

Development Application for Proposed Lifestyle Village

Lot 889 Rodoreda Crescent, Ravenswood

Shire of Murray



Prepared for: Aspen Group Pty Ltd

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JUNE 2026 (Updated)



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EXECUTIVE SUMMARY

Aspen Group Pty Ltd (**Aspen Group**) acquired Lot 889 Rodoreda Crescent, Ravenswood (**Subject Site**) in January 2025 as a development-ready Site. At the time of acquisition, the land formed part of a master planned community with development aspirations outlined under the Ravenswood East Outline Development Plan (**REODP**). The REODP has already facilitated the delivery of established residential development with Ravenswood Green and the Everleigh Ravenswood Estates.

These estates have adopted a conventional single residential subdivision model, which has serviced the local community well and has proven to be a popular and successful residential product. However, the residential product offering contemplated under the REODP is not particularly diverse and there is an emerging need to respond to increasing demand for a broader range of housing opportunities. This demand is particularly evident in respect of housing for an ageing demographic, opportunities to combine conventional residential lots with increased residential densities, and the provision of mixed tenure outcomes including leasehold, owner-occupied and build-to-rent products. Collectively, these opportunities will provide a more diverse, resilient and inclusive housing choice for the local community.

To provide that offering, Aspen Group are seeking development approval for an over 50s Lifestyle Village (**Aspen Lifestyle Ravenswood**) at Lot 889 Rodoreda Crescent, Ravenswood. The proposed Lifestyle Village forms part of an overall master planned Site that contains existing approved residential land parcels that will provide a typical single residential offering. This proposal seeks to integrate the proposed Lifestyle Village with the existing approved master planned layout within the Subject Site.

Aspen Lifestyle Ravenswood will offer much-needed compact, affordable and age-specific lifestyle accommodation in the locality, for the population aged over 50. Lifestyle Village offerings are particularly critical in the current housing climate whereby persons over the age of 50 have the opportunity to downsize from their current residential homes which in turn increases the supply of green title housing to others in the market.

The delivery of the Lifestyle Village in this location reduces reliance on local infrastructure, including civil infrastructure and public open space that would typically be required to service the local community and managed by the Shire. Aspen's intention to be the long-term owner of the facility ensures the successful, coordinated delivery and management of key infrastructure in perpetuity.

The proposed Lifestyle Village will include a maximum total of 295 village homes (Grouped Dwellings) which will be complemented by community facilities. This is likely to include facilities such as a community centre with fitness centre, pool room, library, kitchen and dining, multipurpose room, terrace and workshop. Externally, potentially facilities include a bowling green, a pickleball court, BBQ areas, and a community garden.

To accommodate the proposed Lifestyle Village under this development application, a revised Masterplan has been prepared and included in the development pack over the Subject Site. This demonstrates how a Lifestyle Village can be integrated in a manner that does not prejudice existing or future development aspirations on adjoining land parcels, and maintains the core planning principles as it applies to the Site. This includes maintaining existing and planned road connections between adjoining estates, and allowing for targeted improvements to be delivered within the Subject Site, including:

1. Reconfiguration of Public Open Space parcels to improve functionality and usability, without reducing or compromising overall accessibility to public open space within the REODP area.

2. Introduction of a Group Housing Site with an R60 coding, providing increased housing diversity and opportunities for alternative delivery models including build-to-rent.
3. Maintaining the desired foreshore road interface adjoining the primary regional open space corridor along the Murray River.
4. Creation of a more pedestrian-focused environment, including the introduction of a living stream within a widened eastern road reserve positioned between the regional open space and the adjoining residential estate to the north.

On this basis, support for the approval of the development application is respectfully sought. The Masterplan has been prepared to demonstrate the planning and contextual framework within which the proposal can be supported, and to assist the Shire in the assessment of future subdivision and development applications. The proposed subdivision and development, as contemplated under the Masterplan, represents an orderly and proper planning outcome consistent with sound planning principles and the broader objectives of the REODP.

1.0 INTRODUCTION

Aspen Group is seeking planning approval for the proposed Lifestyle Village at the Subject Site. The proposed village will form part of an overall master planned residential estate comprising a maximum total of 295 Grouped Dwellings (281 home sites with capacity for 14 duplex homes) complemented by associated community and recreation facilities. The application form for the proposed development is included as **Annexure 1**.

Aspen Group aims to provide high quality architecturally designed housing, delivering a choice of affordable dwellings within a community which also provides central communal facilities to enhance active social interaction.

The development will be located in Ravenswood, within the Shire of Murray, under the jurisdiction of the Shire of Murray Local Planning Scheme No. 4 (**LPS4**). The Subject Site is approximately 75km south of the Perth Central Business District, approximately 10km south east of the Mandurah City Centre, and 7km north west of Pinjarra.

The proposal responds to the specifics of the Subject Site, the characteristics of the locality, and will deliver a residential offering consistent with the planning framework. We therefore respectfully request the Shire's support of the development proposal, along with support to the modifications to the current Masterplan/ODP to accommodate the lifestyle village and to provide other overall improvements that will assist in creating a greater diversity of housing options over the Site.



LOCATION PLAN

LOT 889 RODOREDA CRESCENT
RAVENSWOOD

SHIRE OF MURRAY

0 50 100 150 200 250 300m

SCALE: 1:7500
ORIGINAL PLAN SIZE: A4

JOB CODE:
ASP RAV GE

DATE:
26.11.2025



LEGEND:

SUBJECT LAND - 

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Figure 1: Location Plan

2.0 BACKGROUND

The size and demographic composition of the population in Western Australia have been forecast to change significantly over the next three decades. These changes have been identified in State strategic documents including the State Planning Strategy 2050 and Perth and Peel @3.5million and its associated sub-regional frameworks.

WA's future population is forecast to increase substantially, but disproportionately, with older Australians experiencing the highest proportional increase, resulting in an ageing population. In parallel, and as a result of this demographic trend there has been a growing demand for more diverse, and in particular affordable, housing options. The need for cheaper accommodation has been recognised by the WA Housing Strategy 2020-2030.

The Lifestyle Village responds to these changes in housing demand by providing compact and affordable grouped dwellings in a community setting and in close proximity to the Mandurah City Centre, and Pinjarra. Lifestyle Village offerings are particularly critical in the current housing climate by providing an alternative to conventional home ownership for those over the age of 50. Local residents have the opportunity to downsize from their current residential homes which in turn increases the supply of green title housing to others in the market.

3.0 SITE DETAILS

3.1 Subject Site

The particulars of the Site/Subject Site are described in **Table 1**.

Table 1: Site Particulars

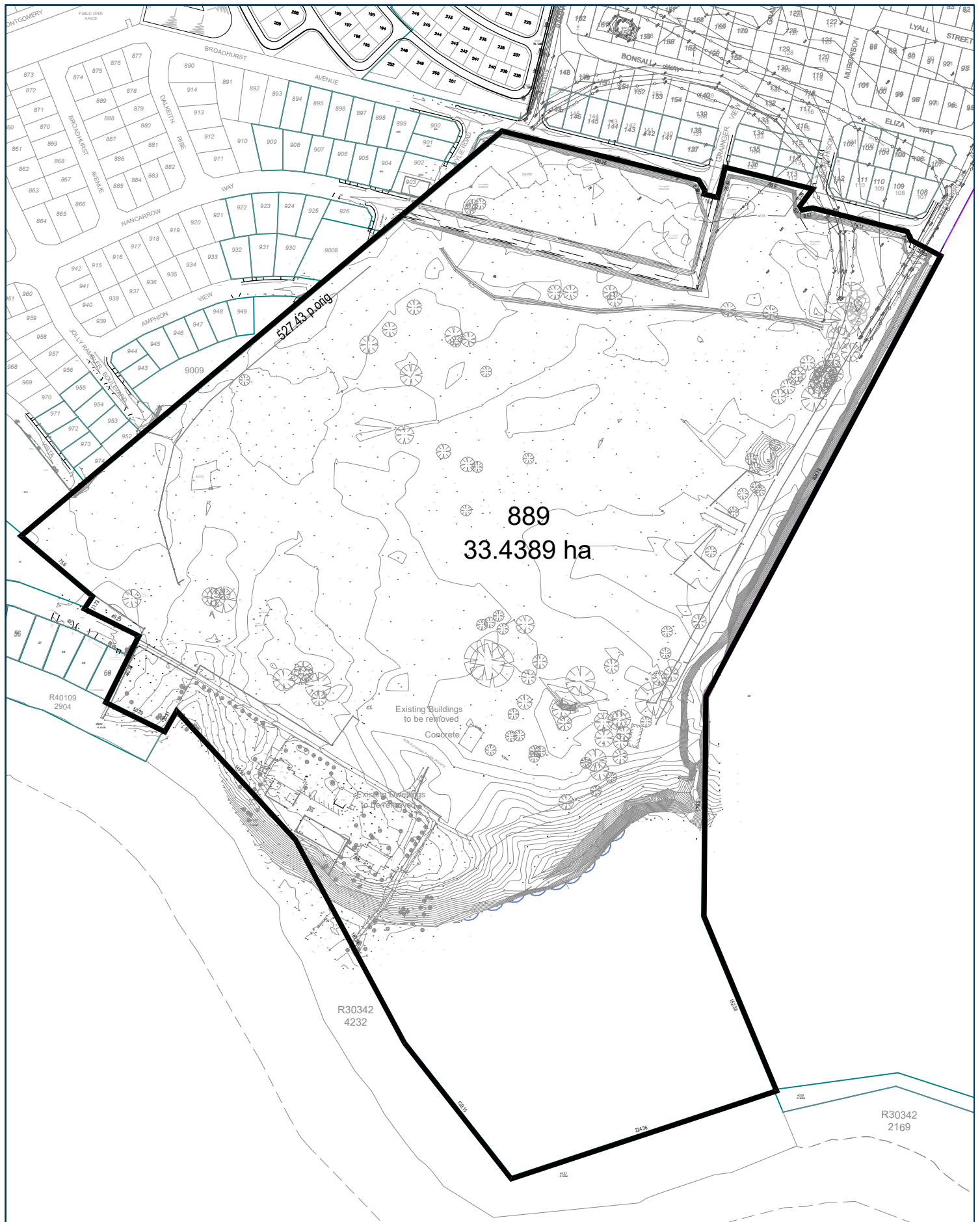
Lot Number	Area	Diagram	Volume	Folio
889	33.43ha	420289	4005	696

