Consultation Outcomes and Vision Report

**Prepared for the City of Rockingham by CDP Town Planning & Urban Design
and 361 Degrees Strategic Engagement and Communications**

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1. Executive Summary

From July to September 2024, the City of Rockingham (CoR), supported by consultants CDP Town Planning & Urban Design (CDP) and 361 Degrees Strategic Engagement and Communications (361 Degrees), delivered an engagement program to inform the preparation of the Karnup District Structure Plan (KDSP).

This report provides an overview of stakeholder and community consultation conducted during this period, aimed at establishing guiding principles for the KDSP and shaping a collective Vision that reflects the values and aspirations of the community and stakeholders for Karnup's future.

A total of **seven workshops** were undertaken, along with a number of other briefings and engagement activities, engaging a diverse range of stakeholder groups including:

- Landowners and Community members with an interest in the project.
- CoR Environmental Advisory Committee.
- CoR Elected Members.
- Technical Advisory Group (TAG).
- CoR Internal Reference Group.
- Traditional Owners/custodians, members of CoR's Aboriginal Advisory Group and Gnaala Karla Booja Aboriginal Corporation.

This phase of engagement sets the stage for the next, which will build upon the issues, feedback and sentiments gathered. The next phase of engagement is planned for Q3 2025, following the preparation of the draft KDSP.

CDP and 361 Degrees in collaboration with CoR, recommend the following Vision for the project:

'A community amongst the trees' – a vibrant community that values and protects its natural environment, wildlife and rural setting through thoughtful development. Neighbourhoods blend with the landscape, offering diverse housing choice, including for families and multi-generational living. Green spaces, pathways and public transport connect local employment, businesses, eco-tourism, community, recreation facilities and healthcare. Safe, accessible routes for walking, cycling and eco-friendly transport enhance connectivity. A place that recognises and honours its Aboriginal culture and heritage with input from local Aboriginal knowledge holders."

The following key themes emerged from the engagement outcomes to guide the Vision and preparation of the KDSP:

1. **Balancing environmental preservation with thoughtful development**
   Protect Karnup's natural environment, wildlife (notably through ecological corridors) and rural character while allowing for thoughtful development. Preserve unique landscape features (notably topography and trees) and green spaces and manage water resources to maintain the area's natural beauty and appeal as it grows.

2. **Community-focused neighbourhoods with diverse and sustainable housing**
   Focus on well-designed, community-focused neighbourhoods that blend with the natural landscape. Encourage sustainable, diverse housing

options, catering to families, retirees and multi-generational needs, while avoiding overcrowded streets and "cookie-cutter" designs.

3. **Enhancing local economy with community hubs and nature-Based tourism**
Support a balanced mix of retail, healthcare, dining, and eco-tourism options to meet local needs. Encourage small businesses, nature-based tourism, and community hubs that offer both convenience and a sense of personal interaction.

4. **Prioritising safe, accessible and eco-friendly transportation network**
Prioritise safe, accessible walking and cycling paths, along with improved public transport options, including frequent bus services connecting to the new railway station. Promote eco-friendly and connected transport, with routes for electric and self-driving vehicles.

5. **Preserving rural character with enhanced community amenities and infrastructure**
Preserve the peaceful, rural atmosphere with large open spaces and a strong sense of community. Provide safe, family-friendly amenities like parks, schools and local shops, while addressing concerns about safety, traffic and poorly maintained roads.

6. **Integrating Aboriginal cultural inclusion and environmental conservation**
Protect groundwater, wetlands, vegetation and biodiversity with input from local Aboriginal groups. Ensure ongoing opportunities for Aboriginal participation in planning, consider the potential inclusion of a Noongar-managed Cultural Centre, and ensure the use of Noongar names and cultural mapping in future development.

2. Context

2.1. Project Background

Karnup has been earmarked for future urban development since the 1980's. In 2018, the State Government released the South Metropolitan Peel Sub-regional Planning Framework (the Framework), which identified an urban expansion area and some key land uses. The Karnup District Structure Plan (KDSP) is required to guide future urban development within the area by undertaking technical investigations and high-level design to guide subsequent planning stages, which will, in turn, allow for subdivision and development of land.

