**TYPICAL GOVERNMENT SCHOOL SITE**

PS — PRIMARY SCHOOL (4.0ha)

HS — HIGH SCHOOL (10.0ha)

Scale 1:25 000

Existing Bush Forever site No. 278

Consider transport noise impact from Stakehill Road

Potential to enhance/revegetate Baldivis Tramway Reserve

Future Nairn Drive connection to Baldivis, and alignment considerations to retain vegetation

Existing Special Rural

MRS Urban Zone – subject to future structure plan

Proposed 'District Open Space – Sport' location as identified in South Metropolitan Peel – Sub-regional Planning Framework

Access to Lark Hill Thoroughbred Training Complex and Lark Hill Sportsplex

Protection of rural landscape interface along Stakehill Road (and resolution of Planning Control Area/Metropolitan Region Scheme width/alignment)

Existing Perth-Mandurah railway to CBD

Proposed 'Specialised Node' location as identified in the South Metropolitan Peel – Sub-regional Planning Framework

Existing rural lots (outside DSP area)

MRS Urban Deferred Zone – subject to future structure plan

Baldivis Tramway Reserve - Cultural heritage values

Potential District Activity Centre (Location as identified in Planning Framework)

Possible east-west connection points over Anstey Swamp as per Scenarios (not supported by DBCA)

Future grade separated intersection

Landuse interface with existing Peel Estate Winery

Nairn Drive/Baldivis Road - future rapid bus/mid-tier transport

Bushfire hazard from Bush Forever site

Existing rural residential lots to be retained

Dampier Drive alignment to be confirmed (subject to further environmental considerations)

Consider existing transport noise impact from Kwinana Freeway

Future Dampier Drive & Mandurah Road interchange

Consider future transport noise impact from railway

Karnup Station Precinct

Future Karnup Rail Station

Future realignment of Paganoni Road to Crystaluna Drive

Future road connection from The Vista to Paganoni Road

Existing railway bridge and Paganoni Road underpass

Future primary school site at The Vista

Karnup Station Precinct Structure Plan – subject to adoption by the City of Rockingham and approval by WAPC

Existing vegetation retention

Existing sand quarry

Consider future transport noise impact from Nairn Drive & Paganoni Road

Existing grade separated intersection

STAKEHILL ROAD

BALDIVIS ROAD

FLETCHER ROAD

CASSIA DRIVE

MANDURAH ROAD

HARVEY ROAD

KARRI STREET

HOIL CHON HGTS

GARDEN CLOSE

WINERY DRIVE

MALLEE DRIVE

HILLTOP RISE

AMARILLO DRIVE

GRASSHILL ROAD

SWALLOW HILL COURT

MARLOCK PLACE

KWINANA FREEWAY

PAGANONI ROAD

FUTURE DAMPIER DRIVE EXTENSION

Anstey Swamp – Bush Forever Site No 379

Paganoni Swamp

Lake Amarillo (& Serpentine River System)

2km Flight Range

1km Flight Range

Flight Range Baseline

CCW

REW

**LEGEND**

- KARNUP DISTRICT STRUCTURE PLAN BOUNDARY

**LAND USES**

- URBAN\URBAN DEFERRED
- URBAN EXPANSION
- URBAN EXPANSION WITH REMNANT VEGETATION (SUBJECT TO FURTHER REVIEW)
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL WITH REMNANT VEGETATION (SUBJECT TO FURTHER REVIEW)
- OPEN SPACE
- FUTURE PARKS & RECREATION
- PUBLIC PURPOSE
- RAILWAY (EXISTING)
- RAILWAY RESERVE
- REGIONAL ROAD RESERVES
- LOCAL ROAD RESERVES
- CONSERVATION CATEGORY WETLAND CORE
- CONSERVATION CATEGORY WETLAND BUFFER (50m)
- RESOURCE ENHANCEMENT WETLAND CORE
- RESOURCE ENHANCEMENT WETLAND BUFFER (30-50m)

**OTHER**

- BUSH FOREVER SITE
- MOSQUITO FLIGHT RANGE FROM ANSTEY SWAMP, PAGANONI SWAMP & LAKE AMARILLO (PRELIMINARY ONLY)
- POTENTIAL BUSHFIRE HAZARD BOUNDARY

# OPPORTUNITIES & CONSTRAINTS

## KARNUP DISTRICT STRUCTURE PLAN

A City of Rockingham Project

NORTH

Scale: 1:25 000 @ A3

0 250 500 750m

PLAN: ROCKA-5-006 REVISION: D

DATE: 27/11/2024 DRAWN: JP

PROJECTION: MGA 50 PLANNER: CM

DATUM: AHD CHECK: DM

cdp Town Planning & Urban Design

Unit 2, 464 Murray Street
Perth WA 6000
(08) 6333 1888
info@cdpaus.com.au
www.cdpaus.com.au

**Copyright CDP.** No part of this plan may be reproduced in any form without prior consent from CDP. All care has been taken in preparation of this plan but no responsibility is taken for any errors or omissions and is subject to change. Areas and dimensions shown on plan are subject to final survey. Carriageways depicted on plan are diagrammatic only.