid Av if not complete in Stage 1.	Roads - Main Roads - City of Wanneroo - Developer

Stage	Deliverables	Approx Timeframe	Supporting Infrastructure	Responsible Party
			Power - HV/LV power supply to lots. - HV feeder upgrade (by Western Power) required in region - subject to regional load requirements and timing. - Additional HV feeder (as required).	Power - Western Power (HV feeder) - Developer (internal network)
			Water - DN700 water main extension in Marmion Avenue, terminating at Botanic Blvd. Anticipated completion Q4/2027. 250-PVC main (existing but not live) in Botanic Boulevard. Main to be connected and made 'live' by Water Corporation on completion of DN700. Anticipated completion Q4/2027. - Internal reticulation network including new 250-PVC main in Splendid Avenue. - Internal reticulation network including DN100/ DN200 mains.	Water - Water Corporation (DN700 extension) - Developer (internal network)
			Sewer - DN1200 gravity sewer main extension in Marmion Avenue, terminating proximate to Zamia Rise. Anticipated completion Q4/2027. - Future DN1200 gravity sewer extension in Marmion Avenue terminating north of Botanic Boulevard. - Internal gravity network including DN300/DN375 main in Splendid Avenue and Zamia Rise. DN300/DN375 alignment currently pending. - Internal reticulation network including new DN150/ DN225 mains.	Sewer - Water Corporation (DN1200 extensions) - Developer (internal network)
3	- Mixed development (e.g. residential, commercial, civic) in the balance portion of the City Centre zone as shown, beyond the area shown in Stage 1. - Subject to the securing of a tenant, development of a tertiary education precinct in the 'Education' precinct located south of Botanic Boulevard.	Long-term (11 years +)	Roads - Extension of Splendid Av from Botanic Blvd to Toreopango Av if not complete in Stage 1 or 2. - Internal road network accessed from: - Splendid Av - Botanic Blvd - Toreopango Av - Signalised intersection at Botanic Blvd/Splendid Av if not complete in Stage 1 or 2.	Roads - Main Roads WA - City of Wanneroo - Developer
			Power - HV/LV power supply to lots - HV feeder upgrade (by Western Power) required in region - subject to regional load requirements and timing. - Additional HV feeder (as required).	Power - Western Power (HV feeder) - Developer (internal network)
			Water - DN700 water main extension in Marmion Avenue, terminating at Botanic Blvd Anticipated completion Q4/2027. 250-PVC main (existing but not live) in Botanic Boulevard. Main to be connected and made 'live' by Water Corporation on completion of DN700. Anticipated completion Q4/2027. - Internal reticulation network including new 250-PVC main in Splendid Avenue. - Internal reticulation network including DN150/DN200 mains.	Water - Water Corporation (DN700 extension) - Developer (internal network)

Stage	Deliverables	Approx Timeframe	Supporting Infrastructure	Responsible Party
			Sewer - DN1200 gravity sewer main extension in Marmion Avenue, terminating proximate to Zamia Rise. Anticipated completion Q4/2027. - Internal gravity network including DN300/DN375 main in Splendid Avenue and Zamia Rise. DN300/DN375 alignment currently pending. - Internal reticulation network including new DN225 mains.	Sewer - Water Corporation (DN1200 extensions) - Developer (internal network)
4	- Mixed development (e.g. residential, commercial, civic) in the balance portion of the City Centre zone as shown, beyond the area shown in Stage 1 or 3. - Development of a small stadium in the 'Stadium' precinct located south of Botanic Boulevard and west of St Andrews Drive. - Redevelopment of the station carpark and busport areas.	Long-term (11 years +)	Roads - Extension of Wellness Place, depending on the status of the adjacent hospital at the time. - Upgrade of Toreopango Avenue. - Upgrade of Botanic Blvd. - Internal road network accessed from: - Botanic Blvd - St Andrews Drive - Toreopango Av - Signalised intersection at Botanic Blvd / St Andrews Drive	Roads - Main Roads - City of Wanneroo - Developer
			Power - HV / LV power supply to lots - Additional HV feeder (as required)	Power - Western Power (HV feeder) - Developer (internal network)
			Water Internal reticulation network including DN150/DN200 mains.	Water - Water Corporation (DN700 extension) - Developer (internal network)
			Sewer - Upgrade of Yanchep Wastewater Pump Station (WWPS) No. 083-10. - Internal reticulation network including new DN225 mains.	Sewer - Water Corporation (WWPS upgrade) - Developer (internal network)

Table 2: Indicative Staging Summary

3.2 Interim Development

- The PSP area is intended to be developed on a staged basis and redeveloped over time. This PSP does not anticipate that the built form facilitated by Section 4 below will be fully implemented within its ten-year lifespan. In assessing subdivision and development applications, the notion of under-development should generally not be used as a reason for refusal. The sterilisation of land through the imposition of built form controls that may not reflect commercial realities at one point in time is discouraged.
- Notwithstanding (a) above, subdivision within the areas outlined as 'Intended YBJV Leasehold Areas' is not permitted, as this could lead to the fragmentation of land within the priority 'Core' area.

4. Subdivision & Development Requirements

4.1 Zones

The PSP area is divided into four zones that collectively contribute to the delivery of the PSP's vision and objectives. They all have a different primary focus but all promote a mixed use, street-based urban character and are intended to blend into one another rather than be rigidly distinct.

