

Structure Plan

Cell 6 - Yangebup / Beeliar

Date: 21 Jun 2022
Amended: Feb 2025

Scale: 1:5000@ A3 1:2500 @ A1 File: **20-414 ST-1**

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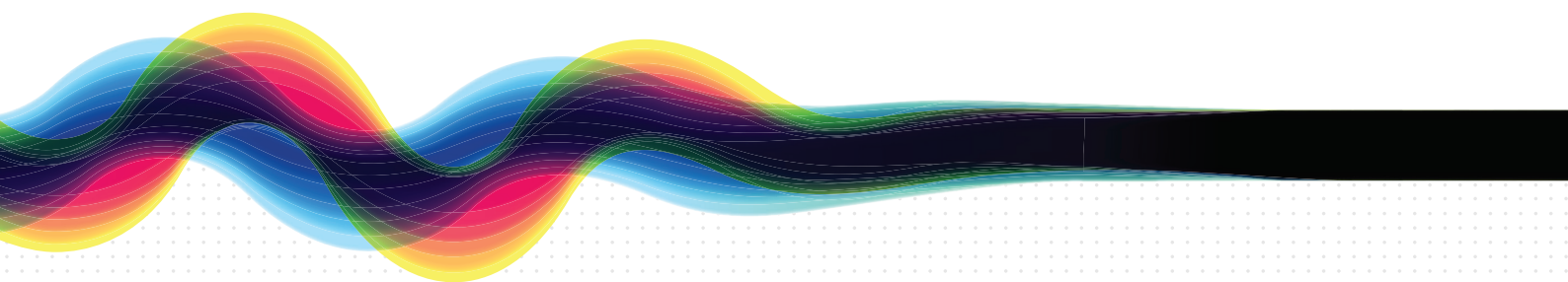
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Cell 6 – Yangebup/Beeliar

Structure Plan

June 2022 | 20-414



We would like to acknowledge the Kariyarra, Ngarla, and Nyamal people as the Traditional Custodians of the Town of Port Hedland lands. We recognise their strength and resilience and pay our respect to their Elders past and present.

Document ID: /Volumes/Graphics/2020/20-414 Yangebup, Lot 12 (No.56) Shallcross Street/00 Report/0 InDesign/Cell 6 Beeliar Yangebup Structure Plan Amendment No/Cell 6 Beeliar Yangebup Structure Plan Amendment No. 1 F 220624.indd

Issue	Date	Status	Prepared by	Approved by
1	01.09.21	Final 1	Ella Compton	Justin Page
2	15.10.21	Final 2	Ella Compton	Justin Page
3	22.10.21	Final 3	Ella Compton	Justin Page
4	24.06.22	Final 4	Ella Compton	Justin Page

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ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Cockburn
Town Planning Scheme No. 3.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION ON:

15 MARCH 2005

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 OCTOBER 2035

Table of Amendments to Structure Plan

Amendment No.	Description of Amendment	Amendment Type	Date Endorsed
Original Structure Plan Approval			15 March 2005
1	Modifications to Commercial zone, road reserve widths, road alignments and Residential – R60 density abutting Local Centre zone.	Minor	23 February 2011 by City of Cockburn under delegation
2	Modifications to residential density codes, roads, public open space, gas pipeline setback and easement and inclusion of Residential Medium Density provisions as per WAPC Planning Bulletin 112/2015.	Minor	19 September 2013 by City of Cockburn under delegation
3	Modification to residential density down-coding R60 to R40.	Minor	11 December 2014 by City of Cockburn under delegation
4	Modification to residential density up-coding from R20 to R25.	Minor	12 March 2015 by City of Cockburn under delegation
5	Introduction of Additional Use of Motor Vehicle Wash within a portion of the Local Centre zone.	Minor	25 January 2022 by Western Australian Planning Commission
6	Modification to residential density up-coding from R20 to R25 for a portion of Lot 12 Shallcross Street, Lot 22 Erceg Road and Lot 1 Simper Road, Yangebup.	Standard	18 July 2022 by Western Australian Planning Commission
7	Structure Plan amended in accordance with clause 29A(2) <ul style="list-style-type: none"> Land normalized into TPS 3 by Amendment No. 181 removed from structure plan area 	-	Structure Plan amended in accordance with Schedule 2 – Deemed Provisions, Clause 29A(2) on 28 May 2025

Executive Summary

The Cell 6 Yangebup/Beeliar Local Structure Plan (LSP) was originally adopted by the City of Cockburn in December 2004 and endorsed by the Western Australian Planning Commission (WAPC) in March 2005.