A copy of the Certificate of Title is included at **Annexure 2**. The Subject Site measures 33.43 ha in area and the topography is relatively level, with the land sloping gently up to the north (refer to **Figure 2: Site Plan**).

3.2 Location and Context

The Subject Site is located within the Shire of Murray in the locality of Ravenswood (refer **Figure 1** for a Location Plan and **Figure 2** for a Site Plan). The Subject Site is presently undisturbed, with the exception of existing dwellings/structures within the southern portion of the property associated with historical horse agistment activities. The Subject Site contains a mix of existing vegetation and unmanaged grasses. A conservation wetland is located within the southernmost portion of the Subject Site, and the Murray River runs alongside the Subject Site to the south and south west.

The Subject Site is designated as a master planned residential estate that forms part of the Ravenswood East Outline Development Plan (**REODP**) area. Existing residential expansion under the REODP has already occurred to the north of the Site, establishing the Ravenswood Green and Everleigh Ravenswood Estates. The Subject Site accounts for the balance of the REODP area which will integrate with the existing residential estates and the road network and has actively commenced through the establishment of Stage 1 Subdivision to the north. The relationship between the established residential expansion on adjoining sites and the Subject Site is displayed in the Aerial Photo at **Figure 3**.



SITE PLAN

LOT 889 RODOREDA CRESCENT
RAVENSWOOD

SHIRE OF MURRAY

0 50 100 150m

SCALE: 1:4000
ORIGINAL PLAN SIZE: A4

JOB CODE:
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DATE:
26.11.2025



LEGEND:

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Figure 2: Site Plan



AERIAL PHOTO

LOT 889 RODOREDA CRESCENT
RAVENSWOOD

SHIRE OF MURRAY

0 50 100 150m

SCALE: 1:4000
ORIGINAL PLAN SIZE: A4

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Figure 3: Aerial Photo

4.0 MASTERPLAN CONSIDERATIONS

4.1 Current Outline Development Plan

The Ravenswood East Outline Development Plan (**REODP**) was originally endorsed by the Western Australian Planning Commission (**WAPC**) on 25 September 2013.

The REODP endorsed in 2013 identified a 5.24ha portion of the Subject Site being subject to future planning. On 28 February 2023 an amendment to the REODP was endorsed by the WAPC to provide two development options to that portion of land within the Subject Site (R20 or R30).

A copy of the existing REODP as amended in 2023 is included as **Annexure 6** to this report.

4.2 Proposed Modifications

By way of this development application, Aspen Group are proposing to introduce a lifestyle village (Aspen Lifestyle Ravenswood) within the central portion of the Subject Site.

The proposed Lifestyle Village would replace Residential R20 and R30 development parcels currently approved under the current REODP. The lifestyle village is a secured community that comprises on-site facilities and amenities for its residents. Although a separate community, the village is designed to integrate with the surrounding single residential lots and perform a comparable residential function.

In discussions with the Shire, it was acknowledged that the inclusion of the lifestyle village within the ODP could proceed without formal modification to the ODP on the proviso it did not alter already planned adjoining road layout connections and maintained other commitments under the ODP. No adjoining road connections have been altered, and the lifestyle village represents the primary modification to the REODP with respect to land use and function. However, in the course of preparing the development proposal, appropriate improvements and modifications to the REODP have been made that are reflected in the plans supporting this application. These include:

- Commitment to delivering a living stream along the south eastern boundary of the Subject Site as an alternative arrangement to the drainage path that is presently shown on the endorsed REODP, that will improve pedestrian circulation and experiences.
- Reconfiguring the Public Open Space allocation through the Subject Site without compromising accessibility to open space for future residents within the Site or external to the Site.
- Delivery of 168 single residential lots within the balance of the Subject Site external to the land lease lifestyle village.
- Provision of a new Grouped Housing parcel within the northern portion of the Subject Site as an opportunity to further the delivery of alternative housing offerings within the Shire at a planned density of Residential R60. The delivery of Grouped Housing would be subject to a separate future development application.
- Provision of a 15m road width at the interface of the regional open space to promote traffic calming and reduction in vehicle movements whilst retaining commitments to on-street parking and street trees.

The modifications detailed above are reflected in the proposed Lifestyle Village Masterplan (see **Figure 4** and **Annexure 4**).



Figure 4: Masterplan

4.3 Retention of Core Commitments

The proposal to deliver a lifestyle village diversifies the delivery housing type within the locality and introduces a highly demanded form of development specifically catering for older persons.

Whilst the proposed village layout necessitates some modification to the endorsed REODP layout, it is noted that:

- The endorsed road connections to the established estates within the REODP remain unchanged to ensure practical vehicular movement is retained. This includes the foreshore road abutting the regional open space and the south western boundary of the Subject Site.
- A substantial proportion of land committed for regional open space at the southern extent of the Subject Site is retained. The regional open space will be ceded to the Crown for public use and ongoing protection and management of the Conservation Wetland as a key environmental amenity. The provision of regional open space was verified by obtaining a Clause 47 Certificate of the Peel Region Scheme (PRS) to correctly map the regional open space reserve boundary.
- The minimum overall density achieved within the Subject Site is maintained or enhanced with the typical residential form associated with an R20/R30 residential density coding. A greater diversity of dwellings is now offered through the lifestyle village proposal.

- Open Space designation within the Lifestyle Village land lease boundary is 10.7% of the area, and a total of 1.54ha of Public Open Space (**POS**) is provided for the subdivided portion of the land. In addition to the provision of POS within the balance of the Subject Site, as stated a 6.77ha area of Regional Open Space (**ROS**) will be ceded for public use, along with a living stream running along the eastern boundary of the Village which delivers further passive landscaped space within the Subject Site.

Despite the proposed layout modifications arising from the introduction of the village, the core functional elements and environmental commitments of the REODP are not affected by the proposal.

Whilst this application deals with the development proposal associated with the lifestyle village, it is intended that the updated Masterplan at **Figure 4** and **Annexure 4** would be utilised by the Shire as a basis to inform and assess future subdivision and development applications.

5.0 PROPOSED DEVELOPMENT

5.1 Site Layout and Built Form

The proposed development will facilitate a maximum of 295 architecturally designed lifestyle village grouped dwellings. A Masterplan depicting the village layout is included within the Plan Set at **Annexure 4**, and at **Figure 4**. The plan also shows the context of development with the surrounding Masterplan (as modified). The design of the village is based on the following key considerations:

- A need to give every house passive solar access;
- A desire not to interfere unduly with the existing landform;
- A principle of delivering adequate landscaping and open space within the village;
- A focus on the interface with the proposed Regional Open Space; and
- An intent to ensure vehicular and pedestrian connectivity both within the Site and to adjacent areas.

Pedestrian circulation will follow the permeable grid road system which has an 8 km per hour speed limit. The internal roads provide linkages from the dwellings to the internal landscaped spaces and to the shared community facilities. This use of the internal street network as a component of the public realm is effective in creating activity and positive social space.

The proposed housing form has been architecturally designed with a range of housing types conducive to providing choice to prospective residents. The predominant residential offering proposed for the lifestyle village is two-and-three-bedroom homes with associated living and private outdoor spaces, which are considered to be the most suitable offering catering for the resident demographic. Two single bedroom duplex offerings are also proposed with this application. Plans and elevations of the types of housing proposed are included in **Annexure 3**.