In February 2023 the City of Rockingham (CoR) appointed a multi-disciplinary consultant team, led by CDP Town Planning & Urban Design, to prepare a DSP in five phases.

- **Phase 1:** Preparation of the Background Report and Mosquito Assessment and Management Plan.
- **Phase 2:** Preparation of Community Outcomes and Vision Report.
- **Phase 3:** Preparation of Draft District Structure Plan.
- **Phase 4:** Community Consultation on Draft District Structure Plan.
- **Phase 5:** Final District Structure Plan.

Phase 1 was completed in May 2024 when, having considered the Background Report and consulted with the Department of Planning Lands and Heritage (DPLH), the CoR Council resolved to proceed with preparation of the KDSP.

This resolution followed 'whole of Government' direction from the Western Australian Planning Commission (WAPC), informed by advice from the Department of Health (DoH) and Department of Biodiversity Conservation and Attractions (DBCA), to inform how the DSP should progress in light of the findings of the Mosquito Risk Assessment and Management Plan (MRAMP).

This report will feed into Phase 3 as one of a suite of technical reports that are required to inform the KDSP. Key strategic land uses to be provided within the KDSP Area identified by the Framework are:

- New District Centre.
- Specialised Node, centrally located between Rockingham-Kwinana and Mandurah-Pinjarra, providing for a range of regional public facilities which may include education, health and other ancillary uses.
- Regional Sporting Facility.
- Future railway station on the Mandurah Railway Line (Karnup Station), supported by a network of High Priority and High Frequency Transit Corridors that will provide public transport connections between activity centres, population catchments, rail stations and local bus services.
- Various changes to the regional transport hierarchy.
- Urban areas and urban expansion areas.
- Areas to remain rural.

The locations of the strategic land uses are broadly identified by the Framework and will be refined by the KDSP.

Land identified as Urban in the Framework is already zoned 'Urban' and 'Urban Deferred' in the Metropolitan Region Scheme (MRS) and structure planning is being actively pursued by these developers, ahead of the KDSP. In addition, the Department of Planning Lands and Heritage (DPLH) (on behalf of WAPC) has prepared an MRS Amendment and a Precinct Structure Plan (PSP) for the Karnup Station Precinct, in the south-western corner of the KDSP Area.

Although a DSP is prepared to provide broad level guidance for more detailed planning, including (local) Structure Plans, it is not intended to delay the progress of the plans already prepared. Every effort must be made, however, to ensure that plans prepared in advance of the KDSP do not compromise, or unduly limit the response to the issues identified in Phase 1 of this project, and appropriately respond to the outcomes of this report.

2.2. Alignment of outcomes with the City's Strategic Community Plan

The City of Rockingham Strategic Community Plan (2023 – 2033) (SCP), prepared in consultation with the community, reflects the community's Vision for the City's future, emphasising the importance of respecting the natural environment in new developments that are safe, family-friendly, and connected to the broader community. Community aspirations from the Strategic Community Plan were grouped into five themes:

1. **Social:** A family-friendly, safe and connected community
2. **Natural Environment:** A place of natural beauty where the environment is respected
3. **Built Environment:** A built environment carefully planned for today and tomorrow
4. **Economic:** A vibrant economy creating opportunities
5. **Leadership:** Transparent and accountable leadership and governance

The themes identified during community and stakeholder engagement for the Karnup DSP Background Report closely align with those in the Strategic Community Plan. Measuring consultation outcomes against the SCP ensures that the Karnup DSP stays true to the community's long-term Vision, reflects their input in the planning process and ensures that resources are effectively directed toward both local and city-wide goals.