The LSP provides a robust framework for the development of the area, involving the creation of a Neighbourhood Centre south of Yangebup Road and residential development (at densities reflecting their proximity to commercial development and public open space), to the north.

Further detail on the land use breakdown as proposed by this structure plan is provided in the Table 1 - Summary Table.

Table 1. Summary of the proposed structure plan

Item	Data	Section number referenced within the Structure Plan Report
Total area covered by the Structure Plan	51.44 hectares	Part Two Section 1.0
Area of each land use proposed		Part Two Section 1.0
• Residential	26.03 hectares	
• Public Open Space and Drainage	3.79 hectares	
• Commercial	9.35 hectares	
Total estimated lot yield	400	Part Two Section 1.0
Estimated number of dwellings	400	Part Two Section 1.0
Estimated residential density		Part Two Section 1.0
• Per site hectare	16 dwellings per site hectare	
• Per gross urban hectare	8 dwellings per site hectare ¹	
Estimated Population (average 2.8 people/household)	1,120	Part Two Section 1.0
Estimated area and percentage of public open space given over to:		Part Two Section 1.3
• Local Parks	~3.4 hectares (POS 8.9%)	
• Landowner cash in lieu component	~0.2895 hectares (0.8%)	

¹ The gross area includes the substantial commercial use which substantially reduces the dwellings per site hectare.

Contents

Table of Amendments to Structure Plan	iv
Executive Summary	v
Part One - Implementation	1
1. Structure Plan Area	3
2. Structure Plan Content	3
3. Structure Plan Operation	3
4. Staging	3
5. Subdivision and Development Requirements	3
6. Local Development Plans	4
7. Other Requirements	4
8. Additional Information	4
Part two - Explanatory Information	6
1. Amendment No. 6	7
1.1 Pre-lodgement consultations	7
1.2 Planning Rationale	7
1.3 Public Open Space	8
APPENDICES	11
Appendix 1	13
Cell 6 – Yangebup/Beeliar Structure Plan – Amendment No. 5	13
Appendix 2	15
Amendment No. 5 – Development Concept Plan (Neighbourhood Centre)	15

PART ONE - IMPLEMENTATION

1. Structure Plan Area

This structure plan shall apply to the land contained within the inner edge of the line denoting the 'Structure Plan Boundary' on the Structure Plan Map.

2. Structure Plan Content

This structure plan consists of:

- Part One – Implementation Section (this section);
- Part Two – Explanatory Information; and
- Appendices – Technical information/reports supporting the structure plan.

Part One of the structure plan comprises the structure plan map and planning provisions. Part Two and all Appendices are a reference provided to guide interpretation and implementation of Part One.

3. Structure Plan Operation

This structure plan is prepared in accordance with Part 4 of Schedule 2 (Deemed Provisions) in the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations'). It fulfils the requirements of the City of Cockburn Town Planning Scheme No. 3 for the applicable 'Development' zone.

The Regulations require decision-makers to have due regard for the provisions of this structure plan, which takes effect on the date on which it is approved by the Western Australian Planning Commission ('WAPC').

Unless otherwise specified in this Part, all words and expressions used in this structure plan have the same meaning as the same words and expressions in the Regulations and City of Cockburn Town Planning Scheme No. 3 (as amended).

4. Staging

The majority of the structure plan area has been developed, with the area mainly in the north-east still subject to subdivision and development. WAPC 160061 subdivision approval provides for additional staging in this north-east area. The pace of future subdivision to complete the development of the structure plan will be subject to market forces and timing of the relevant landowners.

5. Subdivision and Development Requirements

5.1 Zones and Reserves

Subdivision and development of land within the structure plan area should be in accordance with the structure plan and the corresponding Zone or Reserve under the City of Cockburn Town Planning Scheme No. 3 (TPS 3).

5.1.1 Additional Uses Provisions

The proposed Additional Use permissibility for a Motor Vehicle Wash is a (D) use, requiring planning approval.

5.2 Residential Density

Residential densities applicable to the structure plan area are shown on the Structure Plan map.

5.3 Residential Design Code Variations

The City of Cockburn Local Planning Policy 1.16 'Single House Standards for Medium Density Housing in the Development Zone' sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60 (where enabled).