The zones grade down in intensity with distance from the railway station at the heart of the PSP area, and a subtly different character is envisaged for each accordingly. They are defined in **Table 3** below.

Zone	Objectives
City Centre	To enable the development of a vibrant, mixed-use city centre with a concentration of retail, commercial and entertainment uses within the immediate catchment of the railway station. Streets will provide a high-amenity, high-activity environment and facilitate pedestrian use, movement and activity.
Mixed Use	To create a transitional area that includes a mix of office, commercial, consultancy and retail-type uses complementing those in the city centre, combined with high-density residential development, street-based tertiary education, and a stadium sub-precinct.
Service Commercial	To accommodate commercial activities which, because of the nature of the business, require good vehicular access and/or large sites.
Residential	- To provide for a range of housing and a choice of residential densities to meet the needs of the community. - To facilitate and encourage high quality design, built form and streetscapes throughout residential areas. - To provide for non-residential uses that are compatible with, and complementary to, residential development.

Table 3: Zones

4.2 Development Controls

4.2.1 City Centre Zone

Development controls for the City Centre zone are detailed in **Table 4** below.

Element	Requirements
Urban Structure	70m, 90m and 110m street blocks in accordance with Plan A: Zones and Reserves .
Preferred Land Use	Ground floor: - Active uses for frontages to public streets, including amusement parlour, art gallery, cinema/theatre, civic use, exhibition centre, hotel, liquor store (small), office, restaurant/café, shop, small bar, tavern. Upper floors: - Art gallery, cinema/theatre, civic use, consulting rooms, exhibition centre, hotel, multiple dwelling, nightclub, office, serviced apartment, shop.
Building Heights	- Minimum: 2 storeys. - Maximum (podium): 6 storeys. - Maximum (overall): 30 storeys.
Built Form	- Short-term: Podium-scale mixed-use development prioritising the primary frontage. Potential for one tower per street block. - Long-term: Towers (potentially two per street block) over podiums comprising mixed-use development addressing all frontages and creating a central courtyard or plaza. Refer to Figure 3 (3.1, 3.2 & 3.3) for examples.
Street Interface	- Active interface required to any public street interfaces. - Tenancy entrances to be clearly, passively identifiable. - Signage to be integrated into built form. - A continuous awning to be provided along any public street interfaces, and laneways where these provide the primary access, to the following specifications: - Minimum depth of 3m; - Minimum clearance of 3.5m to the underside of the awning; and - Minimum clearance of 2.7m for any under-awning signage. - Tenancies to facilitate passive surveillance of the abutting public realm, including through: 70% of ground floor façade area fronting a public street to comprise glazing. 60% of ground floor façade area fronting a laneway to comprise glazing if the laneway provides the primary access to the building. 40% of ground floor façade area fronting a laneway to comprise glazing if the laneway does not provide the primary access to the building. - Landmark elements to be provided for high-profile corners. - Tenancies with frontage to the mall are not to exceed 1000sqm of Net Lettable Area, to ensure the frontage is not dominated by any one tenancy. Sleeving of larger tenancies by compliant tenancies is acceptable. - Along the mall, consideration to be given to articulated (stepped and recessed) frontages to optimise opportunities for commercial exposure at ground level.
Street Setbacks	- Ground and first floors: Nil (minimum) - Second to fifth floors: Nil (minimum), or 4m (minimum where a setback is proposed) - Sixth floor and above: 4m (minimum) Setbacks between buildings on the same site will be assessed as if there were an internal boundary between to ensure a minimum separation of 8m is achieved for elements above the podium.
Side and Rear Setbacks	- Ground and first floors: Nil (minimum) - Second to fifth floors: Nil (minimum), or 4m (minimum where a setback is proposed) - Sixth floor and above: 4m (minimum) Setbacks between buildings on the same site will be assessed as if there were an internal boundary between to ensure a minimum separation of 8m is achieved for elements above the podium.

Element	Requirements
Open Space and Landscaping	- Site cover not to exceed 85%. - Residential elements are subject to the requirements of the Residential Design Codes, Volume 2: Apartments.
Parking	- Residential elements are subject to the requirements of the Residential Design Codes, Volume 2: Apartments. - Non-residential elements are subject to the requirements of the WA Planning Manual: Non-Residential Car Parking Rates in Perth and Peel. - Reciprocal arrangements should be made to enable parking facilities to be shared between tenancies. - On-street parking and parking integrated with built form (basement, undercroft or podium) should be prioritised. At-grade, uncovered parking is not preferred and, where supported, should not be located within a primary street setback area.
Servicing and Access	- Site and building designs shall accommodate infrastructure, servicing and storage requirements. - Parking, servicing, loading and storage areas shall be screened from view of the street. - Vehicle access locations shall be minimised and coordinated between buildings where possible to minimise disruption to the street and pedestrian environment.
Other	- Catalytic and place-making initiatives such as the Botanic Garden and Yanchep Hall development are encouraged as short- to medium-term proposals to generate an identity, sense of place and momentum for the City Centre zone. - Subdivision of land within the Intended YBJV Leasehold Area shall not be permitted during the ten-year lifespan of this Precinct Structure Plan.

Table 4: Development controls for the City Centre zone

4.2.2 Mixed Use Zone

Development controls for the Mixed Use zone are detailed in **Table 5** below.

