

# **IMPROVEMENT PLAN NO. 60**

YANCHEP CITY CENTRE



**WESTERN AUSTRALIAN PLANNING COMMISSION**

January 2024

## IMPROVEMENT PLAN NO. 60

# YANCHEP CITY CENTRE

### Introduction

1. Under section 119 of the *Planning and Development Act 2005* (PD Act), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land in Western Australia.
2. The Improvement Plan provisions of the PD Act enable the WAPC, with the approval of the Governor, to:
  - Plan, re-plan, design, re-design, consolidate, re-subdivide, clear, develop, reconstruct, or rehabilitate land held by it under the PD Act or enter into agreement with any owner of land not held by it within the Improvement Plan area;
  - Provide for the land to be used for such purposes as may be appropriate or necessary;
  - Make necessary changes to land acquired or held by it under the PD Act;
  - Manage the tenure or ownership of the land or any improvements to that land held by it under the PD Act or enter into agreement with other owners of land within the Improvement Plan area for the same purposes;
  - Enter into agreement for the purchase, surrender, exchange, vesting, allocation, or other disposal of land, including the adjustment of boundaries;
  - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
  - Do any act, matter, or thing for the purpose of carrying out any agreement entered into with other landowners.
3. Improvement Plan No. 60 is prepared pursuant to section 119 of the PD Act to advance planning for the Yanchep City Centre, conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the project on behalf of the Western Australian Government.
4. The Improvement Plan area is located within the City of Wanneroo and comprises approximately 219.78 hectares of Crown and private land. It is generally bound by Marmion Avenue, Toreopango Avenue, Yanchep Beach Road and, to the east, the Yanchep Rail Extension corridor, and the eastern edge of the Yanchep City Activity Centre Plan.

### Background

5. The Yanchep City Centre has long been identified as a major activity centre for the north-western corridor of Perth. It is identified as a future Strategic

Metropolitan Centre in the *Perth and Peel@3.5million* suite of documents, *State Planning Policy 4.2 - Activity Centres for Perth and Peel* and the Yanchep-Two Rocks District Structure Plan (the DSP).

6. The Improvement Plan area is primarily zoned Central City Area and Urban under the Metropolitan Region Scheme (MRS). It is also bisected by a Railways reserve that facilitates the Yanchep Rail Extension project being undertaken by METRONET.
7. Under the relevant local planning scheme, City of Wanneroo District Planning Scheme No. 2 (DPS 2), the Improvement Plan area is zoned Urban Development and included in a Special Control Area, being Development Contribution Area No. 2 Yanchep Two Rocks Development Contributions Plan - Community Facilities.
8. The Improvement Plan area is largely undeveloped, but development is underway in all directions and the Yanchep Rail Extension, including the Yanchep railway station, is nearing completion.
9. In addition to the DSP, the Improvement Plan area is currently covered two local structure plans, being Agreed Structure Plan No. 68 Yanchep City Local Structure Plan (ASP 68) and Agreed Structure Plan No. 100 Yanchep City Activity Centre Plan (ASP 100), meaning that subdivision and development can proceed when market conditions allow.
10. Fulfilment of the potential of the Yanchep City Centre, which is of strategic importance, necessitates a State-led planning framework that streamlines the planning approval process and facilitates development from the outset. An Improvement Scheme, described below, is the most appropriate means of delivering such a framework.

### **Purpose**

11. The purpose of Improvement Plan No. 60 is to:
  - a. Enable the WAPC or its delegates to undertake all necessary steps to advance planning and development of the site as provided for under Part 8 of the PD Act;
  - b. Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor;
  - c. Provide guidance for the preparation of statutory plans and statutory referrals, documentation, and policy instruments;
  - d. Authorise the preparation of an Improvement Scheme for all or a portion of the Improvement Plan area; and
  - e. Specify the objectives of the Improvement Scheme.

### **Improvement Scheme**

12. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
13. Section 122A of the PD Act enables the WAPC to introduce an Improvement Scheme in areas where an Improvement Plan is in place. Where applied,

the provisions of an Improvement Scheme will prevail over applicable region and local planning schemes.

