

17 September 2021

Dear Resident,

Over the past few months, you may have commented on or heard about our request for the City of Swan and State Government to amend the Local Planning Scheme and allow changes to the Rosehill Waters Structure Plan.

Local Planning Schemes set out zoning and establish how land is to be used and developed; and Structure Plans guide the layout of future subdivision and set out land use and development requirements for an area of land. All developed lots within Rosehill Waters are green title (freehold) lots.

Our application (Amendment 197) relates to vacant land (the areas in blue on the plan below) on Serpentine Drive/Kulungar Elbow and the southern corner of the estate near the Department of Defence Barracks, which are shown as Stage 4 and Stage 5. Amendment 197 was advertised for comment earlier this year.



These sites are currently approved as large strata lots, with Stage 5 having 42 strata dwellings, and Stage 4 being identified for aged person accommodation with 90 small dwellings. We don't believe these outcomes are appropriate or in keeping with the quality and appeal Rosehill Waters purchasers have come to expect.

Our proposal (which is compared below) is for both sites to be green title, and the design outcome:

- Reduces the total number of houses by 27
- Ensures only green title (freehold) lots are developed
- Creates a better variety of lot sizes and types with wider lot frontages
- Increases the minimum lot size to 312m² (from 245m²)
- Widens road reserves and street verges to enable street tree planting, and improve the sense of space and parking
- Maintains the requirement for housing to comply with the Rosehill Waters Design Guidelines and Acoustic Controls.
- Increases Public Open Space provided by 486m²

Stage 4 Comparison



FORMER HANDLE GROUP CONCEPT

Approved Concept Layout



CURRENT RWM PROPERTY CONCEPT

Proposed Subdivision Layout

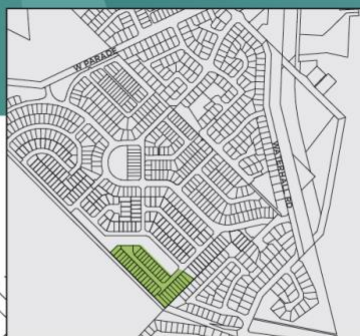


Stage 5 Comparison



FORMER HANDLE GROUP CONCEPT

Approved Concept Layout



CURRENT RWM PROPERTY CONCEPT

Proposed Subdivision Layout



Many South Guildford residents have expressed support for the changes, which will create greater housing choice, better streetscapes, and greater housing diversity within Rosehill Waters.

Some community conversations have generated misconceptions about the Amendment 197 green title concept and confused it with the proposal to create an exciting Rosehill Lodge Precinct at the old homestead north of West Parade.

We want to take this opportunity to set the record straight on some of the key concerns being voiced.

Amendment 197 will mean 40 new dwellings above and beyond the original number of homes approved for Rosehill Waters.

The green title concept reduces the total number of houses allowed under the current Rosehill Structure Plan over these two sites by 27 dwellings - a 20% reduction.

It will see the minimum green title lot size increase to 315m² compared to the existing 245m² lot size in the currently approved strata scheme. It is also clear that the average lot sizes are around 387m² for Stage 4 and 401m² for Stage 5.

The beauty, serenity, and charm of the area will be lost with poorly designed land development.

Rosehill Waters is designed according to Liveable Neighbourhood guidelines, emphasising attractive streetscapes, quality housing, and a strong sense of community.

It is being designed by expert consultants who are committed to delivering best-practice urban development.

South Guildford's historic charm will be maintained by repurposing Rosehill Lodge and its surrounds, and enhanced landscaping for the Kulungar Park open space.

Higher density means additional noise and anti-social behaviour for Rosehill Waters.

Rosehill Waters is a quality residential neighbourhood where residents take pride in their homes and their community.

The estate attracts like-minded people investing significant capital into their home who want to live in a safe, connected, and respectful environment.

Small blocks mean less parking for the homeowners, which means more street parking and traffic congestion, and loss of trees.

This was a big concern of the existing approved plan for 132 lots, with 80 of the lots being smaller than 275m². The current plans propose no lots below 312m².

All lots are required by the Residential Design Codes to provide a minimum of two carparking bays on site. Additional parking will be provided adjacent to open space areas.

Smaller, narrow lots with short verges make it difficult to plant street trees in verges due to crossovers for garages taking up so much of the space. Increasing lot sizes and frontages, together with the wider road reserve widths proposed, provides more opportunity for street trees to be planted.