Element	Requirements
Preferred Land Use	Ground floor: - Active uses for frontages to public streets, including amusement parlour, art gallery, cinema/theatre, civic use, exhibition centre, hotel, liquor store (small), medical centre, nightclub, office, restaurant/café, shop, small bar, tavern. - Multiple dwellings except on Zamia Rise and Botanic Boulevard. Upper floors: - Civic use, consulting rooms, medical centre, hotel, multiple dwelling, office, serviced apartment. In 'Tertiary Education' precinct: - Education establishment, with incidental uses such as childcare premises, community purpose (library), convenience store, exhibition centre, recreation-private, residential building, restaurant/café, serviced apartment. - The decision-maker shall only exercise discretion and approve development that is not anchored by a tertiary education establishment if the proponent has supplied evidence that all realistic potential tertiary education providers have been approached and there is no realistic prospect of the precinct being developed for that purpose within a 5 year period. In 'Stadium' precinct: - Recreation-private, with incidental uses such as childcare premises, community purpose, consulting rooms, convenience store, medical centre, office, restaurant/café. - The decision-maker shall only exercise discretion and approve development that is not anchored by a sports stadium if the proponent has supplied evidence that all realistic potential stadium operators have been approached and there is no realistic prospect of the precinct being developed for that purpose within a 5 year period.
Building Heights	- Minimum: 2 storeys. - Maximum (podium): 6 storeys. - Maximum (overall): 15 storeys.
Built Form	- Short-term: Podium-scale mixed-use development prioritising the primary frontage. - Long-term: Tower (one per street block) over podium mixed-use development addressing all frontages and creating a central courtyard or plaza. Refer to Figure 3 (refer 3.4, 3.5, 3.6 & 3.7) for examples.

Element	Requirements
Street Interface	- Active interface required to any public street interfaces, with reasonable allowances to be made in the 'Tertiary Education' and 'Stadium' precincts. - Tenancy entrances to be clearly and passively identifiable. - Signage to be integrated into built form. - A continuous awning to be provided along any public street interfaces, and laneways where these provide the primary access, to the following specifications: - Minimum depth of 3m; - Minimum clearance of 3.5m to the underside of the awning; and - Minimum clearance of 2.7m for any under-awning signage. - Tenancies to facilitate passive surveillance of the abutting public realm, including through: 70% of ground floor façade area fronting a public street to comprise glazing. 60% of ground floor façade area fronting a laneway to comprise glazing if the laneway provides the primary access to the building. 40% of ground floor façade area fronting a laneway to comprise glazing if the laneway does not provide the primary access to the building. - Landmark elements to be provided on high-profile corners.
Street Setbacks	- Ground and first floors: Nil (minimum) - Second to fifth floors: Nil (minimum), or 4m (minimum where a setback is proposed) - Sixth floor and above: 4m (minimum) - Variations to the nil setback requirement will be considered on merit where necessary to enable public spaces, plazas, entry points and street activation.
Side and Rear Setbacks	- Ground and first floors: Nil (minimum) - Second to fifth floors: Nil (minimum), or 4m (minimum where a setback is proposed) - Sixth floor and above: 4m (minimum) Setbacks between buildings on the same site will be assessed as if there were an internal boundary between to ensure a minimum separation of 8m is achieved for elements above the podium.
Open Space and Landscaping	- Site cover not to exceed 85%. - Residential elements are subject to the requirements of the Residential Design Codes, Volume 2: Apartments. In 'Tertiary Education' precinct: - Provision of a landscaped courtyards and quadrangles (minimum 1 per street block). - Landscaping of all publicly accessible outdoor areas to create an amenable and inviting environment for students, staff and visitors.
Parking	- Residential elements are subject to the requirements of the Residential Design Codes, Volume 2: Apartments. - Non-residential elements are subject to the requirements of the WA Planning Manual: Non-Residential Car Parking Rates in Perth and Peel. - Reciprocal arrangements should be made to enable parking facilities to be shared between tenancies. - On-street parking and parking integrated with built form (basement, undercroft or podium) should be prioritised. At-grade, uncovered parking is not preferred and, where supported, should not be located within a primary street setback area.
Servicing and Access	- Site and building designs shall accommodate infrastructure, servicing and storage requirements. - Parking, servicing, loading and storage areas shall be screened from view of the street. - Vehicle access locations shall be minimised and coordinated between buildings where possible to minimise disruption to the street and pedestrian environment.
Other	- Catalytic and place-making initiatives such as the Botanic Garden and Yanchep Hall development are encouraged as short- to medium-term proposals to generate an identity, sense of place and momentum for the City Centre zone. - Subdivision of land within the Intended YBJV Leasehold Area shall not be permitted during the ten-year lifespan of this Precinct Structure Plan.

Table 5: Development Controls for the Mixed Use zone

4.2.3 Service Commercial Zone

Development controls for the Service Commercial zone are detailed in **Table 6** below.

