

# ANSTEY PARK STRUCTURE PLAN

AMENDMENT No.1

SPN/0876M-1

**PTS**

TOWN  
PLANNING

# Endorsement

This Structure Plan is prepared under the provisions of the City of Rockingham Local Planning Scheme No. 2 and the *Planning and Development (Local Planning Schemes) Regulations 2015 (as amended)*.

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO THE ANSTEY PARK LOCAL STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**03 September 2024**

Signed for and on behalf of the Western Australian Planning Commission:

A handwritten signature in black ink, appearing to be 'J. H.', is written over a horizontal dotted line.

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:

# Table of Amendments

Amendment No.	Summary	Date approved by the WAPC
1	<ul style="list-style-type: none"><li>• Relocate the northern public open space (POS) area on Lots 35 and 36 Surf Drive, Secret Harbour to the southwest corner (near the intersection of Surf Drive and Warnbro Sound Avenue);</li><li>• Modify the density code from R20 to R30 for lots adjacent to the repositioned POS area; and</li><li>• Modify the density code from R30 to R20 for all other lots.</li></ul>	<b>03 September 2024</b>

# Executive Summary

The Structure Plan guides the subdivision and development of the land generally bounded by Warnbro Sound Avenue, Anstey Road, Mandurah Road and Kimberly Drive, Secret Harbour (referred to as the Anstey Park Structure Plan). The Structure Plan is approximately 130 hectares in area and located within the City of Rockingham.

The Anstey Park Structure Plan was originally approved by the Western Australian Planning Commission (WAPC) on 22 April 2002.

Amendment No. 1 to the Structure Plan relates to Lots 35 and 36 being the land bound by Warnbro Sound Avenue to the west, Surf Drive to the south, Kimberly Drive (extension) to the north and established residential dwellings to the east. The area of Lots 35 and 36 is 8.0659 hectares.

The purpose of the amendment is to relocate the northern public open space (POS) area on Lots 35 and 36 to the southwest corner (near the intersection of Surf Drive and Warnbro Sound Avenue). As a result of the relocation of the POS, the lots adjacent to the new POS location have an increased density code from R20 to R30 with the lots adjacent to and comprising the old POS location having a density code of R20.

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 resultant estimated development on Lots 35 and 36 is:

- 99 - R20 lots.
- 14 - R30 lots.
- 6265m<sup>2</sup> of local open space.

# Contents

Record of Endorsement	i	List of Figures
Table of Amendments	ii	Figure 1 - Anstey Park LSP Aerial Photograph
Executive Summary	iii	Figure 2 - Anstey Park Approved LSP Extract
Contents	iv	Figure 3 - Subdivision Concept Plan
<b>Part 1 Implementation</b>	<b>1</b>	
1. Structure Plan Area and Operation	1	
2. Purpose	1	
2.1 Amendment No.1	1	
3. Staging	1	
4. Subdivision and Development Requirements	1	
4.1 Land Use zones and reserves	1	
4.2 Public Open Space	1	
4.3 Density and Development	2	
4.4 Other Requirements	3	
4.4.1 Notifications on Title	3	
4.4.2 ATCA Trigger Distances	3	
4.4.3 Developer Contributions	3	
5. Additional Details	3	
5.1 Information to be submitted	3	
5.2 Studies to be required	4	
<b>Part 2 Explanatory</b>	<b>5</b>	
1. Introduction	5	
2. Planning Framework	7	
3. Amendment Proposal	7	
4. Planning Considerations	8	
5. Conclusion	10	
<b>Appendix A</b>		
Local Water Management Strategy		
<b>Appendix B</b>		
POS Concept Plan		
<b>Appendix C</b>		
POS Areas Map		

# Part 1 Implementation

## 1. Structure Plan Area and Operation

The structure plan applies to land generally bounded by Warnbro Sound Avenue, Anstey Road, Mandurah Road and Kimberly Drive, Secret Harbour being the area outlined on the Structure Plan Map (**Plan1**).

The structure plan is identified as the Anstey Park Structure Plan.

The Anstey Park Structure Plan was originally approved by the Western Australian Planning Commission (WAPC) on 22 April 2002.

Pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2, Part 4, clause 28(4) the Structure Plan is taken to have been approved on 19 October 2015 by the Western Australian Planning Commission for a period of 10 years.

## 2. Purpose

The Structure Plan has been prepared to guide the future subdivision and development of the area.

### 2.1. Amendment No.1

The purpose of Amendment No.1 to the Structure Plan is to:

- Relocate the northern public open space (POS) area on Lots 35 and 36 Surf Drive, Secret Harbour to the southwest corner (near the intersection of Surf Drive and Warnbro Sound Avenue);
- Modify the density code from R20 to R30 for lots adjacent to the repositioned POS area; and
- Modify the density code to from R30 to R20 for all other lots.