3. Engagement Approach

3.1. Stakeholders

To elicit high quality and constructive input on the draft KDSP from a diversity of stakeholders, it was determined that an engagement program comprising a range of engagement methods would be designed and delivered including:

- Community members and other landowners within Karnup and surrounding areas, located within and closest to the KDSP area.
- CoR Internal Reference Group, comprising representatives of a wide range of business units within CoR.
- Traditional Owners/Custodians – members of the Aboriginal Advisory Group and Gnaala Karla Booja Aboriginal Corporation (GKB).
- CoR Environmental Advisory Committee (EAC).
- CoR Elected Members.
- Rockingham Lakes Regional Park Community Advisory Committee (RLRP CAC), including Friends of Paganoni Swamp (FoP).
- Technical Advisory Group (TAG) comprising representatives of key State Government agencies.

Since the commencement of the KDSP project in early 2023, the City engaged with a variety of stakeholders to ensure broad participation and transparent communication. This engagement included creating a project page on the City's website, accessed via the following link: *Karnup District Structure Plan - City of Rockingham*, where all available information about the project and FAQs were made available to the public. The website continues to be updated at regular intervals.

The following objectives were identified in guiding the engagement process:

- Identify and secure participation from a **diversity** of stakeholders and interests
- Establish an open and transparent workshop process where **stakeholders feel comfortable** to constructively share a range of views and ideas, and respect the views of others
- Encourage and support stakeholders to be **well informed about the KDSP process** and its implications and opportunities, including opportunities to clarify and explain detailed elements
- Contribute to stakeholder **confidence and understanding** of long-term outcomes and benefits of the KDSP
- Listen to and capture stakeholder **ideas, perspectives and opportunities** for improvements
- **Manage potential or perceived issues and risks** that may negatively impact on the engagement process for the draft KDSP, and the reputation of the City of Rockingham.

A targeted mailout was sent to landowners within the KDSP area and a surrounding 800m radius, as well as those involved in environmental property inspections. The City encouraged stakeholders to register through Rock Port for updates and provided an online platform for submitting questions. The Project Lead's contact details were made available for direct inquiries.

To further raise awareness, a media release was issued, and an update was included in the City Chronicle. In November 2023, the City held an Elected Members Briefing Session to provide an update on the project, following the engagement of the Project Team by the Council in February 2023. Additionally,

the City's Environmental Advisory Committee (EAC) was briefed during the same month.

Engagement extended beyond the community to include key government stakeholders, such as DoH, METRONET, the Departments of Transport, Housing and Education, DPLH, as well as major landowners and their consultant teams, ensuring that all relevant parties were kept informed and involved in the project's development.

Recognising and building upon these existing engagement processes, including attracting continued participation by some of the same parties, were important considerations in designing the community and stakeholder engagement sessions. Equally, it was also important that other individuals with a high level of interest, also had an opportunity to participate in the workshops, and the methodology for recruiting workshop participants was a consideration to both.

3.2. Engagement Design

3.2.1. Workshop Design

Engagement was planned and facilitated to seek constructive feedback whilst also managing stakeholder expectations about their role and level of influence at this stage of the planning process. In designing the workshops' structure and format, important considerations included:

- recognising that all stakeholders had varied knowledge about the project.
- providing transparent, honest and consistent information across all communications.
- recognising the current community sentiment(s) about developing Karnup.
- delivering highly visual and interactive content to keep participants engaged, as well as recognising and catering to different needs and preferences for giving feedback.
- ensuring resource materials supported focussed and clear discussion, as well as managed expectations about the purpose of the discussions.
- catering to a diversity of technical knowledge across stakeholders, breaking down technical information into concise, jargon-free information to ensure all participants understand the project and were 'on the same page'.

It was determined that workshops would be designed for specific stakeholder groups to tailor presentation and engagement methods to proactively meet stakeholder needs and mitigate and manage specific issues related to each stakeholder cohort.

Workshops were developed through a co-design process between CoR, CDP and 361 Degrees. This co-design approach ensured that the workshops were aligned with the project's overall objectives while also being flexible enough to accommodate the diverse needs of attendees. The workshop framework was designed to facilitate an open, two-way flow of information and ideas between

stakeholders and the project team, ensuring that feedback was not only gathered but also actively discussed and integrated into the planning process.