14. The Improvement Scheme to be made under this Improvement Plan will have the following objectives:
  - a. To create a State-led implementation pathway for ASP 68 and ASP 100, which collectively create a framework for a modern, transit-oriented activity centre development;
  - b. To optimise land use outcomes around the Yanchep railway station, complementing the State Government's substantial investment through METRONET;
  - c. To encourage high-quality built form and public place design, creating a sense of destination and a distinctive local character;
  - d. To facilitate an integrated and efficient transport network which provides for the needs of public transport users, pedestrians, cyclists, and motorists;
  - e. To facilitate co-ordinated infrastructure planning and delivery;
  - f. To encourage the implementation of best-practice sustainability, water-sensitive urban design, and energy efficiency initiatives;
  - g. To consider sequential land use activities that facilitate and encourage redevelopment of the Improvement Scheme area over time;
  - h. To enable the preparation of planning instruments such as Improvement Scheme Policies, Design Guidelines and Local Development Plans.
15. The Improvement Scheme may not need to cover the entire Improvement Plan area. ASP 68 and ASP 100 are in the process of being amended, and this may obviate the need for the Improvement Scheme to cover the entire Improvement Plan area. In that case, existing planning controls under the MRS and DPS 2 would continue to apply for areas within the Improvement Plan, but outside the Improvement Scheme.

### **Improvement Plan Area**

16. Improvement Plan No. 60 incorporates the subject area depicted on the attached plan no. 3.2808/1.

### **Affected Local Governments**

17. The City of Wanneroo will be affected by Improvement Plan No. 60 to the extent that it relates to any land zoned Urban or Central City Area in the MRS.
18. Consultation on this Improvement Plan has occurred with the City of Wanneroo as required under section 119(3B) of the PD Act.

WESTERN AUSTRALIAN PLANNING COMMISSION  
IMPROVEMENT PLAN NO. 60

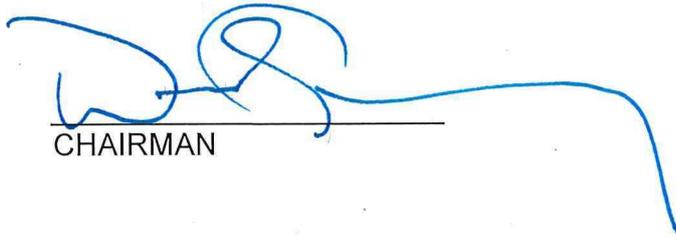
CERTIFICATE AND RECOMMENDATION

Pursuant to Part 8 of the *Planning and Development Act 2005* it is hereby:

1. Certified that the land shown on Western Australian Planning Commission plan no. 3.2808/1, annexed hereto for the purpose of advancing the planning, development, and use, be made the subject of Improvement Plan No. 60 - Yanchep City Centre.
2. Recommended to the Minister for Planning and His Excellency the Governor that the identified land area be subject of Improvement Plan No. 60 - Yanchep City Centre.

This certificate and recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on the 17 January 2024.

The Common Seal of the Western Australian Planning Commission was hereunto affixed in the presence of:

  
\_\_\_\_\_  
CHAIRMAN

*Sam Bourche*  
\_\_\_\_\_  
SECRETARY



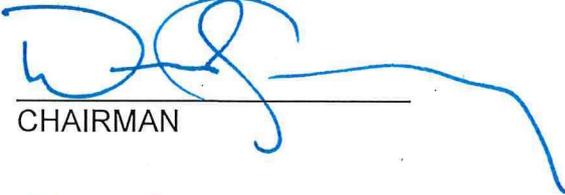
*31 January 2024*  
\_\_\_\_\_  
DATE

IMPROVEMENT PLAN NO. 60  
YANCHEP CITY CENTRE

CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian Planning Commission was hereunto affixed  
In the presence of:

  
\_\_\_\_\_  
CHAIRMAN

Sam Bouche  
\_\_\_\_\_  
SECRETARY

31 January 2024  
\_\_\_\_\_  
DATE

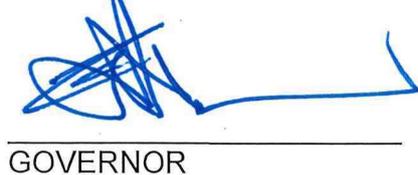


THIS RECOMMENDATION IS ACCEPTED:

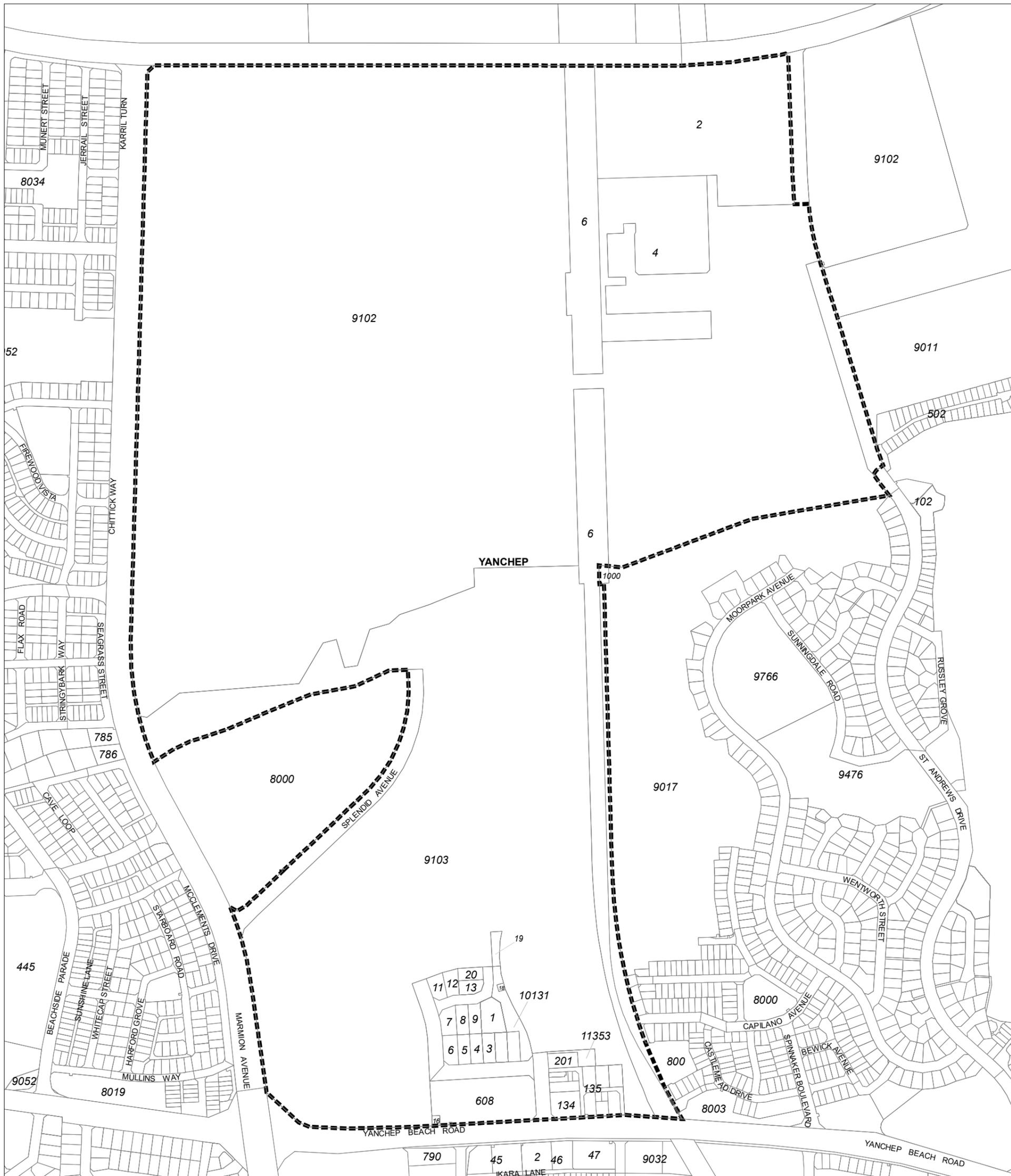
  
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MINISTER FOR PLANNING

12/2/24  
\_\_\_\_\_  
DATE

THIS RECOMMENDATION IS ACCEPTED:

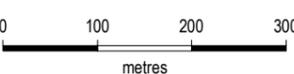
  
\_\_\_\_\_  
GOVERNOR

6/3/2024  
\_\_\_\_\_  
DATE



**Improvement plan**  
**No. 60**

**IMPROVEMENT PLAN NO. 60 - YANCHEP CITY CENTRE**

 Improvement plan	Project Manager: J. Gildenhuis Geospatial Officer: K. Rampellini Examined: T. Servaas Revised: Version No: 3 Date: WAPC/336.11.1 17 January 2024	<div style="text-align: center;">    </div>	Plan Number: <p style="font-size: 24pt; font-weight: bold; text-align: center;">3.2808/1</p>	File number: RLS/1078 Plan reference:
 Created on date: Thursday, 18 January 2024 Document Name: IP_60_MRS_4398_v3 Produced by Data Analytics, Department of Planning, Perth WA Base Information supplied by Western Australian Land Information Authority SLIP 1447-2023-1			<p style="text-align: center;">4398</p>	