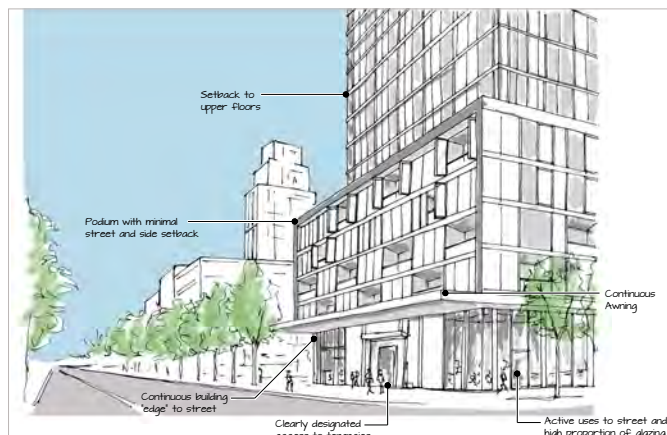
Element	Requirements
Land Use	Bulky goods showroom, garden centre, industry-light, liquor store-large, trade display, trade supplies, veterinary centre, warehouse/storage.
Building Heights	Anticipated to 1-3 storeys or equivalent.
Built Form	Generally in accordance with the examples given in Figure 3 (refer 3.8 & 3.9).
Street Interface	- Tenancy entrances to be clearly, passively identifiable. - Signage to be integrated into built form. - A continuous awning to be provided along the front façade of all buildings to the following specifications: - Minimum depth of 3m; - Minimum clearance of 3.5m to the underside of the awning; and - Minimum clearance of 2.7m for any under-awning signage. - Tenancies to facilitate passive surveillance through: 40% of ground floor façade area on the primary frontage to comprise glazing. 20% of ground floor façade area on any secondary frontage to comprise glazing.
Street Setbacks	- To Yanchep Beach Rd and Toreopango Av: 20m (minimum, to enable landscaping, one row of perpendicular parking, one two-way traffic aisle, parallel parking, and a footpath along the building). - To other primary frontages: 3m (minimum). - To secondary frontages: 3m (minimum).
Side Setbacks	Nil (minimum, subject to National Construction Code compliance).
Rear Setbacks	Nil (minimum, subject to National Construction Code compliance).
Open Space and Landscaping	- A minimum of 10% of each development site shall be allocated for landscaping, part of which may comprise a landscape strip of not less than 2m in width along the street frontage/s. - One tree (minimum 50L pot size) shall be planted at an average of 15m of street frontage within the landscape strip. - Any fencing within any street setback area shall comprise black powder-coated garrison fencing.
Parking	- Car parking spaces shall be provided at a rate consistent with the rate prescribed for the relevant use in Schedule 11 of the City of Wanneroo District Planning Scheme No. 2. - Vehicle parking to be provided within the front setback area between the primary street and the building line.
Servicing and Access	- Site and building designs should integrate servicing and storage requirements to the greatest extent possible. - Vehicle access locations shall be minimised and coordinated between buildings where possible to minimise disruption to the street and pedestrian environment.

Table 6: Development Controls for the Service Commercial Zone

4.2.4 Residential Zone

- a. The density codes applicable across the PSP area are shown on **Plan B: Density Codes**. Residential development shall be in accordance with the correlating density code requirements in the R-Codes (Volumes 1 and 2), as varied.
- b. Where a density code range is shown on **Plan B**, it is intended that specific codes will be applied at the subdivision stage through a Residential Density Code Plan. This:
 - i. Is required to be submitted with each subdivision application/s and shall be consistent with the density ranges and locational criteria in this PSP.
 - ii. Is to include a summary of the proposed lot yield of the subdivision application to which it relates.
 - iii. Forms part of this PSP once it has been approved by the WAPC as part of the subdivision approval.
 - iv. May be varied subject to the further approval of the WAPC. A varied Residential Density Code Plan will replace (entirely or partially) the previously-approved Residential Density Code Plan.
 - v. Will not be required if the subdivision application is for the amalgamation of lots, provision of access, services or infrastructure, or non-residential purposes.
- c. The R-Codes variations in **Appendix 1** extracted from Planning Bulletin 112/2016: 'Medium-density single house development standards' are applicable to residential development on land zoned 'Residential' with a density code of R30 or R40 on **Plan B**.
- d. R30 is the base code across the Residential zone.
- e. The R40 code may be applied for lots that:
 - i. Abut or overlook (including over a road) POS;
 - ii. Are rear-loaded (obtain vehicular access from a laneway);
 - iii. Have direct frontage to a Neighbourhood Connector road; or
 - iv. Are located at the end of a street block.
- f. The R60, R80 or R100 code must be applied to the lots so identified on **Plan B**. Dwellings on land coded as such should generally comprise two storeys or more.

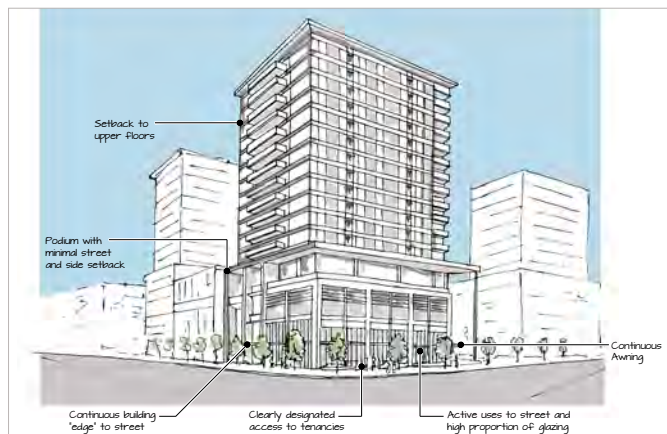
Figure 3: Building Typology - Indicative Images