Except in a situation where an approved Local Development Plan ('LDP') imposes variations to the deemed-to-comply provisions of the R-Code, the standards set out in Local Planning Policy 1.16 shall apply to just the R25 coded precinct specifically identified on this structure plan.

5.4 Public Open Space

Public open space is to be provided generally in the locations shown on the Structure Plan Map and landscaped in accordance with City approved Landscape Drawings prepared as a condition of subdivision approval. In respect of applications for the subdivision of land the City of Cockburn may recommend to the WAPC that a condition be imposed on the grant of subdivision approval for the payment of cash in lieu contributions, where a public open space land contribution is not provided.

5.5 Notifications on Title

In respect of applications for the subdivision of land the City of Cockburn may recommend to the WAPC that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate(s) of Title(s) of affected lots to advise of the following:

- i. The lot is situated in the vicinity of a transport corridor and is currently affected or may in the future be affected by transport noise. Additional planning and building requirements may apply to development on this land to achieve an acceptable level of noise reduction.

6. Local Development Plans

At the subdivision stage, the City of Cockburn may request that the WAPC impose a condition/s of approval requiring local development plan(s) to be prepared, in accordance with Schedule 2 Part 6 of the Regulations, for lots with the following site attributes:

- i. Lots with vehicular access from a rear laneway
- ii. Abut public open space; and/or
- iii. May be affected by transport noise and require noise mitigation measures at the development stage (as determined by an acoustic assessment prepared in accordance with State Planning Policy 5.4 - Road and Rail Noise).

