



1.1 Opportunities

- Existing Bush Forever sites locations as well as TEC locations present an opportunity to create vegetation corridors with series of public open spaces through the site to enhance ecological linkages and promote pedestrian/cycle movement to employment, community and recreation nodes
- Fixed non-developed areas in Rockingham Lakes Regional Park, Lake Amarillo and Paganoni Road Nature Reserve Bush Forever sites are valuable green assets surrounding the site and present an opportunity to create permeable edges to soften urban impact
- Based on its low canopy cover/heavily cleared areas, the area surrounding the current WA Limestone site provides some level of design flexibility for creation of spaces
- The existing Peel Estate Wines winery provides a renowned destination for the community and may be expanded to reinforce its importance in the region and become a local economic and touristic hub
- Opportunity to integrate the existing agricultural landscape into the urban development district
- The proximity of the Lark Hill Thoroughbred Traning Complex offers community amenities
- The Baldvis Tramway Reserve could potentially be revegetated to provide a stronger link to the reserve trail and curated to highlight its recreational/heritage value
- The undulating elevations and rural timber fences creates a memorable local character and driving experience
- Steep landform and high elevations in some sections of the site vould provide view corridors
- Existing mature trees provide shade and amenity and can/should be retained wherever possible. Paganoni Road reserve, as well as some sections of Fletcher Road, Karri Street and Amarillo Drive are heavily treed and create green corridors
- Opportunity to re-introduce native vegetation within the public realm of the urban development
- Opportunity for wetlands revegetation and integration with surrounding open space areas



1.2 Constraints

The constraints that have been identified within the site include:

- Noise pollution along the railway line in the north-west corner and along the eastern boundary adjacent the Kwinana Freeway present challenges for residential development and establishment of strong ecological linkage between environmentally sensitive areas
- Major transport corridors Kwinana Freeway, passenger railway line and Mandurah Road create barriers for pedestrian movements and ecological linkages
- Access roads into "island" of development are currently limited to the south-east and south-west corners on Paganoni Road as well as the north-west corner and north entry on Stakehill Road
- Existing Bush Forever sites within the site would prevent the clearing of trees in those locations
- Flora and trees within identified Threatened Ecological Communities and environmentally sensitive areas will likely need to be retained or suitable offsets identified
- Wetlands on site and its surrounds inhibit opportunities for development around their edges
- Registered aboriginal heritage places: understanding the nature of the vegetation and what/if any impact this has on the development
- Explore landscape methods to manage the treatment of frequent stormwater events without encouraging mosquito breeding
- Registered aboriginal heritage places will need to request approval from the traditional owners regarding major design decisions such as place naming, public art display, material and plant selection as well as retention of scarred trees and/or any other significant heritage items and landmarks. Three Registered Aboriginal Heritage Sites have been identified within the eastern and southern sections of the site. Registered Aboriginal Site 3582 Serpentine River, Registered Aboriginal Site 37720 Karnup Station Scarred Tree and Registered Aboriginal Site 3723 Stake Hill Burial (DPLH 2023).