## 3. Staging

The Structure Plan is substantially completed, except for Lots 35, 36, 9613 and 9614 Surf Drive, and Lot 431 Warnbro Sound Avenue, Secret Harbour.

## 4. Subdivision and development requirements

### 4.1. Land use zones and reserves

Plan 1 designates proposed zones and reserves in the Structure Plan area.

### 4.2. Public Open Space

Public open space is to be provided in accordance with Plan 1 and Table 1.

Table 1: Public Open Space Schedule

<b>Site Area</b>			124.727 ha
<b>Deductions</b>			
Wetland (non creditable POS area)		0.0616 ha	
Commercial		0.5 ha	
Community Purpose		0.3 ha	
<b>Total deductions</b>		0.8616 ha	
Gross Subdivisible area			123.865 ha
Public open space @ 10 per cent			12.386 ha
May Comprise			
- minimum 80% unrestricted POS		9.9088 ha	
- maximum 20% restricted use POS		2.4772 ha	
<b>Public Open Space Provided</b>			
<b>POS Area #</b>	<b>Open Space Area (Net)</b>	<b>50% Credit Drainage *</b>	<b>Net POS + 50% drainage</b>
1	0.6265 ha	0.0784 ha	0.5482 ha
2	1.2111 ha	0.0000 ha	0.7392 ha
3	0.4516 ha	0.0553 ha	0.3963 ha
4	2.7333 ha	0.1742 ha	2.5592 ha
5	0.5113 ha	0.0113 ha	0.5001 ha
6	0.7226 ha	0.0192 ha	0.7034 ha
7	0.2938 ha	0.0000 ha	0.2938 ha
8	3.0590 ha	0.0250 ha	3.0340 ha
9	0.8127 ha	0.0416 ha	0.7711 ha
10	0.9000 ha	0.0935 ha	0.8066 ha
11	1.4475 ha	0.0000 ha	1.4475 ha
12	0.6557 ha	0.0682 ha	0.5876 ha
Sub-Total	13.4251 ha	0.5665 ha	12.3868 ha
<b>Total Public Open Space Provision</b>			<b>12.3868 ha (10%)</b>
Note: * A 50 per cent POS credit for 'dry' drainage basins and a 25 per cent credit for drainage lakes variation was accepted by the City/WAPC in the assessment of the approved Structure Plan.			

#### 4.3. Density and Development

Plan 1 designates the R-Codes applicable to subdivision and development in the Structure Plan area.

Residential densities vary from R5 to R40. Higher density areas (R30 and R40) are generally located close to POS areas and the commercial sites, whilst R5 density areas are proposed along the Mandurah Road interface.

#### 4.4. Other Requirements

##### 4.4.1. Notifications on Title

In respect of an application(s) for subdivision approval, the WAPC may, as a condition of subdivision approval require a notification, pursuant to Section 165 of the Planning and Development Act 2005, be placed on the Certificate(s) of Title:

- For all lots with a Bushfire Attack Level (BAL) rating of 12.5 or above advising the existence of a hazard or other factor: "This land is within a bushfire prone area as designated by an Order made by the Fire and Emergency Services Commissioner and is/ may be subject to a Bushfire Management Plan. Additional planning and building requirements may apply to development on this land."

##### 4.4.2. ATCO Trigger Distance

The Structure Plan area falls within the ATCO trigger distance under WAPC's draft Development Control Policy 4.3 – Planning for High-Pressure Gas Pipelines (DC 4.3).

Pursuant to draft DC 4.3 consultation with the pipeline owner/operator to define setbacks and/or identify risk mitigation measures (if any) may be required at later stages of the planning process.

##### 4.4.3. Developer Contributions

The Structure Plan area falls within City of Rockingham Local Planning Scheme No. 2 Development Contribution Area No. 1. Developer contributions are applicable at the subdivision and/or development approval stage.

The structure plan applies to land generally bounded by Warnbro Sound Avenue, Anstey Road, Mandurah Road and Kimberly Drive, Secret harbour being the area outlined in the Structure Plan Map (**Plan1**).