7. Other Requirements

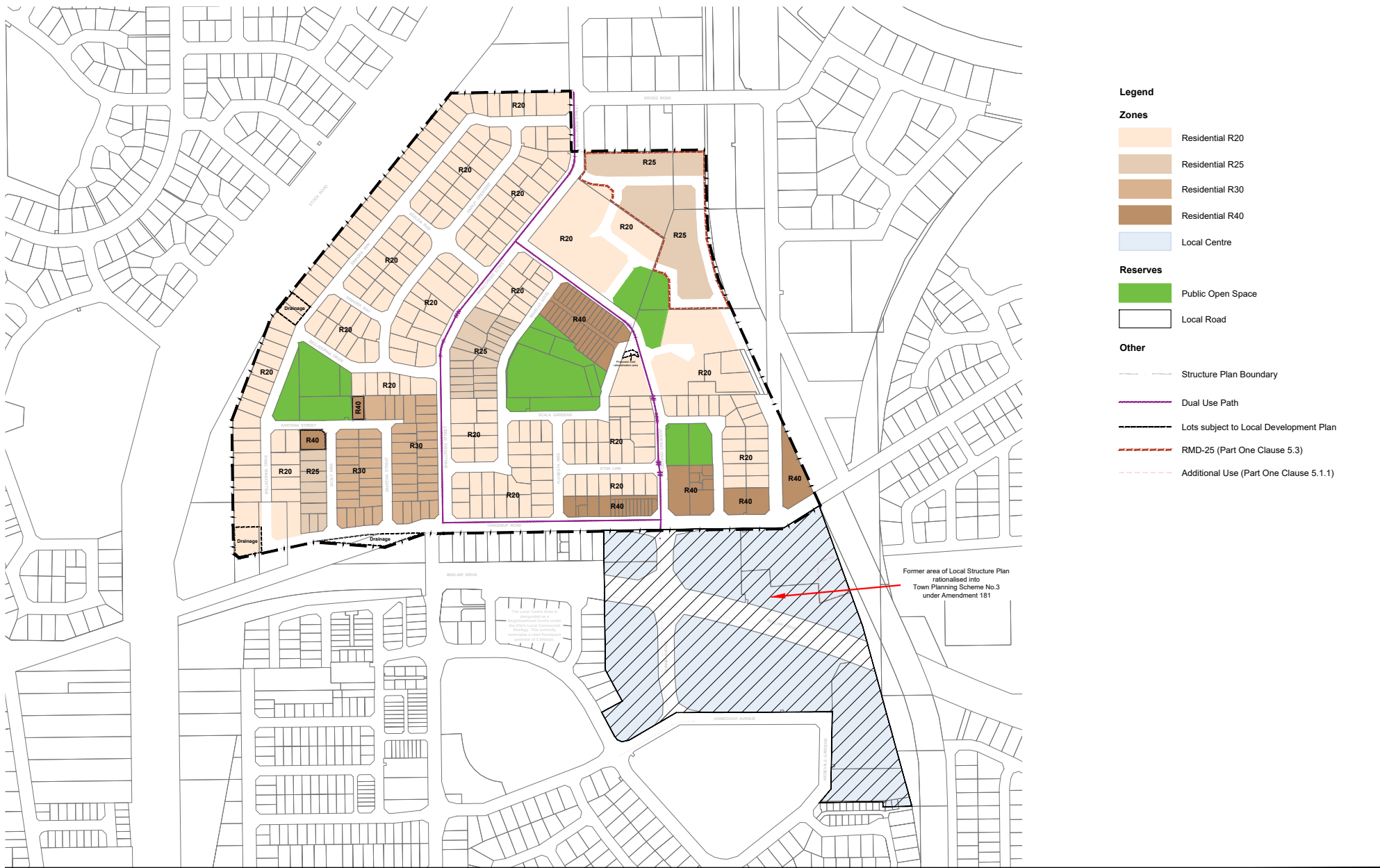
7.1 Developer Contributions

The Structure Plan area is subject to the requirements of Developer Contribution Plan 4 (Yangebup West) and Developer Contribution Plan 13 (Community Infrastructure), as detailed in Clause 5.3 and Table 10 of TPS 3.

8. Additional Information

At the subdivision stage, the WAPC may require and/or impose a condition(s) of approval requiring the preparation, submission and approval of the following technical reports (where applicable):

- Urban Water Management Plan
- Public Open Space Landscape Plan; and/or
- Transport Noise Assessment and Noise Management Plan.



Structure Plan

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PART TWO - EXPLANATORY INFORMATION

1. Amendment No. 6

The Cell 6 – Yangebup/Beeliar Structure Plan has been recognised by WAPC as the official structure plan to guide planning decision making and the various WAPC approved subdivisions in Cell 6. The latest Amendment No. 5 to the structure plan is contained in Appendix 1.

Refer to Appendix 1 - Cell 6 – Yangebup/Beeliar Structure Plan – Amendment No. 5

In general the Cell 6 – Yangebup/Beeliar Structure Plan covers an area of approximately 51.44 hectares. Around 26.03 hectares is set aside as residential use, excluding roads, public open space and drainage. The commercial area of the structure plan is over an area of approximately 9.35 hectares. Not all of the public open space within the approved structure plan has been created. The estimated delivery of public open space in accordance with the original approved structure plan is 3.4 hectares.

The original approved structure plan (as amended) delivers approximately 400 dwellings supporting an forecast ultimate population of 1,120 persons. The structure plan density is generally lower than for contemporary structure plans, with a dwelling density per site hectare of 16 dwellings/ha and per gross urban hectare a yield of 8 dwellings/ha.

This Amendment No. 6 to the current approved structure plan proposes a residential density change from R20 to an R25 coding for portions of Lot 12 Shallcross Street, Lot 22 Erceg Road and Lot 1 Simper Road, Yangebup.

Most of the structure plan area has already been subdivided and developed, with commercial, residential and public open space uses consistent with the approved structure plan. This is in the context of the past and anticipated steady and continual urbanisation within Yangebup.

1.1 Pre-lodgement consultations

The following **Table 2** is a list of key stakeholders that were consulted during the preparation of the Amendment.

Table 2 – Key Stakeholder Consultations

Stakeholder	Comments	Actions
City of Cockburn Planning Services 16 August 2021	Discussions with Proponent regarding application of RMD-R25 and City's LPP 1.16 to the WAPC 160061 subdivision lots.	Proponent to discuss further with DPLH.
Department of Planning, Lands and Heritage Land Use Planning – Metropolitan South Peel 20 August 2021	SPC unlikely to grant approval for the WAPC 160061 subdivision to incorporate the RMD-R25 provisions into a Local Development Plan. DPLH officers advised that a structure plan amendment should be undertaken to re-code the R20 to R25, in order to apply the RMD-R25 provisions.	Proponent advised City of Cockburn to defer LDP for WAPC 160061 until a structure plan amendment was approved to up-code R20 to R25.

1.2 Planning Rationale

WAPC 160061 subdivision approval was granted by WAPC on 9 April 2021 for portions of Lot 12 Shallcross Street, Lot 22 Erceg Road and Lot 1 Simper Road, Yangebup. All three separate landowners of the above lots have coordinated their fragmented landholdings to subdivide in unity and coordinate the provision of the necessary infrastructure to support urban development.