Vehicle access to the lifestyle village is proposed from two points, however one point of access is for construction and emergency access only. The primary vehicle access will be from the south of the proposed lifestyle village from a constructed public road. The construction and emergency access is located at the north east corner of the Village.

Access, integration and trip generation has been considered within the Traffic Review Assessment (**TRA**) included at **Annexure 7**.

5.2 Clubhouse and Community Facilities

The lifestyle village will include community facilities which will be a focal point of the development.

The community facilities will be generally consistent with existing offerings provided by Aspen Group including at its Sierra Village, such as a community centre with fitness centre, pool room, library, kitchen and dining, multipurpose room, terrace and workshop. Externally, potentially facilities include a bowling green, a pickleball court, BBQ areas, and a community garden.

A floor plan of the Sierra Village Community Centre is included in **Annexure 3**.

5.3 Caravan Storage

To provide greater flexibility to residents for their holiday and travel purposes, caravan storage parking bays are available in the north eastern corner of the proposed village Site.

Capacity to store caravans on-site is a valuable amenity for residents that may spend a portion of the year travelling. The bays can be utilised on a rotational basis to suite alternate travel schedules for residents.

5.4 Landscaping

Landscaping within the lifestyle village will be committed in various locations for communal use, in addition to landscaped gardens that will promote attractive residential streetscapes.

New mature tree plantings are proposed adjacent the primary entrance to the lifestyle village as a to beautify the space around the communal amenities. Lawn and low-level plantings will also be provided in this location. This will be subject to a separate detailed landscaping plan.

Additional planting will be provided within the north east corner of the proposed village, and to the north west corner.

Emerge Consultants were engaged to prepare a Landscape Concept Masterplan for the balance of the Subject Site external to the proposed lifestyle village. The Concept Masterplan indicatively (subject to future refinement) addresses:

- The delivery of River Reserve POS which will include native planting, a path network and a basin/swale.
- A regional open space treatment in accordance with the Environmental Management Plan.
- The location of the three portions of POS to the north of the village that will contain a path network, native planting, with associate amenities including shelters, picnic areas, and bench seating.

The Landscape Concept Masterplan also identifies the swale planting along the living stream to the eastern perimeter of the proposed village, and native tree planting along the nature reserve interface to the west of the Subject Site.

A copy of the Landscape Concept Masterplan is included at **Annexure 8** to this report.

6.0 ASPEN GROUP LIFESTYLE VILLAGES

Aspen Group deliver affordable accommodation to Western Australian households with an annual income of less than \$90,000. Aspen Group, through its lifestyle village offering, provides a tailored solution to suit the diverse needs of its residents whilst ensuring that prices remain below the median price of the area.

The lifestyle villages delivered by Aspen Group are village-style and designed for those over 50, providing both comfort and convenience to residents. Lifestyle Village offerings are particularly critical in the current housing climate whereby persons over the age of 50 have the opportunity to downsize from their current residential homes which in turn increases the supply of green title housing to others in the market.

Aspen Group residents will generally be a generation younger than those in retirement villages. The residents, typically between 50-70, represent Australia's fastest growing demographic sector and reflect the demographic trend anticipated in the Perth and Peel Regions. Aspen Group aims to provide a lifestyle choice for active over 50s suited to the unique lifestyle village offering. Residents benefit from a simple, happy lifestyle with access to high quality amenities and vibrant social activities.

Aspen Group designs its villages to create a safe environment for social engagement. Each village encourages socialisation through engaging streetscapes and the recreational buildings and facilities. The communal facilities will support sporting and leisure activities and will likely include facilities such as general fitness space, pool room, library, kitchen and dining, multipurpose room, terrace and workshop. Additional facilities may also include a bowling green, a pickleball court, BBQ areas, and a community garden.

The street layouts and communal facilities are designed to allow for incidental interaction in an environment that will reproduce many of the characteristics of traditional local neighbourhoods.

6.1.1 *Economic*

By removing the purchase or entry cost through the provision of a long-term land lease, house cost becomes very affordable. Residents who usually sell their family home, pay for their new Aspen Group home at a significantly reduced amount in comparison and take a long-term lease on the land. This allows residents to utilise surplus funds from the property sale to finance their future retirement.

Aspen Lifestyle residents are not subject to a Deferred Management (exit) Fees if they elect to move from the lifestyle village in the future.

6.1.2 *Social*

Residents can enjoy the privacy of their homes and sheltered outdoor spaces for relaxation or entertaining with family and friends. Residents also have access to the on-Site facilities for their social, recreational, sporting, and personal needs, as well as for the benefit of visiting family members.

Village management will organise a strong and active social club to provide a social calendar for those who wish to participate, including activities such as the gardening and growing of produce to encourage social interaction.

6.1.3 Environment

There are a number of environmentally sustainable initiatives in this project. The homes are appropriately sized and designed to provide good solar access and natural cross ventilation, with layouts that also enable good natural lighting.

Subject to confirmation from building contractors, homes can typically be built on Site from factory made components and brought to lock-up within 7 days – a highly efficient construction process with a lowered carbon footprint, minimising waste.

Each home has the capacity for provision of solar panels, a battery, an inverter and a smart meter.

6.2 Housing Choice

Dwelling designs follow a contemporary theme and are architecturally designed to a high standard. Each home will be integrated into the landscape, minimising access impediments with good solar access and ‘waterwise’ treatments.

All dwellings are architecturally designed, engineer certified and meet or exceed the requirements of BCA standards. The dwellings are designed with an emphasis on low maintenance and longevity, based on a 100-year lifecycle which compares favourably with traditional housing. Each dwelling has a private outdoor space usually located to the north and to the rear of each house. This provides residents with a secluded garden and external sitting space, with good winter solar access.

Plans and renders of the proposed dwellings are contained in **Annexure 3**.

7.0 SITE CONDITIONS AND INFRASTRUCTURE SERVICING

Porter Consulting Engineers have undertaken an Engineering Servicing Report (**ESR**) in support of this application. A copy of the ESR is included as **Annexure 9** to this report.

7.1 Ground Conditions

A Geotechnical Investigation was completed over the Subject Site which is included with the ESR. The investigation identified a 100mm-150mm layer of topsoil above the Bassendean Sand Formation, which is considered suitable for residential development.

Some fill will be required over the Site to deliver suitable Site levels across the Subject Site which will be determined by Site classification and accommodation of drainage disposal, groundwater separation and sewer servicing.

To manage Acid Sulphate Soils, and Acid Sulphate Soil and Dewatering Management Plan will be implemented during on-Site works to mitigate risk.

7.2 Water Supply

Water mains exist in a number of locations around the Subject Site which will provide for adequate connection options for mains water supply and fire service both through the overall Site as staged subdivision is progressed, and to the proposed lifestyle village.

Water Concept Plans have been approved by the Water Corporation which details the water strategy for the village.

The intent is for the development to utilise the latest ‘waterwise’ techniques in water harvesting and storage on a house-by-house basis and for the development as a whole to maximise water conservation.

7.3 Sewer Management

Sewer Concept Plans have been approved by the Water Corporation which details the sewer strategy for the village.

It is noted that a standard gravity sewer network will be provided throughout the estate and dedicated connections will be provided to each lot, including individual village home Sites within the land lease community.

7.4 Stormwater Drainage

Based on the recent development of land within the estate surrounding the Subject Site, the ESR anticipates shallow pit, and pipe networks will service the road catchments. The ESR advises that drainage lot connections are not anticipated.

Water quality treatment mechanisms and detention basins are expected to be implemented within areas of POS, and subsoil drainage may be required. An outlet network will be provided for discharge into receiving waters.

The existing open drain to the east of the Site will be retrimmed as part of the subdivision works.

7.5 Water Management

An Urban Water Management Plan (**UWMP**) is presently being prepared for the proposal.

A copy of the UWMP will be provided to the Shire once finalised which we anticipate occurring shortly post lodgement of the development application.

We note that the proposal including the Masterplan has accommodated drainage and water management proposals based on urban water management advice. The proposals are considered to be capable of addressing all urban water management requirements which will be supported by the UWMP to be delivered to Council shortly.

7.6 Power Supply

The Subject Site is surrounded by existing predominantly underground Western Power infrastructure, as subdivision of the REODP has progressed. Connections will be established as subdivision, and development is continued east through the Subject Site to the lifestyle village.

Engagement has commenced with Western Power to inform power design for development within the Subject Site as staged development progresses.

7.7 Gas Supply

Gas will not be used in this village with instead a focus on electrical and renewable energy with an intent to deliver initiatives such as solar and battery power.

7.8 Telecommunications

Telstra and NBN infrastructure is present in the estate to the north of the Subject Site servicing the existing residences established under the REODP. That infrastructure will be continued through the Subject Site to the lifestyle village, and the village will be serviced by Opticomm or a similar provider.