## 5. Additional Details

### 5.1. Information to be submitted with an application:

<b>Additional Information / purpose</b>	<b>Approval stage</b>	<b>Responsible agency (consultation required)</b>
Bushfire Management Plan	Subdivision	City of Rockingham  Department of Fire and Emergency Services
Evidence of consultation with relevant pipeline owner/operator (if required)	Subdivision	ATCO Gas

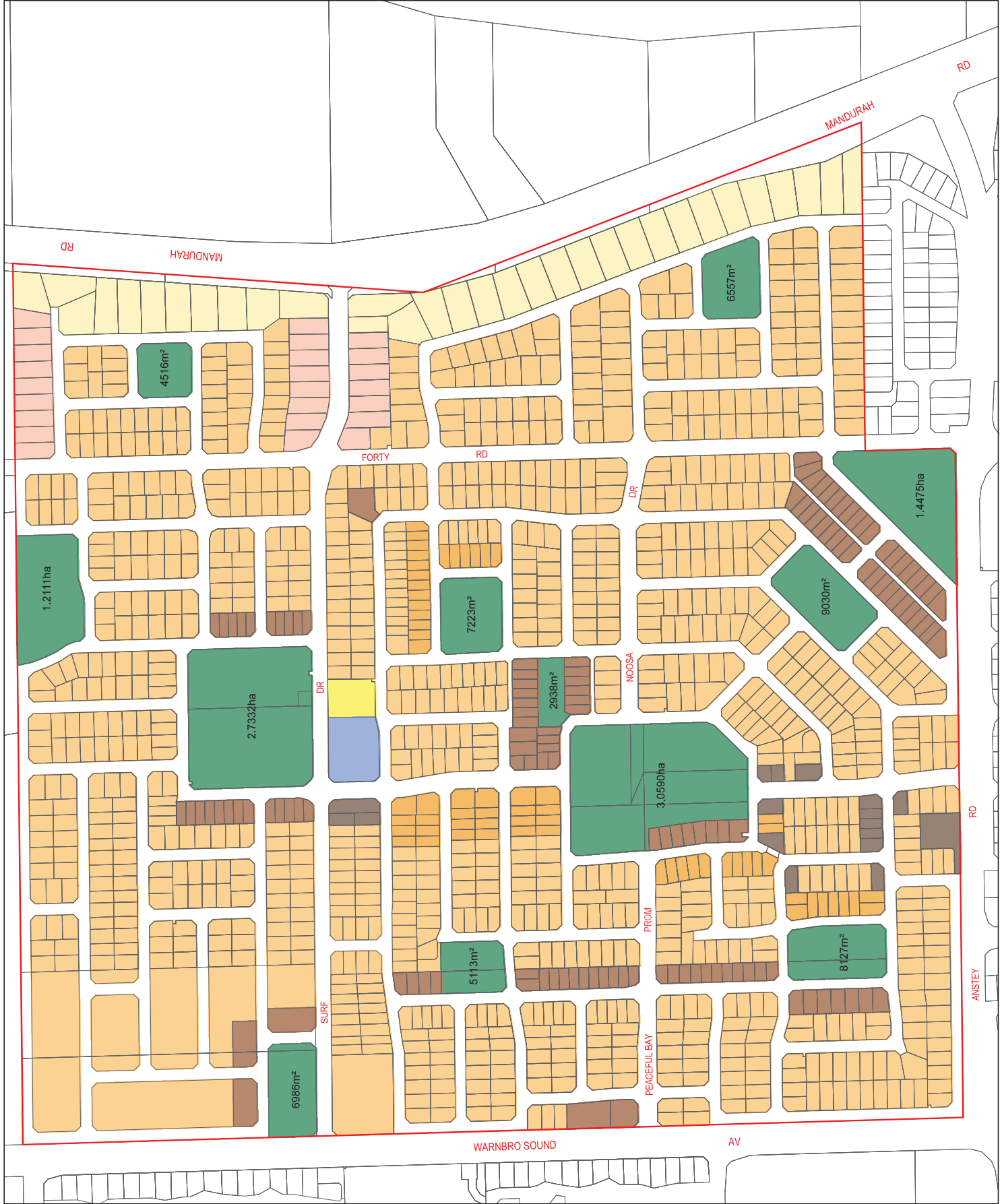
5.2. Studies to be required under condition of subdivision/development approval.

<b>Conditions of subdivision approval</b>	<b>Responsible agency</b>
Urban Water Management Plan	City of Rockingham Department of Water and Environmental Regulation
Landscape Plan	City of Rockingham
Unexploded Ordnance (UXO) assessment survey (if required)	Department of Fire and Emergency Services

Anstey Park

- Commercial
- Community
- Public Open Space
- R10
- R20
- R25
- R30
- R40
- R5

- Existing Cadastral
- Anstey Park Boundary



Disclaimer: Digital Cadastral Data supplied by Landgate, Perth WA. Whilst all care has been taken, no responsibility shall be taken for any omissions or errors in this documentation.

NOT TO SCALE

