



## FUTURE PLANNING Q & A

## EDITION #2

### Local Planning Scheme Amendment 197 – Stage 4 and Stage 5

This project information sheet covers questions about the proposal to replan lots for undeveloped lands south of West Parade.

Please email any additional questions to [admin@rosehillwaters.com.au](mailto:admin@rosehillwaters.com.au) or call into the Sales Centre for further information.

QUESTION	ANSWER
<b>AIRCRAFT NOISE</b>	
<b>Will noise-reducing acoustics still be required for all houses in Rosehill Waters Estate no matter where the houses are built?</b>	<p>All homes within the existing and the proposed new areas of Rosehill Waters Estate will need to comply with AS2021:2015 – Aircraft Noise Intrusion – Building Siting and Construction. Building license applications for all homes must be submitted to the City of Swan with an acoustic report demonstrating compliance with these standards.</p> <p>A notification on the title advising of aircraft noise will still be applied to all residential lots to ensure buyers are aware when purchasing.</p>
<b>PLANNING</b>	
<b>What is Local Planning Scheme Amendment 197 and how does it relate to the Rosehill Waters Structure Plan?</b>	<p>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.</p> <p>Local Amendment 197 relates to vacant land on Serpentine Drive/Kulngar Elbow (Stage 4) and the southern corner of Rosehill Estate near the Department of Defence Barracks (Stage 5).</p> <p>Approval of Amendment 197 will allow changes to the Rosehill Waters Structure Plan.</p>
<b>Why do you want to change what is already approved for Stage 4 and Stage 5?</b>	<p>Both land parcels are approved as large strata title lots.</p> <p>Stage 4 is approved for 90 small dwellings for aged person accommodation. Stage 5 is approved for 42 strata dwellings.</p> <p>We don't believe strata lots are in keeping with the quality and appeal Rosehill Waters purchasers have come to expect.</p>

QUESTION	ANSWER
<b>Will new houses have to be designed to the same standards as the existing houses?</b>	The inclusion of Design Guidelines as part of Contracts of Sale and Local Development Plans (LDPs) will continue, and help to ensure quality housing across all stages of Rosehill Waters.
<b>RESIDENTIAL</b>	
<b>What will these changes deliver for Rosehill Waters?</b>	This will create a better variety of lot sizes and reduce the total number of houses by 27. It will allow wider road reserves and street verges enabling us to plant street trees and improve the sense of space and parking.
<b>Will the changes proposed under Amendment 197 reduce the amount of public open space at Rosehill Waters?</b>	No. It will increase public open space by 486m2.
<b>TRAFFIC &amp; TRANSPORT</b>	
<b>Won't these changes mean more traffic congestion for Rosehill Waters?</b>	Before submitting Amendment 197 to the City of Swan, a detailed traffic study was undertaken. It showed a minor increase in traffic of 7.5 per cent which is easily accommodated by the existing Rosehill Waters road network. Main Roads WA was also consulted and does not object to the Rosehill Waters Structure Plan modification.
<b>Won't the small lots proposed for Stage 4 and Stage 5 lead to more street parking within the Estate?</b>	This is a big concern if the land remains earmarked for strata title development as 80 of the 132 lots are smaller than 275m2. Under our proposal for green title lots of a minimum of 312m2 each dwelling will be required to provide a minimum of two car bays. We will also be providing additional parking adjacent to open spaces.
<b>PLANNING PROCESS</b>	
<b>What is the next step with Amendment 197?</b>	In May 2021, Council on the advice of its planning officers voted in support of Amendment 197. Due to WA Planning requirements a further advertising period occurred, and another vote will be held at the Council Meeting on 13th October 2021.