7.9 Movement Network

Vehicle access to the lifestyle village is proposed from two points. The primary vehicle access will be from the south of the proposed lifestyle village from a constructed public road. The second point of access will be restricted for construction and emergency access which is located at the north east corner of the village.

Movement from the proposed lifestyle village will occur either east or west from the Village along the public road within the Subject Site connecting through to the existing road network established under the REODP.

Through the existing local road network, unobstructed road access is provided to Pinjarra Road (west), and Old Mandurah Road (north), which are major roads providing connectivity to nearby centres and the Kwinana Freeway/Forrest Highway.

Within the lifestyle village, standard 6m wide residential roads will be installed, each provided with a footpath for ease of movement for residents. Although not forming part of the development application for the village, within the balance of the Subject Site it is noted that:

- Nancarrow Way pavement will be 7m wide to match the existing established road network; and
- Drakesbrook Avenue will be a median separated single carriageway road with on-street bicycle lanes to match the existing road network.

7.10 Public Transport

The Subject Site is serviced by public transport including the public bus route (Route 600) along Carter Road which is approximately 450m west of the Subject Site, and 480m from the proposed lifestyle village. Route 600 provides direct public bus access to Mandurah Station. Mandurah Station is serviced by Train which provides direct access to Perth CBD.

7.11 Waste Management

Subject to further engagement with the Shire, the intent is for the village to be serviced by the Shire's Waste Collection vehicles in accordance with the Shire's standard waste collection requirements. We understand that waste collection for the proposed village will ultimately be dependent upon the Shire's collection capacity.

However, if the Shire's preference is for an alternative waste collection arrangement, Aspen Group would engage a private contractor to service the village accordingly.

A Waste Management Plan is included at **Annexure 10** to this report.

7.12 Traffic Management

Porter Consulting Engineers were engaged to prepare a Traffic Review Assessment (**TRA**) to consider the integration of a lifestyle village within the Subject Site and compare the traffic generation rates and traffic operation with that of the approved REODP.

The key findings of the TRA are:

- Whilst the total number of dwellings throughout the Subject Site (both within the lifestyle village and the balance of the Subject Site) is increasing from 357 dwellings to 513 dwellings, the total traffic generated will reduce from that anticipated under the approved ODP. Under the proposed arrangement, the number of daily vehicle movements is assessed to reduce from 2,856 to 2,682.
- The existing connection to the external road network beyond the Subject Site remains unchanged from the approved ODP layout.
- The overall traffic volumes anticipated on the external road network, in particular Nancarrow Way and Drakesbrook Avenue are within the expected capacity for these roads and therefore can adequately be accommodated.
- The proposed lifestyle village is anticipated to function safely and efficiently with respect to traffic movement and it will be effectively integrated within the Subject Site and as part of the broader local network.

The TRA is included as **Annexure 7** to this report.

7.13 Open Space

The total commitment of open space within the Lifestyle Village land lease boundary is 10.7% of the area, and a total of 1.54ha of Public Open Space is provided for the subdivided portion of the land. Refer to **Figure 4** within this report.

As part of this application, the Shire requested that consideration be given to whether introducing the lifestyle village would alter accessibility to POS for the subdivided properties surrounding the village and on adjacent properties within the wider estate.

The village itself manages its own internal open space; however, a Ped Shed analysis has been carried out for each POS parcel to demonstrate that properties both within the Site and the adjacent estate have POS within 400m.

Further, key access routes to the regional open space are improved through the retention of a foreshore link road east and north of the Site with the introduction of a living stream that provides an improved pedestrian experience for residents seeking to access the foreshore from the north.

A copy of the Ped Shed analysis is included at **Figure 5**, demonstrating overlap of POS catchments to residents with good open space access being maintained for residents within the Site and adjoining land parcels.

Whilst it does not form part of the Development Application, an Open Space Schedule is provided below to address overall Masterplan for completeness.

Schedule Item	Figure
Site Area	33.4389ha
Deductions	
-Village	11.088ha
-ROS	6.77ha
Net Site Area	15.58ha
10% of Net Site Area	1.558ha
POS Provided	1.537ha
Additional Considerations:	
-Living Stream	7,265m ²
-ROS	6.77ha

The POS provided under the revised Masterplan is marginally under 10% of the net site area. However, it is notable that there is excess open space applicable to the Lifestyle Village and the Masterplan identifies the 6.77ha to be ceded free of cost to the Crown for Recreation purposes. This is along with a further 7,265m² that is being created as a living stream which will serve a desirable passive open space function even though it hasn't been technically added as POS.

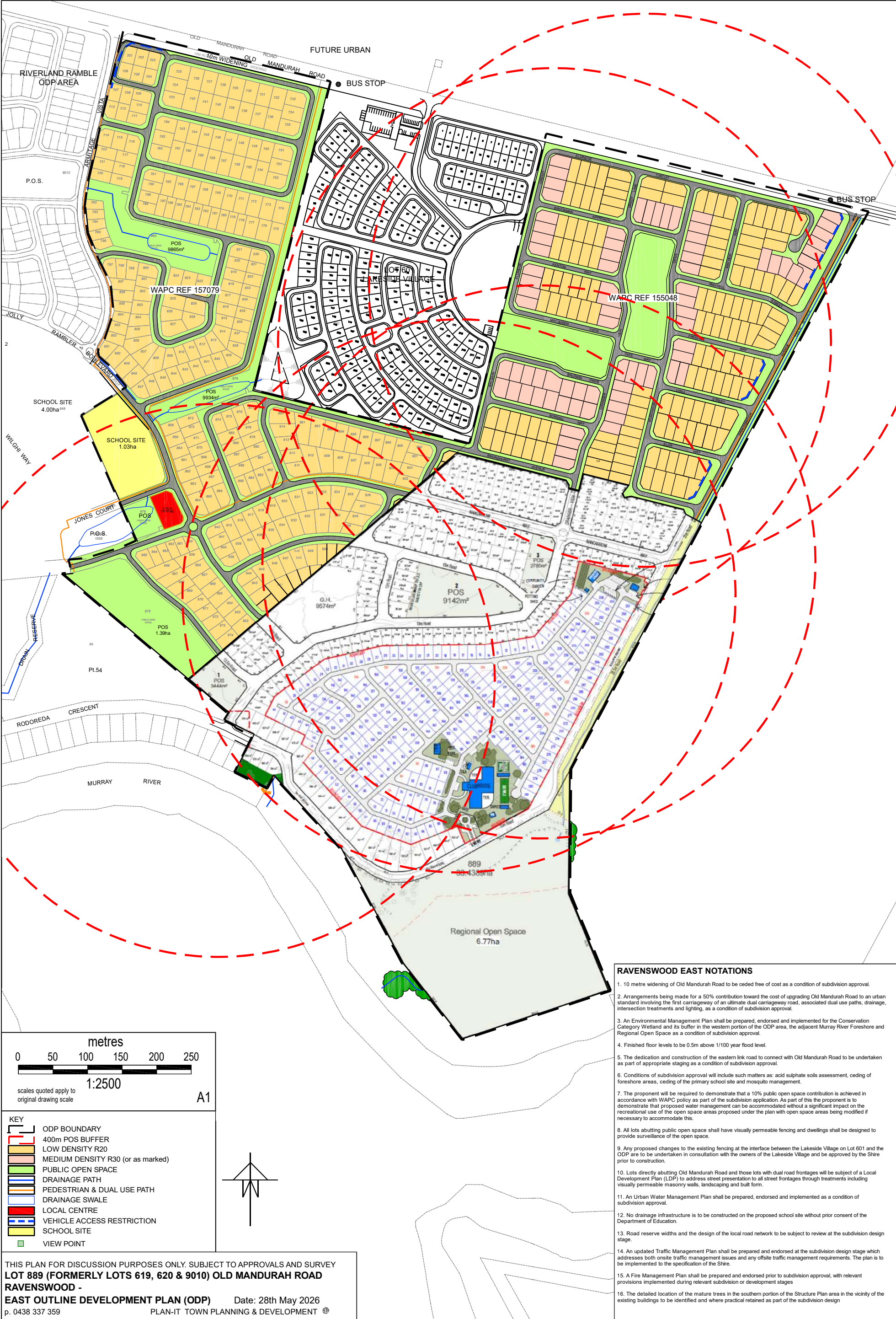


Figure 5: Ped Shed POS Analysis

8.0 ENVIRONMENTAL CONSIDERATIONS

An Environmental Management Plan (**EMP**) was undertaken over the Subject Site in August 2019 by Coterra Environment. That EMP relating to the Subject Site (then identified as Lot 1620 Old Mandurah Road) remains relevant for this development proposal noting the land has not been disturbed and therefore environmental conditions are unaltered since the reporting was delivered.

A summary of the environmental constraints identified as part of the reporting is provided below. A copy of the EMP is contained at **Annexure 11**.