> **Engagement objectives included:**
>
> - To build a collective understanding of the intent and purpose of the KDSP, ensuring clarity on expectations and desired outcomes.
> - Provide information about the KDSP process, including what elements are included and excluded, to align expectations and to focus discussions.
> - Understand different stakeholder values/views/concerns for the KDSP area, and what matters most to stakeholders.
> - Collect and consolidate stakeholder input so that everyone has an opportunity to share their thoughts; and use this feedback to inform the draft KDSP.

To engender an inclusive participatory approach, that allowed a wide range of perspectives to be shared and understood, a range of methods were used in the workshops elicit constructive stakeholder feedback. This included:

- **Presentations** providing stakeholders with background information about the project, including its objectives, current status and future planning considerations. The presentations were concise, clear and designed to offer a solid foundation for subsequent discussions.
- **Plenary discussions** enabling group dialogue – this was particularly useful in managing question and answer sessions and provided an open forum for participants to listen to different perspectives and concerns.
- **World Café** for small group discussions – designed to generate collective insights on key themes.
- **Mentimeter** – enabling individual feedback through the use of this interactive online tool. Enabling all participants to interact and vote with smartphones during sessions and facilitate discussions as well as identify the immediate sentiment in the workshop.

The workshops were structured to provide a balanced mix of information sharing and opportunities for participants to offer feedback. They typically began with a series of questions posed through Mentimeter, which allowed participants to express their initial sentiments about Karnup and share their Vision for the future. This interactive exercise not only captured the mood of the room but also helped to engage participants from the outset.

Image: Facilitated plenary discussion Community Workshop 2

Following this, the project team delivered a presentation providing essential background information on the Karnup DSP. This presentation was followed by a Q&A session, where participants had the opportunity to seek clarification on any points raised, ensuring they had a solid understanding of the project before moving into more detailed discussions.

A significant portion of the workshop was then dedicated to small group discussions using the World Café methodology. Participants rotated through different stations, each focused on a key theme, such as environment, residential development, commercial needs, movement networks, and community recreation. This method encouraged in-depth, thematic conversations where participants could share their ideas and concerns in a more relaxed and informal setting.

The engagement design ensured that all stakeholders, regardless of their preferred communication style or technical knowledge, had multiple opportunities to participate. The range of methods used, from large group plenary discussions to small group sessions and digital tools, created an inclusive environment where everyone could contribute meaningfully to the discussions.

3.3. Engagement Recruitment

A number of options for recruiting workshop participants were employed, providing an opportunity for all stakeholders with a high level of interest in the Karnup District Structure Plan to participate in the engagement process. This included:

- Regular updates to stakeholders and community members who registered their interest via Rockport.

- Distribution of 366 letters to residential letterboxes within or near (within 800m) the KDSP area.

- A Facebook advertisement targeting the Karnup postcode, running from March to July.

- An organic Facebook post in June.

- Visits and enquiries via the project page via the City's "Share your thoughts" website.

Due to the high response rate from initial advertising, resulting in both workshops reaching full capacity, further advertising was deemed unnecessary.

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3.4. Engagement Schedule

The workshops were delivered by 361 Degrees and CDP over the timeframe outlined below.

Activity	Date	Location	Primary stakeholder groups attending	Participants
Environmental Advisory Committee (EAC)	4 July 2024	City of Rockingham Administration Centre	City of Rockingham advisory committee members (community, elected members, staff)	**8**
Councillor Engagement Session (CES)	9 July 2024	City of Rockingham Administration Centre	City of Rockingham Elected Members	**19**
Technical Advisory Group (TAG) (briefing delivered by CoR)	30 July 2024	Department of Planning, Lands and Heritage	State Government agencies with operational interests in the area: DPLH, Metronet, Main Roads WA, DWER, EPA, Transport, PTA, Education	**22**
Community Workshop #1 (morning workshop)	10 August 2024	Mary Davies Library	Community Members	**52**
Community Workshop #2 (evening workshop)	14 August 2024	Mary Davies Library	Community Members	**47**
City of Rockingham Internal Reference Group	22 August 2024	City of Rockingham Administration Centre	City of Rockingham Internal Reference Group Members (representatives of several business units within CoR)	**18**
First Nations Workshop	4 September 2024	Mary Davies Library	Traditional Owners/Custodians, members of the Aboriginal Advisory Group and Gnaala Karla Booja Aboriginal Corporation (GKB)	**9**
				175

The City also undertook separate briefings to the EAC, CES and AAG in late 2023/early 2024, as an introduction to the project and its associated process.

