

Dear Rosehill Waters Residents.

Over the past few months, we have been working to improve the planning outcomes for the vacant land on Serpentine Drive/Kulungar Elbow and the southern corner of the site near the Department of Defence Barracks.

Planned some years ago by the original management, these sites were approved for:

- strata development sites for over 55s/aged persons
- small lots of 250m<sup>2</sup>
- large unit sites or survey strata lots

However, Rosehill Waters has evolved significantly since those early days, and the current management recognised a new planning approach was required to meet the needs of your quality, close-knit residential estate.

Working closely with expert planning consultants, we developed a new proposal which seeks to:

- Reduce the total number of houses by 27
- Ensure only green title lots are developed, not survey strata lots
- Create a better variety of lots with wider frontages
- Increase the minimum size of lots to 315m<sup>2</sup>
- Widen street verges to enable street tree planting and improve the sense of space
- Require housing to comply with the Rosehill Waters Design Guidelines
- Ensure streetscapes complement the existing development approach

Please refer to the attached plans which will allow you to compare the conceptual R30 Green Title plan with the original approach for each site.

The City of Swan's planning officers have **recommended support for the R30 proposal** after carefully considering feedback from you the community as well as the Education Department, the Department of Defence, Main Roads WA and Perth Airport.

You can view a copy of their planning recommendation here.

<https://www.swan.wa.gov.au/files/assets/public/document-resources/council-meetings/2021/05-may/12/4.3-proposed-amendment-to-the-rosehill-waters-structure-plan-swan-sp-2015-3-a.pdf>

<https://www.swan.wa.gov.au/files/assets/public/document-resources/council-meetings/2021/05-may/12/4.2-proposed-amendment-no.194-to-lps-no.17-to-modify-special-use-zone-no.24-rosehill-waters-estate-multiple-properties-in-south-guildford.pdf>

Despite having the support of Council Staff we understand a councillor is now proposing a motion to vote down the proposal. This will see the land retain its approval for strata development which means it will most likely be sold as a single site for multiple units.

We have already contributed funds to the City of Swan to upgrade the intersection at Queens Road and the Education Department has confirmed that its local schools planning means there is capacity to support new families who would move into the estate.

We know Rosehill Waters residents love their homes and love their community.

It is your voice the City of Swan Council should be listening to.

So please **contact ALL City of Swan Councillors before Tuesday 11 May 2021** and ask them to accept the recommendations of their Technical Officers and approve our proposal.

You will find the names and contact details for each Councillor here

<https://www.swan.wa.gov.au/Your-Council/Council/Meet-your-Councillors>

Please include your name, lot number and street address in your communications so they are clear you live close to the sites and deserve to have your views acknowledged.

Thank you for your support on this important matter.

If you would like more information, please drop into the Rosehill Waters Sales Centre over the weekend or call 1300 783 787



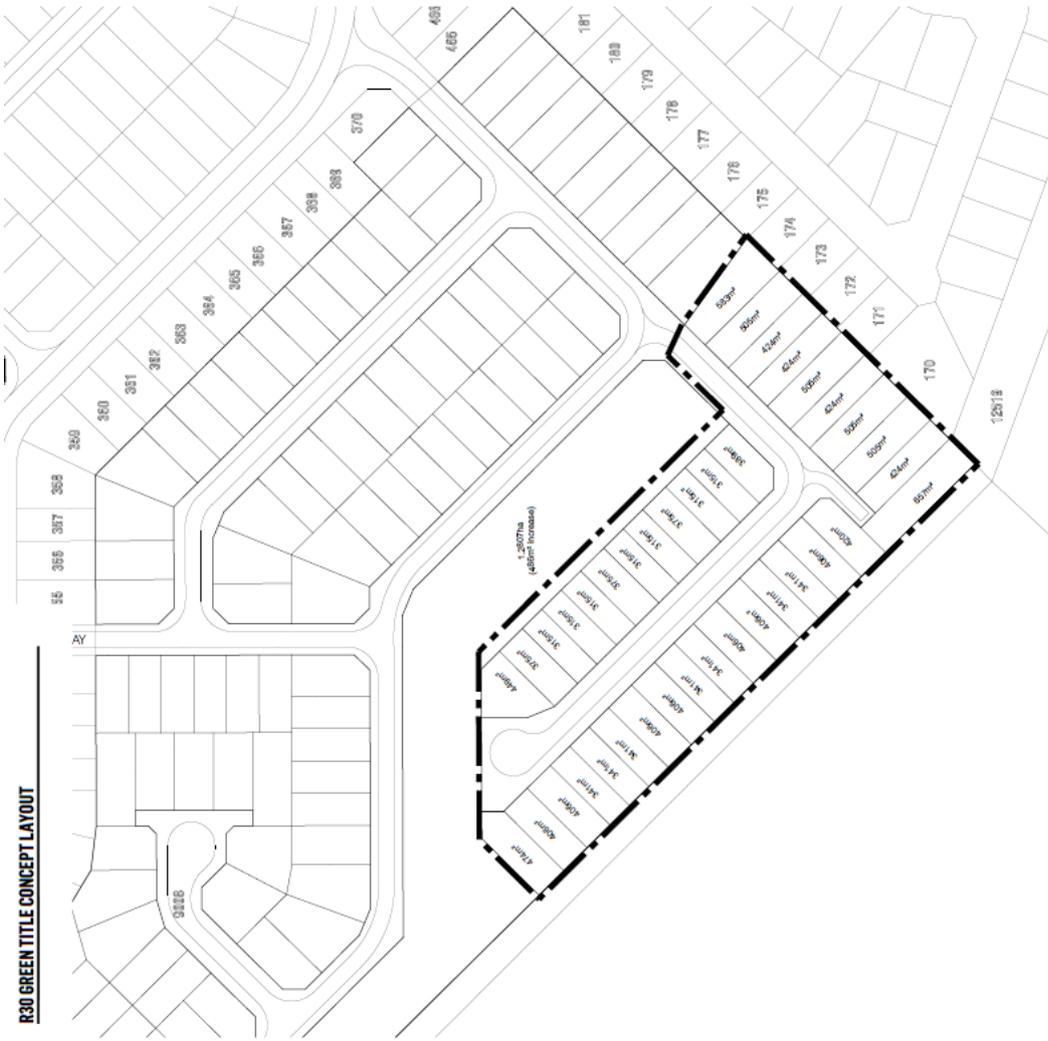
**R30 GREEN TITLE CONCEPT LAYOUT**



**AGED CARE LIVING CONCEPT LAYOUT**



**R30 GREEN TITLE CONCEPT LAYOUT**



**STRATA CONCEPT LAYOUT**