8.1 Acid Sulphate Soils

Acid sulphate soils (ASS) are naturally occurring soils and sediments containing sulphide minerals, predominantly pyrite (an iron sulphide). In an undisturbed state below the water table, these soils are benign and not acidic. However, if the soils are drained, excavated or exposed by lowering of the water table, the sulphides will react with oxygen to form sulphuric acid.

The soils identified on-Site are noted as comprising:

- *Bassendean Sand (Qpb/Qpa) (pale grey to white fine to coarse grained sand) as a thin veneer over Guildford Formation (silty and slightly sandy clay).*
- *Alluvium (Qha)*

The soils on-Site have been assessed as having a ‘*High to Moderate Acid Sulfate Soil (ASS) risk generally associated with the Alluvium soil unit*’. The ‘*Bassendean Sand soils are mapped as having a Moderate to Low ASS risk*’.

Management actions necessary for management of open space and foreshore reserve areas are not likely to trigger a scenario which could potentially disturb ASS. The management of risk will occur through the detailed design phase of future residential development within the Subject Site including the delivery of the lifestyle village to ensure ASS are not disturbed.

The nature of the proposed development, which avoids deep excavation and soil profiles, will be appropriately managed at the time development is undertaken. Detailed consideration of the soils on Site and the risk to development is included within the EMP at **Annexure 11**.

8.2 Wetlands

A Multiple Use Category Wetland is mapped over the Subject Site, which makes up the majority of the Site.

A Multiple use wetland is noted as being:

classified as the lowest management priority for development on the Swan Coastal Plain as ‘Wetlands with few remaining important attributes and functions’ (EPA, 2008).

There are three Conservation Category Wetlands (**CCW’s**) located either within the Subject Site or on the perimeter of the Subject Site.

A CCW is mapped within the foreshore reserve (to be dedicated as Regional Open Space and not subject of development) to the south of the proposed lifestyle village. The EMP notes that:

This wetland appears to have been influenced by historical drainage works, with excavation/amendment of the drainage channel appearing likely.

A smaller CCW is located on the south western boundary of the Site which will encroach slightly into the westernmost POS within the balance of the Subject Site external to the proposed lifestyle village. The Murray River, which bounds the Subject Site to the south to the south and south west, is also mapped as a CCW.

The proposed lifestyle village does not affect the abovementioned CCW's, and the relationship of future residential development within the Subject Site and the CCW's will be managed as estate subdivision progresses.

In addition, an Urban Water Management Plan (UWMP) is under preparation as part of this application which will ensure adequate management of groundwater, stormwater, drainage and floodplain management (as required).

8.3 Flora and Vegetation

An assessment of the significant natural areas contained within the Subject Site was undertaken in accordance with the Swan Bioplan Regionally Significant Natural Areas (EPA, 2010). Those regionally significant areas are shown in Figure 6 of the EMP, and generally relate to the foreshore reserve, and land along the south east and south west perimeter of the Subject Site.

The regionally significant areas are identified for projection through this application and future staged estate development by reservation of the foreshore, and implementing a living stream along the eastern boundary of the Subject Site.

The EMP describes the existing vegetation within the Subject Site from a regional perspective as being:

- *Swan Complex – Fringing woodland of Eucalyptus rudis – Melaleuca raphiophylla and localised occurrence of low open forest of Casuarina obesa and Melaleuca cuticularis.*
- *Bassendean complex, Central and South – Vegetation ranges from woodland of Eucalyptus rudis – Eucalyptus marginata – Casuarina fraseriana – Banksia spp to low woodland of Melaleuca spp and sedgelands on the moister Sites.*

Detailed species description for the 'River Reserve ROS', 'Murray River Foreshore Reserve', and the 'Western POS' are provided within the EMP. Vegetation within the River Reserve ROS and Murray River Foreshore Reserve is in good condition, however vegetation within the Western POS is completely degraded.

The commitment to management of the ROS and the undertaking of appropriate planting will be informed by the findings of the EMP and future investigations as future subdivision and development occurs, and subject to any minor refinements that are considered to deliver environmentally suitable outcomes as staged development progresses.

It is noted that delivery of the proposed lifestyle village does not adversely impact on environmental values within the Subject Site as identified by the EMP.

8.4 Weed Management

The mapped CCW within the foreshore reserve is identified for weed control and targeted planting for the purpose of achieving a self-perpetuating wetland system.

The EMP advises that:

The weed control program proposed for the Murray River foreshore area will target the areas around each tree planting location. However, any weeds in these areas that are noted as assisting with the stabilisation of the river bank will not be removed.

Weed control will be undertaken in accordance with the EMP as part of future extended subdivision works.

8.5 Fauna and Habitat

An assessment of Fauna species of conservation significance was undertaken as part of the EMP.

In relation to Fauna habitat, the EMP provides:

The aquatic environments, consisting of the Murray River, the adjacent CCW and inflow channels are likely to support a number of aquatic fauna species, such as fish, amphibians, crustaceans and aquatic macroinvertebrates. Migratory waterbirds are also likely to utilise the aquatic environments and surrounding vegetation for foraging and shelter.

For the purpose of the Development Application for the lifestyle village, the EMP demonstrates that the village does not alter earlier recommendations regarding suitability of the Site for development and does not affect any environmentally sensitive areas which are principally around the foreshore environment.

8.6 Bush Fire Prone Area

The Site has been identified as being in a Bushfire Prone Area in the DFES's map of Bushfire Prone Areas as described in further detail in Section 10.3 of this Report.

A Bushfire Management Plan (**BMP**) has been prepared for the Site by Bushfire Logic and is included as **Annexure 12**.

The BMP provides in relation to the proposal for the land lease community:

- The portion of the Site subject of the lifestyle village development comprises predominantly scrub and grassland vegetation. This portion of the Site does not contain any protected vegetation.
- The portion of the Site subject of the lifestyle village is within a multiple use wetland and does not contain any Threatened Ecological Communities or Bush Forever Sites.
- Areas of communal open space within the lifestyle village are not intended for a drainage function and therefore will be maintained in a low-threat fuel state. Ongoing management of these areas will be undertaken by the landowner thus removing ambiguity over management responsibilities.
- The Subject Site is relatively flat and does not contain any notable slopes or constraints.
- The provision of perimeter roads adjacent to classifiable vegetation has the benefit of creating effective hazard separation, reducing the bushfire risk.

- Noting land within the balance of the Subject Site will be cleared through staged subdivision, the worst-case BAL Rating for the lifestyle village development is BAL-29.

The BMP demonstrates that bushfire risk can be appropriately managed for the proposed development.

9.0 STRATEGIC PLANNING FRAMEWORK

There is a growing alignment between the various policy initiatives sought by Government to provide affordable housing opportunities and the capacity of the planning system to effectively deliver them. The proposed Aspen Group development is consistent with those initiatives.

9.1 State Planning Strategy 2050

The State Planning Strategy 2050 is the highest order planning instrument in the Western Australian planning system. The Strategy is a guide through which public authorities and local governments can express or frame their legislative mandates and/or influence in land use planning, land development and related matters.

The Strategy offers an integrated whole-of-government view of strategic planning needed to respond to various challenges, including population growth, an ageing population, and an orientation towards sustainable living. It states:

“The Western Australian population is ageing ... Over the next 40 years the proportion of the population aged 65 or over is likely to increase from 13% to 22% and, in contrast, the proportion aged 15 or under is likely to decrease slightly from 19% to 18%.

Such a change in the State’s demographics has direct impacts on planning directions and priorities (e.g. access to health care, mobility, labour pressures and internal migration).

The ageing of our population will increase the demand for dwellings such as apartments or units in suitable locations.

This demographic shift will impact on most aspects of the economy, in particular the composition of the labour force, healthcare requirements, education and social services, and the mix of dwelling types [emphasis added].”

Moreover, and as recognised by the Strategy, Western Australia’s demographics and household structures are changing rapidly, yet *‘the diversity of the available housing stock remains relatively static’*. In achieving a vision of sustained growth and prosperity, where Western Australians enjoy high standards of living, communities will require access to diverse housing and services that complement their values and lifestyle choice.

Aspen Group aims to respond to these challenges for older Australians by providing diverse and affordable housing opportunities.

One of the objectives identified by the State Planning Strategy is *‘to encourage active lifestyles, community interaction and betterment’*. In its consideration of this objective, the Strategy acknowledges that:

‘[a]n ageing population exhibits increasing demand for healthy recreation and experiences, presenting opportunities for emergent lifestyle services and facilities.’

The proposed Lifestyle Village responds to these demands by providing facilities that support sporting and leisure activities, including potential for a community centre and lawn bowls area. The provision of these facilities and services on Site reduces demand or pressure on local and State government authorities and surrounding community infrastructure, otherwise generated by similar density conventional housing developments.