The City provided a briefing to the Rockingham Lakes Regional Park Community Advisory Committee (RLRP CAC) on 21 August 2024, followed by a Webinar briefing of the RLRP CAC and EAC on the findings of the MRAMP on 15 October 2024. The Webinar opportunity arose out of a request by the EAC at its earlier briefing.

Attendees of these sessions were primarily interested in **retaining environmental values** over the land (eg. Cockatoo habitat, other trees and vegetation and wetlands), the outcomes of the environmental investigations to date, and the possible **implications of mosquito management** on the environmental integrity of the wetlands.

The latter is expected to be subject to further investigation in due course, pending further discussions and agreement on approach with a number of State Government agencies; and suitable funding for environmental studies, monitoring and treatment (if appropriate) being allocated.

An outcome of the AAG was to hold the **First Nations Engagement Session**, reported in section 4.6 of this report.

The City also attended a Community Pop-Up Event at Cerulean Park in the Vista Estate, Karnup, on 19 October 2024. Attendees we mainly residents of the Vista Estate, located to the south-west (and outside) of the project area, and were interested to learn about the project, associated road connection, and understand the nature of development that may occur within the area.

In summary, the additional engagement sessions run by the City comprised the following:

Activity	Date	Location	Participants*
Councillor Engagement Session (CES)	November 2023	City of Rockingham Administration Office	**12**
Environmental Advisory Committee	7 February 2024	City of Rockingham Administration Office	**6**
Aboriginal Advisory Committee (AAC)	20 February 2024	City of Rockingham Administration Office	**4**
Rockingham Lakes Regional Park Community Advisory Committee (RLRP)	21 August 2024	City of Rockingham Administration Office	**8**
RLRP CAC/EAC Webinar on MRAMP	15 October 2024	City of Rockingham Administration Office (held virtually - session also recorded for future reference)	**6**
Community Pop-Up Event	19 October 2024	Cerulean Park, Karnup (Vista Estate)	-

*Note: Number of participants excludes attendance by Council staff and project team members.

The City has also received various queries, comments and inputs from landowners and other members of the community during the DSP process to date. The queries and comments received are largely addressed in the outcomes from the engagement sessions addressed in this report which will inform preparation of the DSP where appropriate (refer section 5).

4. Engagement Outcomes

4.1. Mentimeter – Individual Feedback

The information detailed below provides an overview of feedback compiled from 234 individual responses across three engagement sessions, including two community workshops and a COR Internal Reference Group workshop (as detailed in the following sections). The responses have been grouped into themes, with each key word counted for its frequency in **Appendix A.**

Thinking about Karnup in 2024, what are three words you would use to describe it?

TOP 10 WORDS TO DESCRIBE KARNUP IN 2024

1. Peaceful
2. Rural
3. Quiet
4. Nature
5. Lifestyle
6. Trees
7. Community
8. Wildlife
9. Beautiful
10. Open

Stakeholders overwhelmingly describe Karnup in 2024 as a peaceful, rural community with a deep connection to its natural environment. The tranquility, open spaces and abundant wildlife are highly valued, along with the area's natural beauty and scenic landscapes. There is a strong desire to preserve these qualities while maintaining Karnup's close-knit, family-friendly community atmosphere. Safety and security were also highlighted as important factors in keeping Karnup a desirable place to live. However, concerns about future development, infrastructure and under-maintained roads point to the need for thoughtful, strategic planning to protect Karnup's unique character while addressing areas in need of improvement, such as infrastructure and health services.

Thinking 30 years into the future when Karnup has been developed, what three words would you like to be able to use to describe it?

