

Part 2 - Explanatory Report

1. Introduction

Anstey Park is located within the suburb of Secret Harbour. The structure plan is the overarching framework guiding the development of the residential estate known as Anstey Park.

The LSP supports residential development which is now substantially completed with the exception of the lots the subject of this amendment (Lots 35 and 36 indicated in blue in Figure 1 below) and some smaller lots along Surf Drive (refer to Figure 1 below). The LSP provides for a range of densities from R5 to R40, an established local centre and established and planned areas of open space.



Figure 1 - Anstey Park LSP Aerial Photograph

The primary purpose of this amendment is to relocate the proposed public open space (POS) to be located in the northern Figure 1 - Anstey Park LSP Aerial Photograph portion of Lots 35 and 36 to the southern portion of Lot 35 and Lot 36 along Surf Drive. As a result of the relocation of POS, the R30 lots are also to be relocated to around the new location of the POS.

The relocation is required as the current location of the POS is on the highest point of the site which will require significant earthworks. The current location is not practical due to the required earthworks and a drainage network discharging into the stormwater basin contained within the POS. Amending the location will greatly reduce the volume of earthworks and tie-into the area with the surrounding road network.

The area of the POS between the current and proposed locations is generally the same with similar dimensions. Both locations have roads on all sides of the POS and the structure plan roads are not required to substantially change. The location change is approximately 225 metres from the original location to the proposed location. The LSP Map has been amended to reflect the POS relocation and density code changes associated with the amendment.

This Amendment Report explains and justifies the amendments to the LSP Map. It does not replace the previous Explanatory Report, rather it forms an addendum and is supplementary to the previous Explanatory Report.

The following technical appendices have been prepared in support of this LSP amendment and are appended in full:

- Appendix A: Local Water Management Strategy; and
- Appendix B: POS Concept Plan.
- Appendix C: POS Areas Map

1.1 Ownership

The land the subject of the amendment is owned by A&R investments Pty Ltd, Kingalup Pty Ltd and A Nominees Pty Ltd. The amendment does not affect any lot currently held in third party ownership other than Lots 35 and 36.

2. Planning Framework

The LSP area is zoned 'Urban' under the Metropolitan Region Scheme.

The LSP area is zoned 'Development' under the City of Rockingham Local Planning Scheme No.2. The purpose of the 'Development' zone is:

1. *To identify areas requiring comprehensive planning prior to subdivision and development.*
2. *To coordinate subdivision, land use and development in areas requiring comprehensive planning.*

The Anstey Park Structure Plan, formally known as the Anstey Park Comprehensive Development Plan, was originally approved by the Western Australian Planning Commission (WAPC) on 22 April 2002. The LSP is substantially completed with the exception of the lots the subject of this amendment and some smaller lots along Surf Drive.

The LSP provides for a range of densities from R5 to R40, an established local centre and established and planned areas of public open space.

3. Amendment Proposal

The primary purpose of this amendment is to relocate the public open space (POS) located in the northern portion of Lots 35 and 36 to the southern portion of Lot 35 along Surf Drive. As a result of the relocation of POS the R30 lots are also to be relocated to around the new location of the POS.

The Figure 2 provides the approved LSP as it relates to the site (extract).



Figure 2 - Anstey Park Approved LSP Extract

The following Subdivision Concept Plan has been prepared in support of the amendment, showing the proposed changes.

- Has similar length and depth dimensions.
- Is surrounded on all 4 sides by roads.
- Enables the R30 to more appropriately front the POS.
- Is within 225 metres of the approved POS, which provides that the majority of residents are within 300-400 metres of POS.

The proposed relocation of the POS has no impact on the provision of POS or the ability to access the POS.

4.3 Movement Network

There is generally no change to the movement network as the POS relocation is within the existing road network.

4.4 Bushfire Considerations

The subject site is identified as being in a bushfire prone location which triggers the bushfire planning requirements under State Planning Policy 3.7 Planning in Bushfire Prone Areas.

‘The proposed amendment does not intensify the proposed land use and/or impact the bushfire considerations of the approved Structure Plan and will be addressed at subdivision stage.’

4.5 Unexploded Ordinance (UXO)

The lots may be impacted by unexploded ordinance which will be addressed at subdivision stage as the considerations of UXOs does not impact the structure plan design amendment.

4.6 Stormwater

The amendments are proposed to specifically address the drainage network. The approved location of the POS is on the highest point of the site and is not practical due to the required earthworks and a drainage network discharging into the stormwater basin contained within the POS. Amending the location will greatly reduce the volume of earthworks and tie-into the area with the surrounding road network.

4.7 Conditions of Subdivision

The following technical reports/ strategies are to be prepared and submitted as a condition of subdivision approval (where applicable):

- Urban Water Management Plan
- Bushfire Management Plan
- Landscaping Plan

5. Conclusion

The proposed amendments to the Anstey Park Local Structure Plan are proposed to address the drainage network by relocating the public open space (POS) located in the northern portion of Lots 35 and 36 to the southern portion of Lot 35 along Surf Drive.

The amendment has no impact on the size or dimensions of the POS, the residential density and dwelling yield or movement network as these matters are maintained as per the approved LSP.

The proposed dwellings on the subject site will still be within 400 metres of the POS.

The relocation of the POS has been proposed following further assessment and design of the drainage infrastructure required for the proposed subdivision of Amendment Area.

Amending the location of the POS to the corner of Surf Drive and Warnbro Sound Avenue reduces the volume of earthworks and allows the proposed development to tie into the levels of the surrounding road network to the east.

The relocation also decreases the future management and maintenance costs needed to meet the stormwater drainage requirements of discharging into the raised POS. Ensuring suitable development practices for the amendment area'.