3.1 - City Centre (High-Rise)



3.2 - City Centre (Mid-Rise)



3.3 - Mixed Use (High-Rise Residential)



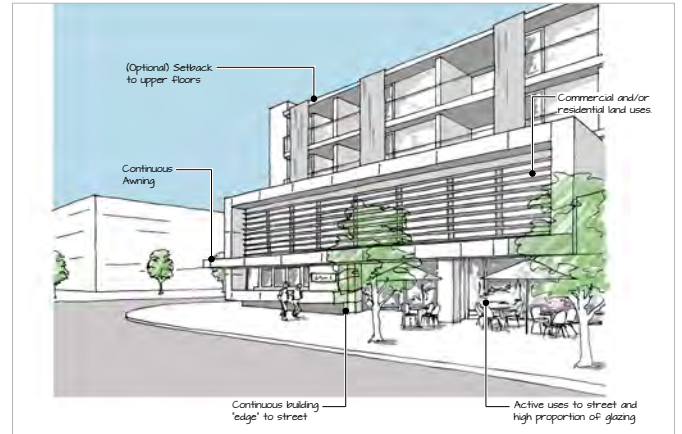
3.4 - Mixed Use (Mid-Rise Residential)



3.5 - Mixed Use (Terrace Residential)



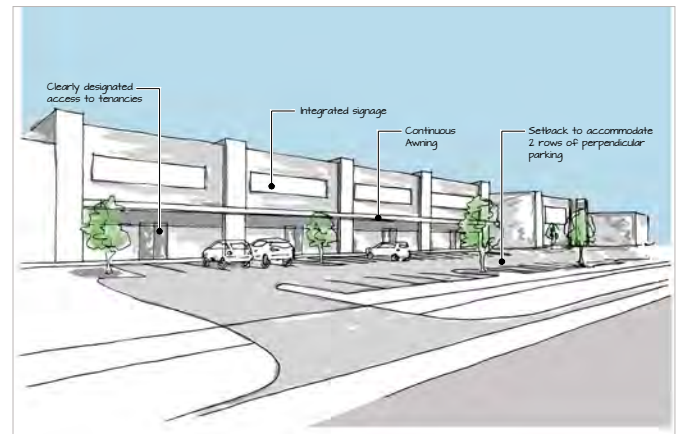
3.6 - Mixed Use (Street-based Tertiary Education)



3.7 - Mixed Use (Non-Retail Commercial)



3.8 - Service Commercial (Street Fronting)



3.9 - Service Commercial (Fronting Parking)

4.3 Movement Network

- a. The movement network should be constructed in accordance with the structure and hierarchy shown on **Plan A: Zones and Reserves**.
- b. Street cross-section designs should give due regard to the cross-sections published in this PSP, which are informed by the appended Transport Impact Assessment and Landscape Master Plan.
- c. Street cross-section designs should prioritise pedestrian amenity, creating pleasant and inviting routes for pedestrians and cyclists.
- d. Intersection treatments should be guided by the appended Transport Impact Assessment.
- e. Variations to the structure and design of the movement network at the subdivision and development stages can be considered on merit at that time. The principles of legibility, permeability and universal accessibility that underpin this PSP should be demonstrated.

4.4 Public Open Space

- a. The public open space network should be provided in accordance with the hierarchy and classification of spaces shown on **Figure 4: Public Open Space Plan**.
- b. Landscape designs for each public open space area should give due regard to the designs published in the appended Landscape Master Plan.
- c. Variations to the location and design of the public open space network at the subdivision and development stages can be considered on merit at that time. The principles of variety and universal accessibility that underpin this PSP should be demonstrated.
- d. At the subdivision stage, land created as public open space in accordance with this PSP should be landscaped, maintained for an agreed period and ceded to the Crown for management by the City of Wanneroo and ultimately reserved under the applicable planning scheme.

4.5 Private Recreation Zones

- a. Land zoned 'Private Recreation', namely the Botanic Garden and University Green is intended to be publicly accessible but privately owned.
- b. Development on land zoned 'Private Recreation' shall primarily facilitate recreation and conservation but may include other development that complements and activates the space.
- c. Development, including landscaping and built form, on land zoned 'Private Recreation' shall be assessed against the Vision outlined in Section 2 of this PSP and any other provisions of the PSP, including its appendices, deemed relevant at the time.



Figure 4: Public Open Space Plan (Aerial source: Nearmap)