TOP 10 WORDS TO DESCRIBE FUTURE KARNUP

1. Trees
2. Community
3. Greenery
4. Safety
5. Peaceful
6. Large blocks
7. Connected
8. Nature
9. Families
10. Sustainability

Preserving Karnup's natural environment, including trees, greenery and wildlife, was the most frequently mentioned priority. Close behind was the desire to retain a strong sense of community and a family-friendly atmosphere, alongside maintaining the peacefulness and tranquility that stakeholders value the most about Karnup in its current state. Many stakeholders stressed the need to develop Karnup in a way that preserves its natural beauty while also creating a safe and connected community. Sustainability, low-density housing on larger blocks and thoughtful planning were key priorities for participants to ensure the area's rural character remains intact. Concerns were raised about development and infrastructure, with stakeholders urging careful planning to avoid overcrowding and ensure services keep up with growth.

Image: Verbatim comments via Mentimeter

Less wildlifeAccessible by trainLess trees	Low densityEfficientLow Impact on environment	Ability to stay in Karnup and transition to peaceful rural type aged accommodation and services
Space for leisure	Good separation between high density and existing rural	Beautiful open spaces

4.2. Community Workshops

The Project Team hosted two Community Workshops on Saturday 10 August and Wednesday 14 August 2024 for around 2.5 hours each, at times that would be accessible for a large proportion of the Karnup community to attend. The comments captured from small group discussions have been summarised in a series of tables in **Appendix B**, based on notes recorded on working papers during the sessions. This section provides a detailed overview of the comments and sentiments expressed in these discussions.

4.2.1. Environment and Heritage

Notably, the importance of preserving Karnup's natural environment, including fauna and flora, was consistently mentioned by stakeholders across all questions throughout the community workshops, whether the question was directly related to the environment or not.

What do you value most about the environment in Karnup and why?

> **Key outcomes**
> - Protect Karnup's natural environment, wildlife and rural character while accommodating future development.
> - Preserve the distinct landscape features that make Karnup unique.
> - Ensure Karnup continues to be a place where nature and community thrive together.
> - Prioritise thoughtful planning that balances growth with the preservation of wildlife habitats and mature trees.

Stakeholders most highly valued the **diverse range of wildlife**, including possums, cockatoos, magpies, blue wrens and other native species. There was widespread support for **protecting wildlife habitats**, with many emphasising

the importance of creating wildlife corridors and managing the shrinking habitats due to development pressures.

Image: CoR Presentation Community Workshop

Trees and vegetation were another top priority. Stakeholders appreciated the variety of native trees, such as Tuart, Kurrajong, Cassia, and Banksia, and called for the preservation of mature trees and native bushland. The **green and lush landscape**, along with features like **natural swamps and wildflowers**, were seen as essential to the area's beauty and environmental health. Keeping the **air fresh and unpolluted**, as well as preserving the area's **natural light and greenery**, was also highlighted.

The **rural feel** of Karnup was a key aspect that many wanted to maintain. Stakeholders valued the wide verges, large blocks and the presence of livestock and horses, all of which contribute to the area's sense of space and connection to nature. The **diverse land structure**, including hills and wetlands, further enhanced the rural character and was seen as important to preserve.

Are there any environmental or heritage considerations you are concerned about in relation to the future development of Karnup?

> **Key outcomes**
>
> - Protect Karnup's natural beauty, wildlife and rural feel through a balanced approach to development.
> - Preserve green spaces, manage water resources and protect wildlife to maintain the area's desirability as it grows.

The most frequently mentioned issue was **vegetation and tree retention**. Stakeholders emphasised the need to **preserve mature trees and native bush**. There were suggestions to **plant trees** well before any clearing and to protect specific species, such as tuart trees and native orchids. Many stressed the importance of maintaining **green corridors** and preventing the loss of the area's **scenic landscape**.

Wildlife and fauna protection was another major concern, with stakeholders advocating for **wildlife corridors** and **refuges** to mitigate the impact of development on local fauna. Specific attention was given to protecting bird species like the Black Cockatoo, along with concerns about habitat loss, noise and light disruption and the cumulative effects of development on ecosystems. The impact of increased population and subdivision on wildlife was also raised.