9.2 Perth and Peel @3.5 million

Perth and Peel @ 3.5 million builds on the vision laid down in Directions 2031 and Beyond and provides a link to the South Metropolitan Peel Sub-Regional Planning Framework which will define the spatial plan for the region over the next three decades.

Notably the document identifies significant population growth for the Perth and Peel region, projecting a total population of 3.5 million people by 2050. Drawing on the shared key principles from previous spatial planning documents the document identifies the need to meet long-term, diverse housing needs.

Diversity in accommodation options is propelled by changing demographic patterns with consequential changes in household composition. In particular, our population is ageing, which leads to the growing demand for houses with convenient access to a range of community, recreational and health options and for affordable smaller dwellings which are easier to maintain. Older couples without children are predicted to be the fastest growing family type. Two person households are expected to soon outnumber couples with children, while single person households will also increase.

The range of lifestyle dwellings proposed by Aspen Group respond to the identified changes in demographic and household composition by providing affordable smaller houses for the over 50's with access to social infrastructure in the form of recreational and leisure communal facilities. The village will also be within 10km of the Mandurah City Centre and 7km of Pinjarra which will provide additional health and social infrastructure.

9.3 Housing Strategy WA and Affordability

The Department of Communities has developed the WA Housing Strategy 2020-2030, which sets the direction for creating a more sustainable and responsive housing system for WA.

The Lifestyle Village responds to these changes in housing demand by providing compact and affordable grouped dwellings in a community setting and in close proximity to the Mandurah City Centre, and Pinjarra. Lifestyle Village offerings are particularly critical in the current housing climate by providing an alternative to conventional home ownership for those over the age of 50. Local residents have the opportunity to downsize from their current residential homes which in turn increases the supply of green title housing to others in the market.

10.0 STATUTORY PLANNING FRAMEWORK

10.1 State Planning Policy 2.1 – The Peel-Harvey Coastal Plain Catchment

State Planning Policy 2.1 – The Peel-Harvey Coastal Plain Catchment (**SPP 2.1**) applies:

to all residential, commercial, industrial, rural and recreation land uses, and public sector undertakings within that portion of the Catchment of the Peel-Harvey Estuarine System that lies on the Swan Coastal Plain of Western Australia and as defined generally on the attached plan (Figure 1), and specifically on Figure 2 'Boundary of the Peel-Harvey Coastal Plain Catchment'.

Outlined below are the specific provisions of SPP 2.1 that relate to the residential development proposed.

6.1.1 All lots created in the Policy area for residential and tourist use are to be connected to a reticulated sewerage system unless exempted under the provisions of 5.7.

All proposed lifestyle village lots will be connected to reticulated sewerage.

6.1.2 Existing vegetation should be retained except where there are defined building envelopes approved utility requirements and firebreaks. Replanting should be encouraged – particularly along watercourses and drains. Where lots do not have building envelopes, existing vegetation may be removed for the construction of approved buildings.

Consistent with the REODP, a substantial portion of regional open space has been provided at the south of the Subject Site for retaining critical wetland vegetation. The provision of regional open space (6.77ha) which was verified by obtaining a Clause 47 Certificate of the Peel Region Scheme (**PRS**), is committed in addition to 10.7% of landscaped open space within the lifestyle village land lease area, and 1.54ha of open space within the balance of the Subject Site.

The proposal meets the specific policy provisions of SPP 2.1 for residential development.

10.2 State Planning Policy 3.0: Urban Growth and Settlement

State Planning Policy 3.0: Urban Growth and Settlement (**SPP3.0**) sets out the principles and considerations which apply to planning for urban growth and settlement in Western Australia and informs more detailed policies on particular matters relating to planning for urban settlements that required additional guidance.

The stated objectives of SPP3.0 include promoting sustainable and orderly settlement which will provide a variety of housing which responds to the social and economic needs of the community. This involves the creation of neighbourhood form which reduces energy, water and travel demand and provides choice and affordability of housing. Importantly it aims to coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed lifestyle village responds to the objectives of SPP3.0 by providing compact, affordable accommodation which meets the social and economic needs of the projected demographic of Ravenswood and the surrounding area. The demand for accommodation by the over 50s will be met by this sustainable and liveable development which reduces the need for energy and water consumption.

Being located close to the Mandurah and Pinjarra Centres, prospective residents will be close to existing community infrastructure and services additional to those provided within the village.

10.3 State Planning Policy 3.7: Bushfire

SPP 3.7 provides the foundation for land use planning decisions in designated bushfire prone areas. Areas within Western Australia have been designated as bushfire prone by the Fire and Emergency Services (FES) Commissioner, and the Map of Bushfire Prone Areas which identifies the parts of the State that are designated as bushfire prone. A Map depicting the Site with the Bushfire Prone Areas overlay is included as **Figure 6**.

Clause 4 of SPP 3.7 provides the following with respect to the application of the Policy:

Where the planning proposal or development is within an area designated as bushfire prone on the Map of Bush Fire Prone Areas, and:

- *results in the intensification of development (or land use); or*
- *results in an increase of visitors, residents or employees; or*
- *adversely impacts or increases the bushfire risk to the subject or surrounding Site(s),*

then the following trigger the application of the policy:

...

- *a development application where the development Site(s) has a BAL rating above BAL-LOW, where the application is for the:*
 - *construction of a habitable building (single house or ancillary dwelling) on a lot more than 1, 100 m², which is not connected to reticulated water; and/ or*
 - *construction and/or use of a habitable building (other than a single house or ancillary dwelling), for a vulnerable land use.*

Further, Clause 7 of SPP 3.7 states:

Strategic planning, subdivisions and development applications to which this policy applies are to be accompanied by a bushfire management plan, prepared in accordance with the Guidelines...



Figure 6: Map of Bushfire Prone Areas

A Bushfire Management Plan addressing the above provisions has been prepared as part of this report and is included as **Annexure 12** affirming the Site is capable of accommodating the proposed development within satisfactory bushfire requirements.

10.4 Peel Region Scheme

The Subject Site is zoned 'Urban', with a portion reserved for 'Regional Open Space' purposes pursuant to the Peel Region Scheme (PRS) (refer to **Figure 8**).

The Purpose of the Urban zone under the PRS, to which the proposed lifestyle village will be contained, is:

to provide for residential development and associated local employment, recreation and open space, shopping, schools and other community facilities;

The proposal to deliver a residential offering specifically catering for the ageing population with high quality on-Site amenities is consistent with the purpose of the Urban zone under the PRS.

10.5 Aboriginal Heritage

Aboriginal Cultural Heritage (ACH) Register Place 3677 (Waugal Cave) is mapped over the lower (southern) portion of the Subject Site (see **Figure 7**). That portion of the Subject Site is designated for protection by ceding the land as a Regional Open Space reservation.



Figure 7: ACH Place 3677

Notwithstanding, Aspen Group are aware of their obligations with respect to the *Aboriginal Heritage Act 1972*, and will conduct their development and construction works in full compliance with these obligations.