WAPC 160061 creates 39 residential lots, roads and public open space and one grouped housing site. The proposed residential lots range in size from 341m² – 798m², with the predominant lot size between 350m² – 375m².

The approved structure plan allocates an R20 density code to the WAPC 160061 subdivision lots. The sizes of most lots are more consistent with an R25 density. An R25 (and R30 coding) is typically the base coding now being applied to new structure plans in these urban areas.

The RMD-R25 provisions provide for an acceptable industry standard of residential development compatible with market expectations. The structure plan R20 coding (and default R20 provisions in the R-Codes) does not reflect current contemporary planning and market expectations.

R25 is a preferred base density code and will provide prospective residents with greater flexibility for development. The upcoding will not result in any significant or material change to the original approved structure plan intent. There are no significant modifications required to transport planning as a result of the minor up-coding.

The amendment is standard and will not result in any adverse impact on the amenity of the area. The proposal is in keeping with proper and orderly planning so as to align the WAPC 160061 subdivision approval with the more appropriate R25 density code.

1.3 Public Open Space

The original structure plan approved in 2005 provided for an adequate distribution of public open space throughout the residential areas to enable residents to have convenient access to open space for active and passive recreational pursuits (refer to Figure 1). The Amendment does not alter the original intent for the provision of public open space.

The original approved structure plan did not provide for a 10% POS land contribution. Approximately 8.9% POS land contribution was provided for when the structure plan area was being subdivided, with cash in lieu being provided to the satisfaction of the City of Cockburn to make up for POS shortfall, as outlined in Table 3. This was in line with the planning policies at the time in 2005, which allowed for the provision of a minimum 8% POS land contribution and a maximum 2% POS cash in lieu for the embellishment of parkland in the structure plan area. Table 3 Public Open Space Schedule outlines the public open space provision for the structure plan area.

Refer to Figure 1 - Public Open Space Plan

To top up the 10% POS provision, the remaining undeveloped properties in Cell 6 (excluding the lots in the amendment area which already have subdivision approval under WAPC 160061) will provide POS generally in accordance with Table 3.

Table 3. Public Open Space Schedule - Cell 6 Yangebup/Beeliar Structure Plan

Calculation of Required POS Provision	Ha	Ha
Total Structure Plan Area (ha)	51.44	51.44
Deductions		
Yangebup Road (existing distributor road)	1.620	
Dedicated Drainage	0.402	
Commercial Precinct (south of Yangebup Road)	11.470	
Total Deductions		13.492
Gross Subdivisible area (total area minus deductions)		37.948
Required POS (10%)		3.794
POS provided in approved structure plan (including Amendment 6)		
Local Park (POS 1)		0.941
Local Park (POS 2)		1.448
Local Park (POS 3)2		0.593
• WAPC 160061 approved subdivision plan (0.177ha)		
• Lot 13 Shallcross Street future POS (0.231 ha)		
• Lot 501 Scala Gardens future POS (0.185 ha)		
Local Park (POS 4)		0.399
POS land provided		3.381
POS cash in lieu payments up to June 2022 ¹		0.169
POS cash in lieu payments to be provided in future ²		0.12058
Total POS Provided		3.670
POS Percentage of Gross Subdivisible Area		9.7%

Notes:

¹ Cell 6 landowners who have already subdivided since inception of the Cell 6 Yangebup/Beeliar Structure Plan provided POS cash in lieu contributions. For example, in 2017 under WAPC 155033 subdivision approval for Lascena Estate (i.e. lots in Sicily Rise & Santena Street) the WAPC approved a cash in lieu payment for 1,404.7m².

² Future POS cash in lieu from various landholdings in table below

Lots	(Hectares)
Lot 504 (No. 31) Storey Place	0.1138
Lot 053 (No. 27) Storey Place	0.2518
Lot 500 (No. 25) Storey Place	0.1038
Lot 66 (Crown ROW)	0.0432
Lot 219 Beeliar Drive	0.2800
Lot 33 (No. 2) Thorne Place	0.2862
Thorne Place Road Reserve	0.1270
Total Gross Subdivisible Area	1.2058
Future POS Cash in Lieu Contribution	0.12058



Public Open Space Plan

Figure 1

Figure 1. Public Open Space Plan