Preserving the **landform and natural landscape** was a key issue, with stakeholders wanting to keep Karnup's diverse terrain intact, particularly its hills. Concerns about **groundwater overuse, air and noise pollution**, and the **disruption of the rural landscape** were also raised, alongside the potential fire risks in bushfire-prone areas.

Water table and groundwater management focused on fears of over-extraction and the need to protect water-sensitive areas.

Additionally, there were concerns about the **loss of rural uses** such as livestock farming. There was also concern about the loss of **heritage values** associated with the area, particularly the **Tramway Reserve**, with stakeholders wanting reassurance that these would be preserved during development. Protecting the Tramway Reserve and ensuring it provides a connection between neighbourhoods and key uses was key outcome from the Community and First Nations engagement sessions.

4.2.2. Residential

When thinking about other residential developments in the local Rockingham area, in Perth or elsewhere, what features do you like and why?

> **Key outcomes**
>
> - Ensure residential developments meet both practical needs and create well-designed, community-focused neighbourhoods.
> - Preserve the environment while fostering sustainable living.
> - Prioritise designs that blend with the natural landscape and encourage community interaction.
> - Focus on thoughtful planning that supports long-term sustainability and liveability.

Stakeholders consistently highlighted the importance of incorporating both **large and small blocks** into residential developments in a way that **maintains open spaces** and **promote housing diversity**. A **transition of lot sizes** from larger lots on the periphery, to smaller lots in more central locations around centres and transport routes was a theme in all sessions.

They favoured **designs that protect natural features** like trees and topography while offering a variety of housing options, including lifestyle villages, multi-generational housing and even some high-density apartments. However, the

emphasis was on balancing these with larger lots to ensure a **spacious, open feel**. There was a strong preference for **thoughtful, site-responsive layouts that reflect the natural landscape**, rather than the cookie-cutter designs seen in other developments.

Green spaces and public amenities were also a top priority. Stakeholders emphasised the need for **connected** pocket parks, large reserves, walkways and cycleways to **encourage outdoor activities and community interaction**. They stressed the importance of **preserving trees and creating shaded areas** to boost both liveability and the local environment. Suggestions such as community gardens and accessible public spaces were seen as ways to **foster sustainability** and a stronger **sense of belonging** within neighbourhoods.

Sustainability was mentioned by several participants. Stakeholders suggested **eco-friendly features** like solar panels, underground utilities and electric vehicle charging stations, alongside water management systems that **conserve resources and protect the environment**.

Safe, well-lit walkways and public spaces were also mentioned. They emphasised the need to **design areas that encourage natural surveillance and neighbourly interaction**, while also offering a **sense of privacy**.

When thinking about other residential developments in the local Rockingham area, in Perth or elsewhere, what features do you not like and why?

Key outcomes

- Small block sizes and the lack of space result in overcrowded streets and limited room for vehicles.
- Absence of greenery and vegetation diminish the beauty and liveability of new developments.
- "Cookie-cutter" housing design and a lack of individuality.
- Parking and traffic issues.
- Insufficient amenities and public transport.
- Loss of natural topography and vegetation in bulk earthworks.

The most common complaint was the **small block sizes and lack of space.** Many felt these narrow lots left little room for cars, boats or caravans, and this often forced street parking. The **limited space between houses and tiny backyards** was also seen as a downside, making the neighbourhoods feel crowded and leaving no room for kids to play.

The **absence of greenery and vegetation** was another major issue. Stakeholders criticised developments that flattened natural land features, leading to a **"concrete jungle" feel**. The removal of old-growth trees and the lack of meaningful parks or open spaces contributed to the **feeling of overcrowding**, with some specifically mentioning Golden Bay and Madora Bay as having "nothing but houses." Without trees, parks or green spaces, these areas were seen as lacking both beauty and liveability.

Housing design was another point of frustration. Many disliked the **"cookie-cutter" architecture**, where all houses looked the same and developments felt overly busy and impersonal. Stakeholders described the designs as lacking vision, often cramming too many houses into small spaces with no room for individuality. **High-rise apartments and retirement housing** were also mentioned as undesirable due to their perceived impact on the overall look and feel of the community.

