

Ravenswood Riverwalk Development Application

Lot 889 Rodoreda
Crescent, Ravenswood



19 June 2026

Riverwalk
Ravenswood

Submission Context and Community Benefits

The **Riverwalk Ravenswood masterplan** delivers more housing choice, larger open space and unlocks access to the Murray River

Community Benefit:

- The development comprises of 25% Regional and Public Open Space, substantially exceeding the 10% typically provided in residential developments
- Unlocks community access to the river reserve
- Provide greater housing choice, including land lease living (over 50s)
- Supports downsizing, helping free up established homes for local families
- Creates local employment during construction and ongoing operations

Planning Support

The masterplan layout is consistent with the approved Outline Development Plan

Refer to page 3 for the Development Masterplan



Riverwalk Ravenswood - Proposed Masterplan



1.5 Hectares of Passive and
Active Public Open Space



168 Residential Lots



295 Land Lease Dwellings



Land Lease Village Clubhouse
and External Facilities



New 6.7 Hectare Regional Open
Space with a pedestrian
path network

Regional Open Space
67,700m²

Public Open Space (POS)
9,142m²

POS
2,765m²

POS
3,444m²

Development Staging and Construction Access Plan

Construction access for the Land Lease Village and Residential Lots will be via Drakesbrooke Avenue. Designed to minimise traffic impacts on surrounding residents.



Land Lease Village

A **Land Lease Village** is a residential community where residents own the house and lease the land it occupies

They are designed for **over 50s** who want to live within a community offering social and active lifestyle with low-maintenance dwellings and potentially free up capital for retirement

Village Amenity:

- Villages typically include amenities such as gym, pool, library, lawn balls, and pickleball court
- 1.4 ha of the village consists of communal open space
- Sufficient on-site parking is provided for residents and visitors, reducing reliance on surrounding streets

Benefit to the Community

- Typically the residents are downsizing from the greater area, which adds housing stock to the undersupplied market
- The village generates lower traffic volumes compared to traditional residential areas particularly as residents often travel outside of peak hours
- Local economic stimulus with retirees often having higher disposable income
- Demand for services helping employment and business growth



295

Land Lease Dwellings

Over 50s

Land Lease Village

Lower

Traffic Volumes

Public + Regional Open Space Landscape Masterplan



1.5ha Central Public Open Space



Road Interface to River Reserve POS



6.7ha of Regional Open Space
(including community walking trail)

Public + Regional Open Space – Landscape Masterplan

Regional Open Space

6.7 Ha of Useable Regional Open Space will be enhanced and provided to the Shire for public use. Improvements include a pedestrian path network through the river reserve and endemic tree planting.

Public Open Space (POS)

1.5 ha of Public Open Space across three locations within the development to support amenity and neighbourhood connection.

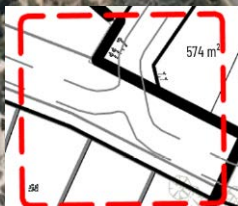
The **9,376sqm central POS** area will provide a functional community area. Proposed to include a kick about area, playground, and picnic setting.

Benefit to the Community

- Uplift to local amenity by delivering high quality public and regional open space
- Unlocks access to the Murray River
- Creates functional and large areas with opportunities for play, seating and everyday recreation
- Provides dedicated on street parking to support public access while reducing impacts on nearby residents



Post Development Traffic Access



T Section Treatment
– To ensure priority traffic movement is away from existing Rodereda Crescent.

Access Arrangements

- Majority of residential access will be from Nancarrow Way via Pinjarra Road and Drakesbrook Avenue via Old Mandurah Road
- There are 8 connections into the existing road network
- Lower traffic and off-peak use due to the lifestyle village

Public Open Space (POS)
9,142m²

POS
2,765m²

POS
3,444m²

Regional Open Space
67,700m²

Traffic Reduction Strategy - Rodoreda Crescent

- Narrower 15m road widths, street trees and winding road layout
- 'T' section treatment designed to reduce vehicle movements through Rodoreda Crescent
- These measures are intended to slow vehicles and reduce impacts on nearby residents

↔ Nancarrow Way Access

↔ Drakesbrook Avenue Access

□ T Section Treatment

Disclaimer

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