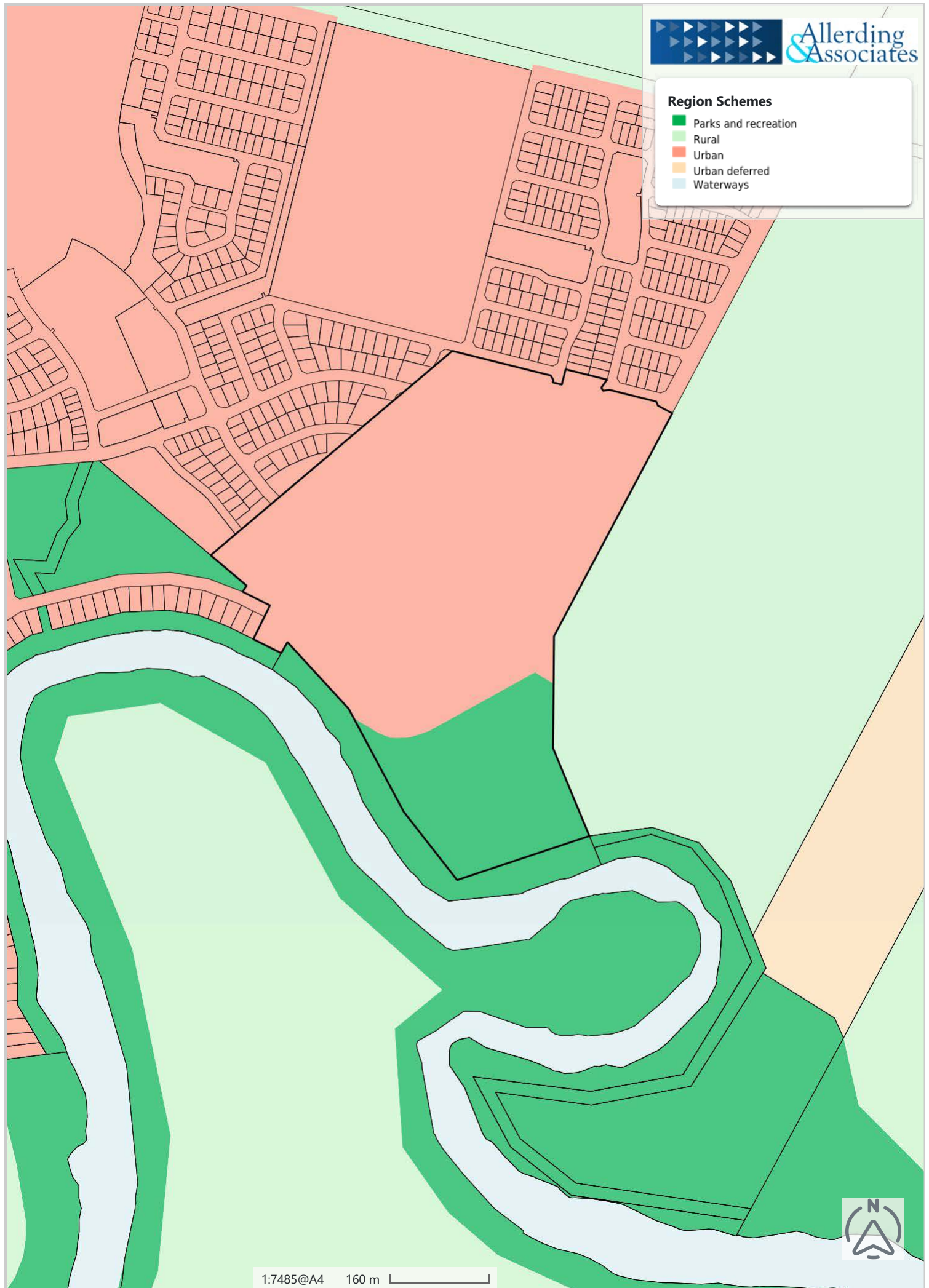


Figure 9: PRS Map

10.6 Shire of Murray Local Planning Scheme No. 4 (LPS4)

The Subject Site is zoned 'Special Development' pursuant to the Shire of Murray Local Planning Scheme No. 4 (LPS4).

Per Clause 6.8.4 of LPS4:

The development of land within the Special Development zone shall comply in principle with an Outline Development Plan, adopted by Council and approved by the State Planning Commission and shall comply with the special provisions in the Schedule 7 applicable to the specified land.

In preliminary engagement between our office and the Shire, it was confirmed that the proposal for a lifestyle village was consistent with the land use structure of the existing approved ODP. Therefore, no formal amendment to the existing ODP is required to implement the lifestyle village within the Subject Site.

However, a revised layout is reflected in the proposed Masterplan provided with this application which demonstrates the integration of the lifestyle village with the balance of the Subject Site. It is intended that the updated Masterplan would be utilised as the basis for receiving and assessing future subdivision and development applications.

10.6.1 Part XII – River Flood Plains

Part XII of LPS4 stipulates requirements for subdivision and development within a Floodway or Flood fringe. We note the lower portion of the Subject Site is identified as being within the Floodway and Flood fringe (see **Figure 9**).



Figure 9: Floodway and Flood Fringe

These areas will be ceded as a part of the Regional Open Space reservation. Therefore, no future development will be located within the Floodway or the Flood fringe.

11.0 ASSESSMENT UNDER THE PLANNING FRAMEWORK

11.1 Residential Design Codes Assessment

The form of development proposed involves a maximum of 295 Grouped Dwellings within the lifestyle village with associated community facilities. This proposal seeks planning approval of the village as a grouped dwelling development as outlined in the Masterplan included at **Annexure 4**. Typical house Site Plans for standard and rear loaded lots showing car storage, alfresco, drying court and landscaping, with Site setbacks have been included at **Annexure 3**.

An individual R-Codes (R-Codes Volume 1 Part C) assessment of each proposed grouped dwelling type is provided as part of this application which affirms the compliance of each dwelling with either the deemed to comply standards or relevant design principles under the R-Codes Volume 1 Part C. To supplement the R-Codes assessment, a matrix has been prepared that lists the specific dwelling types that can be accommodated on each proposed lot within the lifestyle village in compliance with the R-Codes. This approach provides flexibility and housing choice for prospective residents of the Lifestyle Village. A copy of the dwelling matrix and R-Codes Volume 1 Part C assessments are contained at **Annexure 13**.

11.2 Planning and Development (Local Planning Schemes) Regulations 2015

The *Planning and Development (Local Planning Schemes) Regulations 2015* (**the Regulations**) have introduced a set of Deemed Provisions within Schedule 2 that automatically form part of LPS4 (**Deemed Provisions**).

Clause 67(2) of Schedule 2 deals with matters to be considered by Local Government and include the following key provisions relevant to this Application as detailed in **Table 2**.

Table 2: Matters to be Considered

Matters to be considered	Comment
a) <i>the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;</i>	The proposal is consistent with the objectives of the Shire of Murray Local Planning Scheme No. 4 (LPS4). The objectives are as follows: (a) <i>to preserve the integrity of the Shire of Murray and its identity;</i> (b) <i>to ensure the orderly and proper development of the Scheme Area; and</i> (c) <i>to secure the amenity, health and convenience of the Scheme Area and its inhabitants.</i> The proposal for a lifestyle village in this location provides a specific residential development type catering for older persons within a high amenity setting adjacent the Murray River. The village will integrate with the existing master planned residential estate delivering diversity of housing to cater for a growing population.

Matters to be considered	Comment
b) <i>the requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or any other proposed planning instrument that the local government is seriously considering adopting or approving;</i>	For the reasons expressed throughout this report, approval to the lifestyle village is both capable and appropriate, and represents an orderly and proper planning outcome.
c) <i>any approved State planning policy;</i>	The proposal is consistent with the requirements of SPP 2.1, 3.0 and 3.7 as outlined in this report. A substantial portion of regional open space has been committed to the south of the Subject Site for retaining critical wetland vegetation. In addition, a provision of a minimum 10.7% landscaped open space will be provided within the lifestyle village land lease area and 1.54ha of open space within the balance of the Subject Site. The proposal will provide compact, affordable accommodation which meets the social and economic needs of the projected demographic of Ravenswood and the surrounding area. In relation to SPP 3.7, a Bushfire Management Plan addressing the relevant provisions has been prepared as part of this report and is included as Annexure 12 accordingly.
d) <i>any environmental protection policy approved under the Environmental Protection Act 1986 section 31(d)</i>	Not applicable to the proposal.
e) <i>any policy of the Commission</i>	Not applicable to the proposal.
f) <i>any policy of the State;</i>	Not applicable to the proposal.
fa) <i>any local planning strategy for this Scheme endorsed by the Commission;</i>	Not applicable to the proposal.
g) <i>any local planning policy for the Scheme area</i>	Not applicable to the proposal.
h) <i>any structure plan, activity centre plan or local development plan that relates to the development;</i>	The Ravenswood East Outline Development Plan (REODP) was originally endorsed by the Western Australian Planning Commission (WAPC) on 25 September 2013. On 28 February 2023 an amendment to the REODP was endorsed by the WAPC to provide two development options to that portion of land within the Subject Site (R20 or R30).

Matters to be considered	Comment
	By way of this development application, Aspen Group are proposing to introduce a lifestyle village (Aspen Lifestyle Ravenswood) within the central portion of the Subject Site. The proposed Lifestyle Village would replace Residential R20 and R30 development parcels currently approved under the current REODP. As opposed to a typical single residential estate, the lifestyle village is a secured community that comprises on-Site facilities and amenities for its residents. Although an independent grouped dwelling development, the village is designed to integrate with the surrounding single residential lots and perform a comparable residential function with greater opportunities for housing choice.
i) <i>any report of the review of the local planning scheme that has been published under the Planning and Development (Local Planning Schemes) Regulations 2015;</i>	Not applicable to this proposal.
j) <i>in the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;</i>	No land within the Subject Site is reserved under the Shire's LPS4, as a local reserve. The land to the southern portion of the Subject Site is reserved for 'Regional Open Space' purposes under the Peel Region Scheme (PRS). That land will be ceded and protected as part of a future subdivision proposal.
k) <i>the built heritage conservation of any place that is of cultural significance;</i>	Not applicable to this proposal.
l) <i>the effect of the proposal on the cultural heritage significance of the area in which the development is located;</i>	Aboriginal Cultural Heritage (ACH) Register Place 3677 (Waugal Cave) is mapped over the lower (southern) portion of the Subject Site (see Figure 7). That portion of the Subject Site is designated for protection by ceding the land as a Regional Open Space reservation. Notwithstanding, Aspen Group are aware of their obligations with respect to the <i>Aboriginal Heritage Act 1972</i>, and will abide by these obligations accordingly at the time of construction and earthworks.
m) <i>the compatibility of the development with its setting, including –</i> i. <i>the compatibility of the development with the desired future character of its setting; and</i> ii. <i>the relationship of the development to development on adjoining land or on other land in the locality including, but not</i>	The Subject Site forms part of the Ravenswood East Outline Development Plan (REODP), originally approved in 2013, established to facilitate staged residential development in the locality. Therefore, the Subject Site has been earmarked for residential development for several years. The proposal for a lifestyle village which will integrate harmoniously with the wider residential estate is compatible with the desired future character of its setting.