Changing the zoning from R20 to R30 will result in the loss of trees, native animals, parklands, and community space.

Amendment 197 will not reduce the parklands or community spaces that are a part of life in South Guildford. These areas are already set aside and will not reduce under this proposal. As seen on the plan, public open space is increased by 486m².

Renovating Rosehill Lodge and its surrounding gardens, and enhanced landscaping for the Kulungar Park open space will create better quality facilities and green space for everyone to enjoy.

Our roads cannot handle the additional traffic that this proposal will generate. It will mean at least an extra 800 cars coming and going each day.

Before submitting the proposal to the City of Swan, a traffic study was undertaken by expert traffic consultants. The Traffic Impact Assessment shows an additional 394 vehicles movements per day from the location – an increase of 7.5 per cent on existing traffic levels – which is easily accommodated by the Rosehill Waters Road network.

Main Roads WA has also been consulted and does not object to the Rosehill Waters Structure Plan modification.

The community continually raises safety issues at the Queens Road/Great Eastern Highway Intersection, and nothing gets done.

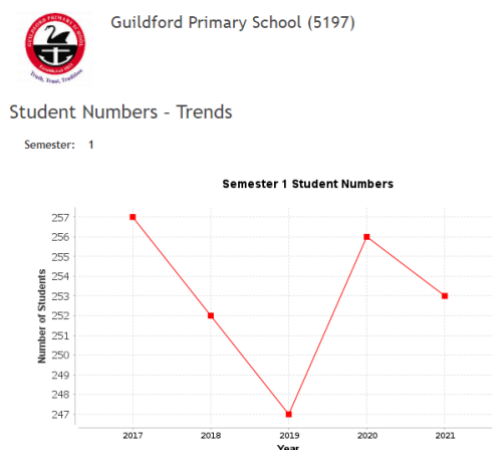
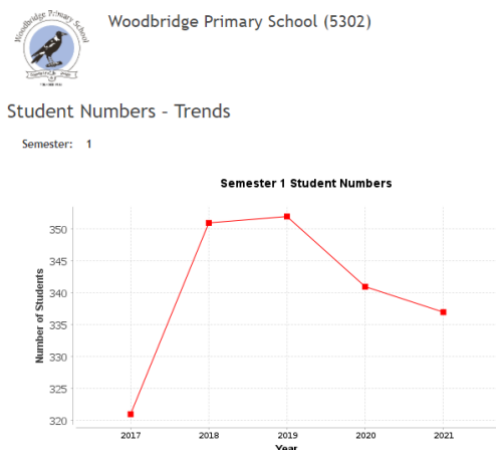
In 2016 Rosehill Waters provided a detailed design of the intersection upgrade which was approved and contributed \$170,000 to the City of Swan to enable the Queens Road/Great Eastern Highway works to occur when Council deemed necessary.

We understand that Council has recently decided to progress upgrade works after a public consultation process and is in discussions with Main Roads WA.

Local primary schools are full and can't take any more students. We will be forced to send our children to schools outside the district if this proposal is approved.

Rosehill Waters is located within the intake areas for Woodbridge and Guildford Primary Schools. The Education Department of WA (EDWA) has confirmed that both schools can accommodate new students from the catchment area. EDWA reports indicate student numbers, and these fluctuate from year to year.

Student Numbers as at 2021 Semester 1



Det.wa.edu.au/schoolsonline/home.do

Where to from here?

In May 2021, Council, on the advice of its planning officers, voted and **supported the Amendment 197 Structure Plan's proposal** after carefully considering feedback from the residents and community, EDWA, the Department of Defence, Main Roads WA, Perth Airport and other stakeholders.

You can view a copy of their resolution 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-swam-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>

Due to WA planning requirements a further advertising process occurred, and another vote will be held for Amendment 197 at the 6 October 2021 Council Meeting.

If you feel strongly, ensure the City of Swan Councillors know you support the green title development concept the quality streetscapes it will deliver for nearby residents.

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

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

We hope this information has been useful and helped to clarify some of the mistruths in the conversations that are being spread.

If you have further questions, please reach out to us at admin@rosehillwaters.com.au, or better still, drop into the Rosehill Waters Sales Centre for a chat with Ryan or Tony.