Total Site Area		209.93
Existing Deductions		
Railway	13.66	
Total Existing Deductions	13.66	
Gross Urban Area		196.3
Structure Plan Deductions		
Botanic Garden	7.41	
University Green	4.50	
Primary School	4.00	
Catholic K-12 School	10.00	
Service Commercial zone	14.03	
1:1 Drainage within POS	0.91	
Restricted Use POS Surplus (>2% of total)	0.00	
Total Structure Plan deductions	40.86	
Gross Subdivision Area		155.41
POS @ 10%		15.54
Public Open Space Requirement		
May Comprise:		
Min 8% unrestricted POS	12.43	
Max 2% restricted POS	3.11	
TOTAL POS REQUIRED		15.54
Public Open Space Provided	Unrestricted POS Area	Restricted POS Area
Northern Pocket Park	0.33	0.02
Tuart Neighbourhood Park	1.61	0.02
Botanic Boulevard Neighbourhood Park	2.54	0.00
Western Pocket Park	0.19	0.08
Western Local Park	1.83	0.05
Hilltop Neighbourhood Park	2.64	0.69
Central Linear Park	1.05	0.01
Zamia Neighbourhood Park	0.65	0.25
Regional Open Space	3.23	0.00
Welwyn Neighbourhood Park	3.40	0.10
South-Western Pocket Park	0.14	0.14
TOTAL (ha)	17.61	1.37
Additional Deductions		
Restricted Use POS Surplus (>2% of total; accounted above)		0.00
Revised Public Open Space Contribution		
Min 8% unrestricted POS	17.61	11.3%
Max 2% restricted POS	1.37	0.9%
Total Creditable POS Provided	18.98	12.2%

Notes:

1. In accordance with Liveable Neighbourhoods: the area subject to inundation more frequently than a one year average recurrence interval rainfall event (1:1 year event) is a deduction (LN R33); areas for the detention of stormwater for a >1:1 year event up to a 1:5 year / 20% AEP is restricted open space up to 20% and the area greater than 20% is a deduction (not applicable in this case) (LN R26 & Table 11); areas for the detention of stormwater for >1:5 year event / 1% AEP is unrestricted open space (LN R25).
2. This Schedule is for plan CLE Ref. 2214-297H-01 and Figure 9 and Tables 7 & 8 in the report Avant Hydro Ref. AVH1022A.
3. Avant Hydro Ref. AVH1022A states, in Section 6.3, that "Preliminary modelling as presented in this LWMR has assumed these areas will be co-located within the downstream FMAs [Flood Management Areas] for the minor [20% AEP] and major [1% AEP] events, however, there are opportunities to retain all or part of this stormwater runoff at-source within the catchment..." This means that a 1:1 year TWL area has not yet been calculated. For the purpose of this POS Schedule, an assumption that 10% of each POS taking drainage would be devoted to managing the 1:1 year event, except where that figure would exceed the 20% AEP area (i.e. Western Local Park and Central Linear Park), in which case the assumption is 50% of the 20% AEP area.
4. The Botanic Garden and University Green are Private Recreation zones intended to be held in private ownership and within which development is planned alongside recreation, conservation and drainage. Acknowledging this, POS credit has not been claimed and the related drainage assumptions from Avant Hydro Ref. AVH1022A are not itemised; rather the whole space is treated as a deduction.
5. Drainage outside of POS areas is not itemised in this Schedule. Reference should be made to Avant Hydro Ref. AVH1022A for development proposals on land within which stormwater management measures are proposed.

Table 7: Public Open Space Schedule

4.6 School Sites

- a. Consistent with the previous Activity Centre Plan and ASP 68, a 4ha primary school site is identified to the south-west of the Mixed Use zone and is to be created in accordance with Operational Policy 2.4: School Sites at the subdivision stage.
- b. At an appropriate stage of subdivision, the public primary school site should be created as a separate lot pending acquisition by the Department of Education and ultimately reserved under the applicable planning scheme.
- c. Consistent with an agreement between the landowner and the Catholic Education Office, a 10ha K-12 school site is identified to the south of the Mixed Use zone.

4.7 Other Requirements

4.7.1 Bushfire Risk Management

Subdivision and development on any part of the PSP area that is identified as being bushfire-prone in the map database maintained by the Department of Fire and Emergency Services is required to comply with the relevant aspects of State Planning Policy No. 3.7: Bushfire.

4.7.2 Infrastructure Arrangements

The PSP area is supported by road infrastructure being delivered pursuant to a Deed of Infrastructure between the Tokyu Corporation, Western Australian Planning Commission, St Andrews Private Estate Pty Ltd and New Orion Investments Pty Ltd made in 2008. The infrastructure items include Marmion Avenue, Toreopango Avenue and Shearwater Avenue.

Other infrastructure requirements arising from the staged delivery of this PSP are outlined in Section 3: Staging of this report.

4.7.3 Development Contributions

Subdivision and development in the PSP area is subject to the infrastructure contributions requirements of the 'Yanchep-Two Rocks Development Contributions Plan – Community Facilities' established through Schedule 13 of City of Wanneroo District Planning Scheme No. 2.

Other infrastructure within the PSP area, including roads, is not expected to be of sufficient shared benefit to warrant a Developer Contribution Scheme or other arrangement. It is expected that individual developers will deliver infrastructure within their project area on a staged basis in consultation with the WAPC as the decision-maker for the Yanchep City Centre Improvement Scheme, and the City of Wanneroo, Main Roads and/or the relevant service authorities, as applicable.

4.7.4 Protection and Management of Environmental Assets

Subdivision and development in the PSP area is subject to the environmental conditions specified in the Yanchep City Centre Improvement Scheme, which are applicable at the relevant stage of the planning process.

4.7.5 Water Resource Management

Subdivision and development in the PSP area will be required to meet the relevant requirements of the *Better Urban Water Management Guidelines* (WAPC, October 2008) or its successor in the context of any relevant, approved Local Water Management Strategy.

5. Additional Details

5.1 Information to be Submitted with an Application

Information to be submitted with a subdivision or development application are detailed in **Table 8** below.