Matters to be considered	Comment
<i>limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;</i>	Development within the proposed lifestyle village will be in the form of single storey, architecturally designed dwellings and associated amenities, commensurate with the typical residential form associated with an R20/R30 development type established within the REODP estate area.
<i>n) the amenity of the locality including the following —</i> <i>i. environmental impacts of the development;</i> <i>ii. the character of the locality;</i> <i>iii. social impacts of the development;</i>	Development of the proposed lifestyle village will occur within the urban zoned portion of the Subject Site which is designated for residential development under the applicable planning framework. The portion of the Subject Site reserved for Regional Open Space will be ceded for public use and ongoing protection and management of the Conservation Wetland as a key environmental amenity when subdivision occurs. Development within the proposed lifestyle village will be in the form of single storey, architecturally designed dwellings and associated amenities, complementing the single residential development typology within the broader REODP estate area. Delivery of a lifestyle village ensures provision of housing choice with highly demanded residential dwellings for older persons within the Shire. Those future lifestyle village residents will support local businesses and generate activity within the Shire by attending local facilities and events, and through local expenditure.
<i>o) The likely effects of the development on the natural environment or water resources and any means that are proposed to protect or to mitigate impacts on the natural environment or water resource.</i>	The Site has been assessed previously as part of an EMP to demonstrate suitability to accommodate development. The portion of the Subject Site reserved for Regional Open Space will be ceded for public use and ongoing protection and management of the Conservation Wetland as a key environmental amenity. It is noted the portion of the Subject Site within the Floodway and Flood fringe is contained in the land to be ceded as a Regional Open Space reservation. Therefore, no future development will be located within the Floodway or the Flood fringe. Expressed as a preferred option by the Shire in pre-lodgement engagement, a living stream along the south eastern boundary of the Subject Site is proposed as an alternative arrangement to the drainage path that is presently shown on the endorsed REODP. An Urban Water Management Plan will be prepared in support of this application.
<i>p) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees</i>	Landscaping areas for the proposed lifestyle village have been identified as part of the Development plan

Matters to be considered	Comment
<i>or other vegetation on the land should be preserved;</i>	for the village. This will be supplemented by a detailed landscaping plan as part of the development. Emerge Consultants have prepared a landscaping plan for the landscaping provision over the balance of the Subject Site including the ROS and POS to demonstrate overall landscaping and open space proposals in context with this application. Landscaping within the lifestyle village (and revised REODP layout overall within the Subject Site) will retain a commitment of a minimum 10% open space. Landscaping within the lifestyle village will comprise communal lawned areas for social gathering, in conjunction with mature tree and shrub planting throughout. Further, within the individual dwelling Site gardens, native waterwise plantings will be the prominent landscaping form to beautify the internal streetscapes.
<i>q) The suitability of the land for the development taking into account the possible risk of flooding, tidal inundation, subsidence, landslip, bushfire, soil erosion, land degradation or any other risk</i>	The portion of the Subject Site within the Floodway and Flood fringe is contained in the land to be ceded as a Regional Open Space reservation. Therefore, no future development will be located within the Floodway or the Flood fringe. Bushfire risk mitigation will occur in accordance with the BMP contained at Annexure 12 to this application. The land is suitable to accommodate the development across the Site as proposed.
<i>r) the suitability of the land for the development taking into account the possible risk to human health or safety;</i>	The land does not present any identified risk to human health or safety.
<i>s) The adequacy of -</i> <i>i. the proposed means of access and egress from the Site; and</i> <i>ii. arrangements for the loading, unloading, manoeuvring and parking of vehicles;</i>	Vehicle access to the lifestyle village is proposed from two points. One point of access is for construction and emergency access. The primary vehicle access will be from the south of the proposed lifestyle village from a constructed public road. The construction and emergency access is located at the north east corner of the village. Within the Site, sufficient space is provided for the loading, unloading, manoeuvring and parking of vehicles. These areas are identified on the Site plan within the Development Plan Set at Annexure 3. The TRA at Annexure 7 provides comment in relation to parking and access on Site. The TRA also includes swept path diagrams for the trucks entering and egressing the Site, demonstrating the adequacy of the proposed internal vehicle movement network. These will be further reviewed at the time of building

Matters to be considered	Comment
	placement to ensure adequate swept paths and provision of on-Site visitor parking bays are provided.
t) <i>the amount of traffic likely to be generated by the development particularly in relation to the capacity of the road system in the locality and the probable effects on traffic flow and safety;</i>	A TRA is provided with this application as Annexure 7 . The TIS affirms the proposed vehicle movements generated can be accommodated within the road network.
u) <i>The availability and adequacy for the development of the following-</i> i. <i>public transport services;</i> ii. <i>public utility services;</i> iii. <i>storage management and collection of waste;</i> iv. <i>access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);</i> v. <i>access by older people and people with disability;</i>	The Subject Site is serviced by public transport including the public bus route (Route 600) along Carter Road which is approximately 450m west of the Subject Site, and 480m from the proposed lifestyle village. Route 600 provides direct public bus access to Mandurah Station. Mandurah Station is serviced by Train which provides direct access to Perth CBD. The Site will be serviced by underground power, and connected to reticulated water and sewer. Waste Management will be undertaken in accordance with the Shire's Waste Collection processes (unless advised otherwise) to ensure a suitable waste collection schedule for the lifestyle village. A Waste Management Plan is included at Annexure 10 to this report. Storage will be provided within each of the proposed lifestyle village residences, which can accommodate bicycles. All dwellings and communal amenities will be designed to accommodate older persons and persons with a disability. The delivery of the Lifestyle Village in this location reduces reliance on local infrastructure, including civil infrastructure and public open space that would typically be required to service the local community and managed by the Shire. Aspen's intention to be the long-term owner of the facility ensures the successful, coordinated delivery and management of key infrastructure in perpetuity.
v) <i>the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses;</i>	The proposal will not result in any loss of community service or benefit. On the contrary, future lifestyle village residents will support local businesses and generate activity within the Shire by attending local facilities and events, and providing local expenditure. In addition, a Lifestyle Village offering is critical in the current housing climate by providing an alternative to conventional home ownership for those over the age of 50. Local residents have the opportunity to downsize from their current residential homes which

Matters to be considered	Comment
	in turn increases the supply of green title housing to others in the market.
w) <i>the history of the Site where the development is to be located</i>	The Subject Site has historically been utilised for rural purposes and most recently for horse agistment activities. However, since 2013, the Subject Site through the formalisation of the REODP has been designated for residential development.
x) <i>the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals;</i>	The proposal for a lifestyle village as part of the coordinated residential estate development over the Subject Site will positively impact the local community. Future lifestyle village residents will support local businesses and generate activity within the Shire.
y) <i>any submissions received on the application;</i>	There are no submissions received on the application at the time of preparing this report.
za) <i>the comments or submissions received from any authority consulted under clause 66;</i>	There are no submissions received on the application at the time of preparing this report.
zb) <i>any other planning consideration the local government considers appropriate;</i>	Not applicable to this proposal.

12.0 CONCLUSION

Aspen Group is seeking development approval to establish a new lifestyle village within the Subject Site. The lifestyle village will complement existing development as part of the Ravenswood East Outline Development Plan (**REODP**) residential area.

The Lifestyle Village will offer architecturally designed, contemporary and affordable dwellings with associated amenities specifically catering for older persons in the local community.

Through the delivery of the lifestyle village as part of the overall master planning for the Subject Site, the opportunity for some improvements to the REODP have been included in the master plan including:

- Introduction of a living stream along the south eastern boundary of the Subject Site.
- Delivery of 168 single residential lots within the balance of the Subject Site external to the land lease lifestyle village.
- Reconfiguring the land parcel and Public Open Space allocation within and external to the proposed lifestyle village to accommodate the internal layout of the proposed village without compromising the provision of public open space accessibility within the Subject Site and surrounding areas.
- Provision of a Grouped Housing parcel within the northern portion of the Subject Site as an opportunity to further the delivery of alternative housing offerings within the Shire.

The above proposals include the designation of at least 10% open space within the lifestyle village, planned public open space for the subdivision of approximately 1.54ha, and the significant portion of land committed for regional open space at the southern extent of the Subject Site of 6.77ha, which will be ceded to the Crown for public use and ongoing protection and management at a later time as part of the staged subdivision of the Estate.

The proposal will deliver a residential offering that is highly demanded, suitably integrated within the REODP area, and consistent with the applicable planning framework.