

Our Ref: TPS/4/102
Enquiries: C D Mannucci

5 May 2019

Dear Sir/Madam,

***INVITATION TO COMMENT
AMENDMENT NO. 102 – TOWN PLANNING SCHEME NO. 4
DCP 4 – ANSTEY KEANE PRECINCT FORRESTDALE***

I refer to the above amendment which Council resolved to initiate at its meeting held on 25 February 2019.

Briefly, the proposal entails an amendment to the City of Armadale Town Planning Scheme No. 4 (TPS 4) to introduce the following:

- 1) A new development contribution area (DCA 4 – Anstey Keane Precinct) on the Special Control Area Map 3;
- 2) New scheme provisions into Schedule 9B of TPS 4 to facilitate the operation Development Contribution Plan 4 (DCP 4); and
- 3) Minor change to Clause 5A.9.1 of TPS 4.

Background

The Development Contribution Area will be shown on the TPS 4 Special Control Area Map 3 as Development Contribution Area 4 and be commonly known as the Anstey Keane Precinct, Forrestdale. The area is bounded by Keane Road to the north-east, Armadale Road to the south and Bush Forever Site No. 342 to the north-west.

The effective urbanisation of the Anstey Keane Precinct requires the cost efficient provision of essential common infrastructure and facilities such as utilities, roads, open space and sporting and community facilities. This physical and social infrastructure greatly benefits the standard of living, mobility and lifestyle choices of the community.

DCP 4 is intended to apply to all of the developable land within the Anstey Keane Precinct. Landowners will be required to make contributions towards the cost of common infrastructure and facilities attributable to the subdivision and development of the precinct and their land.

DCPs provide a framework for a user pays approach to the provision of common infrastructure and facilities under a need and nexus approach. Items included in DCPs have a correlation between development and the demand created by the development. DCPs are commonly used throughout Western Australia, and the preparation and administration of a DCP is undertaken in accordance with State Government policy.

The proposed DCP 4 will provide an orderly framework to enable the equitable collection of monetary contributions to fund the delivery of essential common infrastructure and facilities within the precinct.

Proposed DCP Infrastructure

In respect to the Anstey Keane precinct, it is currently proposed that DCP 4 will fund a number of essential common infrastructure items as follows:

- a) Acquisition of a minimum land area of 4.9ha for public open space to accommodate a senior sized multi use playing field and associated buildings, structures and surrounds.
- b) Construction of a minimum area of 4.9ha of public open space, including a senior sized multi use playing field.
- c) Construction of sporting and community buildings and structures within the above public open space.
- d) Upgrade of Anstey Road (Road Widening and Construction)
- e) Upgrade of Keane Road (Contribution to Allen and Keane Road Roundabout)
- f) Construction of a shared path network
- g) Local Precinct 2 drainage and public open space
- h) Acquisition of land for a waste water pump station

Further details on DCP 4, including the above items can be found in the DCP 4 Report that is available in the Public Comment and Notices section of the City's website. Some additional comment is also provided below for your information.

Additional Comment

Local Precinct 2 drainage and public open space (POS)

As identified in the Local Water Management Strategy, there is a need to consolidate land along the realigned Bailey's Branch Drain corridor to accommodate drainage for Precinct 2. The consolidation of this land will also help deliver a more useable multiple use corridor that is expected to enhance the amenity of the precinct, but it will also result in an unequal distribution of POS and drainage across Precinct 2.

Without a coordinated approach to Local Precinct 2 drainage and POS, there is the risk that numerous small impractical or unusable areas of POS would be created by owners seeking to meet their obligations under the State Government planning policy to provide 10% of the gross subdivisible area for POS. This scenario could also result in the existing Bailey's Branch Drain being retained in a less than satisfactory state for residential development. The proposed DCP represented an opportunity to provide a more equitable approach to the delivery of Local Precinct 2 drainage and POS and enable a more beneficial development outcome being achieved.

The approach proposed in the DCP will result in Lot 6 Allen Road, Lot 8 Allen Road, Lot 84 Anstey Road, Lot 86 Anstey Road and Lot 87 Anstey Road providing an additional monetary contribution into the DCP in lieu of providing a minimum 10% POS land that would need to be ceded to the crown free of cost. This proposed approach will ensure that Local Precinct 2 drainage and POS areas are provided in a consolidated fashion based on the most optimal location that maximises the benefit of these areas to the surrounding community, and avoids a

scenario where POS and drainage areas are provided in a fragmented and inefficient way to align with land ownership.

Anstey Road

In relation to the widening and construction of Anstey Road, the design of the road has evolved since the draft DCP was initially endorsed by Council in February 2019. This evolution has come about as more information has come to hand during the ongoing structure planning of the area and the detailed design of Anstey Road.

It is currently anticipated that the proposed widening of Anstey Road will need to increase from 1.45m on each side of the road (as detailed in the Draft DCP 4 Report) to 2.25m on each side of the road, with a total road reserve width is 24.6m. Further adjustments may eventuate as the road design process evolves, with the road reserve width and total road costs included in the DCP to be confirmed once the DCP receives final approval.

Proposed Cost Contributions

The proposed contribution rate in the Draft DCP 4 report is summarised in the table below.

Precinct	Net Area (HA)	Total Cost Per HA
1	18.5118	\$274,200.90
2 (All Lots other than Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road)	35.1412	\$274,200.90
2 (Lots 6 Allen, 8 Allen, 84 Anstey, 86 Anstey, 87 Anstey Road)	4.1314	\$341,514.16
3	2.8887	\$274,200.90
4	12.3713	\$274,200.90

As submissions received during the advertising period are considered and the planning for area the progresses, DCP 4, including the proposed contribution rate is subject to change at the final approval stage. The currently proposed contribution rate will be used to inform interim contributions arrangements prior to the DCP receiving final approval.

How to Comment

As a landowner within or adjoining the proposed amendment area, the proposal has been referred to you for comment. Should you wish to make comment please complete the attached submission form and return to the City by no later than:

Friday, 5 July 2019

A copy of the proposed amendment documentation is available for perusal at Council's Administration Centre, 7 Orchard Ave, Armadale between the hours of 8:15am and 4:45pm Monday to Friday or on the Public Comment and Notices section of the City's website (www.armadale.wa.gov.au).

If you have any queries regarding this matter, please do not hesitate to contact Mr Carlo Mannucci on 9394 5401.

Yours sincerely,

C Mannucci
Project Manager Contribution Arrangements

Enc: Location Plan
 Submission Form