



FUTURE PLANNING Q & A

EDITION #1

Creation of Rosehill Lodge Precinct & lands north of West Parade

We've received a range of questions from the community about proposed planning changes to the Rosehill Waters project. We hope the below provides some clarity on matters and look forward to answering any further questions you have. Please email admin@rosehillwaters.com.au or call into the Sales Centre for further information.

QUESTION	ANSWER
THE LODGE	
What is happening with Rosehill Lodge?	<p>We hope to achieve a rezoning for the site to enable business investment to renovate Rosehill Lodge into a function centre, restaurant/café, and short-stay accommodation. The grounds and gardens will be rejuvenated to ensure they become a key feature used by visitors and the community for years to come.</p> <p>A reimagined Rosehill Lodge will provide a vibrant destination for residents, visitors, and tourists and create local employment.</p>
Is Rosehill Lodge Heritage Listed?	<p>Rosehill Lodge is not Heritage Listed. But we recognise the local community has a particular affinity with the building, which is fondly known as the 'Homestead'. We believe it deserves to be refurbished and given new life as an important South Guildford destination.</p>
What will be done to help preserve the history of the area?	<p>Rosehill Lodge will be retained, along with the existing gardens and many exotic trees located north of West Parade. The former driveway to Rosehill Lodge across the foreshore reserve will be restored, along with the Rosehill gate. This will create a pathway linking Rosehill Lodge to the magnificent Morton Bay Fig Tree on the foreshore.</p> <p>We recognise the local community has an affinity with Rosehill Lodge and look forward to identifying opportunities to incorporate photographs and other mementos from its rich past into the new precinct.</p>

QUESTION	ANSWER
AIRCRAFT NOISE	
We have heard that aircraft noise contours will change and increase with the new runway, and the new aircraft noise contours are only temporary.	The Australian Noise Exposure Forecast (ANEF) contours were modified in 2019 to reflect airport planning and runway location. The Perth Airport Masterplan was subsequently updated in 2020 to reflect these changes. Approximately one-third of Rosehill Waters is now not impacted by aircraft noise contours. Other areas are now less affected by noise contours. This change has enabled a small area of land north and south of West Parade to be considered for R20 housing.
RESIDENTIAL / SCHOOLS	
How will local schools cope with the extra families that will move into Rosehill Waters when new stages are developed?	Rosehill Waters is located within the intake areas for the Woodbridge and Guildford Primary Schools. The Education Department of WA (EDWA) has confirmed that their schools have sufficient capacity to accommodate all children from Rosehill Waters. Primary school-aged children living within the schools' catchment areas must be given a place under EDWA policy.
Why is this extra land only now being considered for development?	In 2019 the Aircraft Noise Contours (ANEF) for Perth Airport changed. This means approximately one-third of Rosehill Waters is no longer affected by aircraft noise contours. This minor change has allowed small portions of land north of West Parade to be considered for housing to complement existing development areas.
We are worried the proposal will lead to a loss of identity for Rosehill Waters. It will change the semi-rural character promised, the upmarket nature of the area, and impact our sense of community.	<p>Rosehill Waters is an urban residential neighbourhood. We are pleased that retaining trees within public open space areas gives it a semi-rural feel.</p> <p>Replanning the controversial retail shopping centre into a compatible neighbourhood use will allow us to create the Rosehill Lodge precinct and add many new trees that help complement the natural beauty to the Estate.</p>
INTERFACING WITH EXISTING DEVELOPMENT	
We live on Latour Street in Waterhall Estate. What is the development opposite our house going to look like?	Under the current approved Structure Plan, houses fronting onto Latour Street will have similar lot sizes, frontages, and character to those in Waterhall Estate. Quality home design requirements existing within Rosehill Waters will continue to be required under the Estate's Local Development Plans and Design Guidelines.

QUESTION	ANSWER
LANDSCAPE & ENVIRONMENT	
<p>There are so many beautiful, mature trees north of West Parade. We are worried that these will be destroyed as part of the new development areas.</p>	<p>The Rosehill Lodge gardens will be a centrepiece for the proposed precinct. Mature trees will be a key feature, including the majestic Moreton Bay Figs, Jacarandas, Date Palms, and iconic Mulberry trees near the 'Homestead,' all being preserved.</p> <p>A number of unique trees can also be found north of West Parade and they will be relocated within the Rosehill Lodge precinct to form part of the future design. Some trees will also be incorporated into the adjacent public open space and streetscapes to reflect the area's original character.</p> <p>A range of other existing native trees will be incorporated into the plan for the open space, and we will also plant around 150 new street trees to provide future canopy to the area.</p>
<p>Will the river environment be impacted by the clearing of vegetation and increased pollutant runoff from the development?</p>	<p>Any works within the foreshore reserve will be undertaken under a comprehensive Foreshore Management Plan. We will also refine the existing Local Water Management Strategy at the structure plan stage and Urban Water Management Plan at the subdivision stage to protect the river.</p>
TRAFFIC & TRANSPORT	
<p>Accessing Great Eastern Highway from Queens Street is already difficult and unsafe. We are worried the extra traffic will make it worse.</p>	<p>Following discussions with Main Roads WA and the City of Swan several years ago, Rosehill Waters has already contributed funding to upgrade the Queens/GEH intersection. The City of Swan is responsible for managing the works to the intersection. This is likely to be done when monitoring indicates it is necessary due to any congestion and delays.</p> <p>Traffic engineers have confirmed the road network can accommodate the limited additional traffic generated by the Structure Plan changes.</p>
<p>We live south of West Parade. How easy is it going to be to access West Parade with the traffic?</p>	<p>The proposed roundabout will remove dominant east/west traffic along West Parade. This will assist in reducing the current east/west speed as drivers will have to consider both the southern and northern road entrances.</p>
<p>Will the current 304 bus route remain or be changed?</p>	<p>Bus route 304 runs from Midland Bus Station to South Guildford along Serpentine Drive through the centre of Rosehill Waters. This provides excellent access to public transport for residents, and we are not aware of any planned changes. However, it is Transperth that ultimately determines any public transport route adjustments.</p>