Additional Information/Purpose	Approval Stage	Responsible Agency
Bushfire Management Plan	Subdivision	WAPC
Environmental Management Plans (as per relevant recommendations of the appended Environmental Assessment Report)	Subdivision	WAPC
Landscaping Plans (for parks and streets)	Subdivision	WAPC on the advice of the City of Wanneroo.
Street cross-sections (based on PSP cross-sections)	Subdivision	WAPC on the advice of the City of Wanneroo.
Transport Impact Assessment (inc. Parking Management Plan)	Subdivision or Development	WAPC, on the advice of the City of Wanneroo
Transport Noise Assessment/ Environmental Noise Assessment	Subdivision or Development	WAPC, on the advice of the City of Wanneroo
Building Typology Statement confirming the intended typology, evidence of compliance and justification for any non-compliance.	Development	WAPC
Site Plan, Floor Plans and Elevations	Development	WAPC, on the advice of the City of Wanneroo
Colours and Materials Schedule	Development	WAPC, on the advice of the City of Wanneroo
Landscaping Plans (for private landholdings)	Development	WAPC, on the advice of the City of Wanneroo
Signage Plan	Development	WAPC, on the advice of the City of Wanneroo
Waste Management Plan	Development	WAPC, on the advice of the City of Wanneroo

Table 8: Information to be Submitted with a Subdivision or Development Application

5.2 Information to be Submitted Pursuant to Conditions

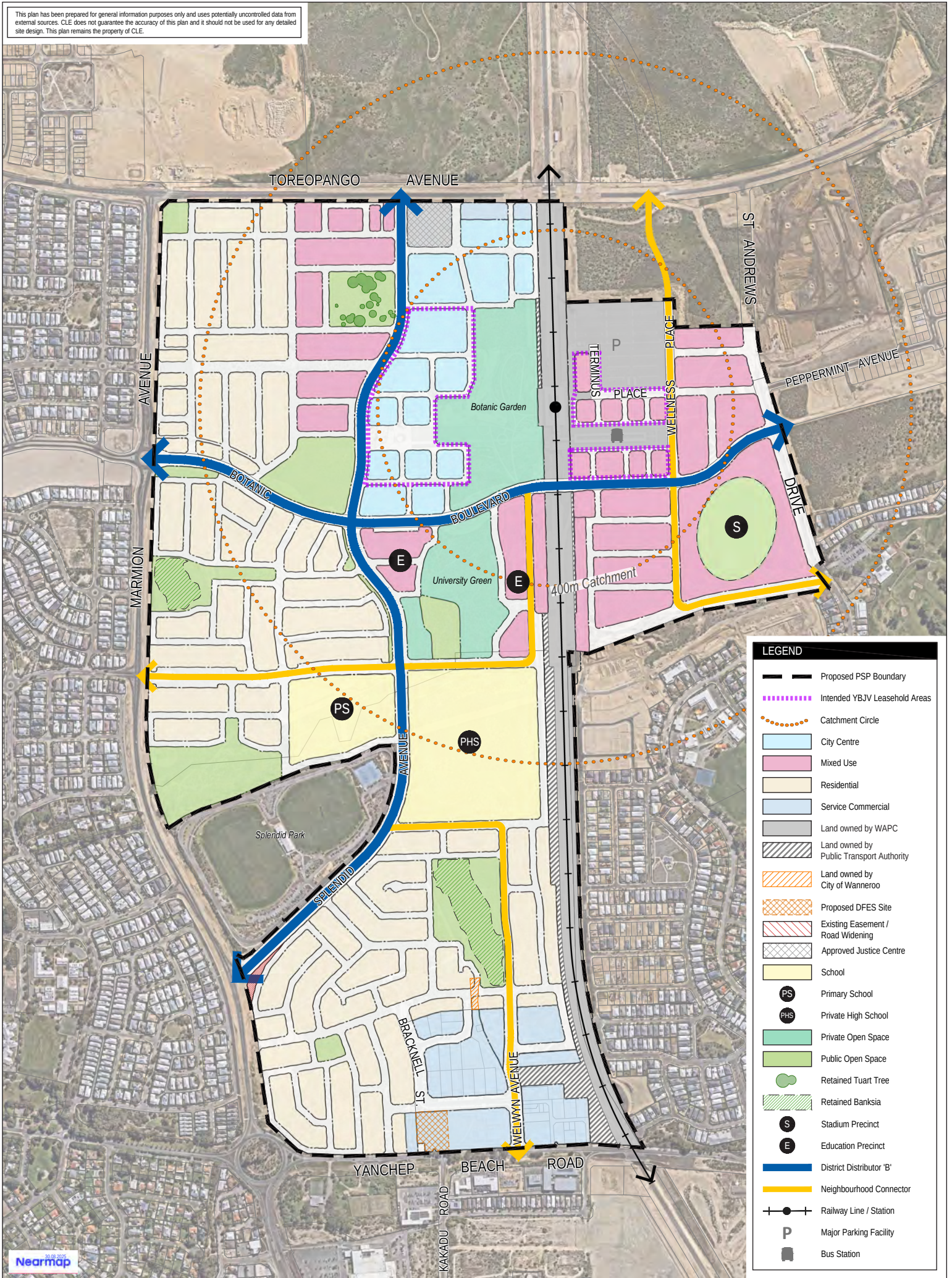
Information to be submitted pursuant to approval conditions, if relevant, are detailed in **Table 9** below.

