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Michael Lennon
Chair – State Planning Commission
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Dear Michael

**Revised Planning and Design Code – Submission on behalf of Australian Naval Infrastructure
– Mersey Road North, Osborne**

URPS acts on behalf of Australian Naval Infrastructure (ANI). ANI is the property owner of the Osborne Naval Shipyard (ONS) which is located within the Osborne Maritime Precinct. Figure 1 below depicts the current boundaries (in black) of the ONS.



Figure 1: Osborne Naval Shipyard

Previous Submission and Affected Land

In response to the release of the draft Planning and Design Code (Code) in late 2019, ANI provided a submission to the State Planning Commission (SPC). The submission highlighted a minor zone boundary anomaly between the proposed Employment and the proposed Open Space Zone at Osborne, namely the inclusion of a small portion of the allotment within the Open Space Zone.

The parcel in question is identified as Mersey Road North, Osborne Lot 3000 in D124718 Certificate of Title Volume 6244 Folio 449. Refer to Figure 2.



Figure 2: Lot 3000 Mersey Road North, Osborne.

The Requested Amendment

ANI wishes to re-emphasise its request to rectify the previously identified anomaly. In releasing the revised P&D Code, the previously identified boundary error has not been resolved.

Rectification of this error would see the zoning boundary follow the cadastral boundary of the allotment (shown in orange in Figure 2 above), and result in the rezoning of a small portion of the site from Conservation Zone to the Strategic Employment Zone (which applies to the balance).

This error is a carry through from the Development Plan, and in our opinion is clearly a zone boundary anomaly caused as a result of the alignment of Mersey Road North which has resulted in this fragmented piece of Conservation zoned land.

The portion of the allotment currently contained in the proposed Conservation Zone has approval for a car park and landscape area associated with the ANI CSPIF development.

We request that the zone boundary is amended to ensure the common boundary of the Strategic Employment Zone and the Conservation is located at the centreline of Mersey Road North, resulting in all of Mersey Road North, Osborne (Lot 3000 in D124718) being contained within the proposed Strategic Employment Zone.

Please do not hesitate to contact me if you any questions.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Andrew Chown', written in a cursive style.

Andrew Chown, RPIA
Senior Associate