Additional Information/Purpose	Responsible Agency
Urban Water Management Plan	WAPC on the advice of the City of Wanneroo.
Local Development Plan/s	WAPC on the advice of the City of Wanneroo.
Urban Water Management Plan	WAPC on the advice of the City of Wanneroo.

Table 9: Information to be Submitted Pursuant to Approval Conditions, if Relevant



Image: Yanchep Station





Appendices

Appendix 1: R-MD Codes for land coded R30 or R40

Appendix 1

Single house standards (R25 to R40) in development zones (R-MD Codes)

R-Code	Lot type and size	Street setback and front fences		Lot boundary setback		Open Space		Garage setback and width and vehicular access		Parking		Overshadowing		Privacy	
		R-Codes	R-MD Provision	R-Codes	R-MD Provision	R-Codes	R-MD Provision	R-Codes	R-MD Provision	R-Codes	R-MD Provision	R-Codes	R-MD Provision	R-Codes	R-MD Provision
R-MD – R40	<u>Rear load</u> 7.5m x 30m – 225m2 <u>Front load</u> 8.5m x 30m – 255m2 8.5m x 25m – 212.5m2 10 x 20m – 200m2 10 x 25m – 250m2 12.5m x 20m – 250m2	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) <u>Boundary walls</u> 2/3 length one side boundary, maximum 3.5m high and 3m average height	<u>Boundary setbacks</u> 1.2m for wall height 3.5m or less with major openings 1m for wall height 3.5 or less without major openings <u>Boundary walls</u> To both side boundaries subject to: No maximum length to one side boundary, 2/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 20m2 courtyard 1/3 required OLA area may be covered Minimum dimension 4m	An outdoor living area (OLA) with an area of 10% of the lot size or 20m2, whichever is greater, directly accessible from a habitable room of the dwelling and located behind the street setback area At least 70% of the OLA must be uncovered and includes areas under eaves which adjoin uncovered areas The OLA has a minimum 3m length or width dimension No other R-Codes site cover standards apply	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide <u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements The garage setback from the primary street may be reduced to 4m where an existing or planned footpath or shared path is located more than 0.5m from the street boundary For front loaded lots with street frontages between 10.5 and 12m, a double garage is permitted to a maximum width of 6m as viewed from the street subject to: - Garage setback a minimum of 0.5m behind the building alignment - A major opening to a habitable room directly facing the primary street - An entry feature consisting of a porch or veranda with a minimum depth of 1.2m; and - No vehicular crossover wider than 4.5m where it meets the street Lots with a frontage less than 10.5m or not compliant with above require single or tandem garaging	Two on-site bays	As per R-Codes	35% of the adjoining site area	No maximum overshadowing for wall height 3.5m or less No maximum overshadowing for wall height greater than 3.5m where overshadowing is confined to the front half of the lot. If overshadowing intrudes into rear half of the lot, shadow cast does not exceed 35%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	R-Codes clause 5.4.1 C1.1 applies, however the setback distances are 3m to bedrooms and studies, 4.5m to major openings to habitable rooms other than bedrooms and studies and 6m to unenclosed outdoor active habitable spaces	
R-MD – R30	<u>Rear load</u> 10m x 30m – 300m2 <u>Front load</u> 10m x 30m – 300m2 15m x 20m – 300m2	4m	2m minimum, no average 1.5m to porch / veranda no maximum length 1m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) <u>Boundary walls</u> 2/3 length one side boundary, maximum 3.5m high and 3m average height	<u>Boundary setbacks</u> As per R-MD – R40 <u>Boundary walls</u> To both side boundaries subject to: 2/3 length to one side boundary, 1/3 max length to second side boundary for wall height 3.5m or less	45% open space (55% site cover) 24m2 courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R40	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide <u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R40	Two on-site bays	As per R-Codes	35% of the adjoining site area	As per R-MD – R40	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	As per R-MD – R40
R-MD – 25	<u>Front load</u> 12.5m x 25m – 312.5m2 15m x 25m – 375m2 12.5m x 30m – 375m2	6m	3m 1.5m to porch / veranda no maximum length 1.5m minimum to secondary street Front fences within the primary street setback area being a maximum height of 900mm above natural ground level, measured from the primary street side of the front fence	<u>Boundary setbacks</u> 1 to 1.5m for wall height 3.5m and less (subject to wall length and major openings) <u>Boundary walls</u> 2/3 length one side boundary, max 3.5m high and 3m average height to one side boundary	<u>Boundary Setbacks</u> As per R-MD – R40 <u>Boundary walls</u> As per R-MD – R30	50% open space (50% site cover) 30m2 courtyard 1/3 required OLA area may be covered Minimum dimension 4m	As per R-MD – R40	<u>Rear load</u> Nil – provided laneway is minimum of 6m wide <u>Front load</u> 4.5m or 0.5m behind dwelling alignment subject to averaging requirements	As per R-MD – R40	Two on-site bays	As per R-Codes	25% of the adjoining site area	As per R-MD – R40, however if overshadowing intrudes into rear half of the lot, shadow cast does not exceed 25%	4.5m to bedrooms and studies 6m to all other major openings 7.5m to balconies or similar	As per R-MD – R40