Parking and traffic problems, as well as the **lack of amenities and services** in these developments was also mentioned. Stakeholders noted the absence of sufficient night lighting, which they believed led to **safety issues**, and the lack of **public transport options**. While there were often plenty of shopping centres, fuel stations and childcare centres, there was a noticeable **shortage of community services**, particularly in busier developments.

Using the list provided, which housing types you think should be located within Karnup, considering:
- What features are important to you?
- What do you like or dislike about each housing type?
- Where do you think this housing type would be best located and why?

Key outcomes

- A balanced mix of housing types that cater to diverse community needs.
- Strong support for multi-generational, adaptable and special needs housing.
- Higher-density housing should be near amenities and transport hubs, with lower-density housing on the outskirts to maintain the natural environment.
- Green spaces are important for integrating housing types and preserving Karnup's character.

Stakeholders emphasised the need for a **variety of housing options** while **preserving the area's natural feel** and ensuring **community diversity**.

Block size was a key consideration, with a general **preference for larger lots** and **single dwellings**. Stakeholders felt that larger blocks helped maintain the open, spacious character of Karnup, but there was some support for **smaller lots in appropriate locations**, especially near community hubs. This being said, there was **general opposition to high-rise developments**, with a cap on apartment buildings at two storeys to maintain the area's character.

Stakeholders expressed a preference for **larger blocks along the perimeter and smaller homes nearer to central amenities**. **Location** was an important factor when planning housing densities, with stakeholders emphasising the

need to locate higher-density housing and **retirement homes near amenities, shops and public transport** for easy access.

The **peripheral areas** of Karnup were seen as ideal for **lower-density housing**, creating a smoother transition to rural residential living and preserving the area's open, natural environment. The consensus was that higher densities, including low-rise apartments, should be kept near transport hubs, with **green spaces helping to integrate housing types and maintain Karnup's natural feel**.

Stakeholders backed the idea of mixing housing types to **meet different community needs**. **Multi-generational housing** and **adaptable housing** were especially popular, as they allow families to stay within the same area as their living arrangements evolve. Single-family homes, grouped dwellings, retirement housing and dual-key accessible homes were all favoured.

The need for **special needs housing** was strongly highlighted, with stakeholders noting that there is a lack of such housing options in the Rockingham area. There was significant support for increasing **accessible housing for elderly residents and those with disabilities**, ensuring that these homes are designed with inclusivity in mind. **Sustainability and accessibility** were key considerations, with a desire for housing types that promote green living, including homes with front gardens, access to outdoor space and sustainable energy ratings.

4.2.3. Commercial

What types of businesses providing services and amenities would you like to see in the area? (Such as shopping, dining, entertainment, healthcare, office space, gyms, childcare.)

Key outcomes

- A balanced mix of retail, healthcare, entertainment, and community facilities to support local needs.
- Priority for supermarkets, fresh food markets and medical services.
- More dining, entertainment, and eco-tourism options.
- Community and recreational facilities like gyms, youth centres and swimming pools.
- Educational facilities and local employment through commercial spaces.

Stakeholder feedback reflected a strong desire for a **balanced mix of retail, healthcare, entertainment and community facilities** that cater to both local needs and the area's rural vibe.

Retail and shopping were popular requests, with stakeholders highlighting the need for **supermarkets**, a **shopping centre** and a **fresh food market**, similar to Bunbury Farmers Market. There was also interest in **hardware shops**, a **mix of shopping opportunities** and places to buy local produce. While there was some support for **fast food outlets**, stakeholders were clear that these should be limited to avoid overwhelming the area's character. A **food and restaurant strip** and even a **tavern** were also suggested, with a desire for **street food areas** to add a more local, relaxed feel.

Healthcare and medical services were another priority, with stakeholders calling for more **medical centres**, **doctors**, **pharmacies** and **general health**

services. Given the area's rural setting, **pest control** (particularly mosquito management) was also mentioned, along with the need for emergency services like a **fire station**.

When it comes to **dining and entertainment**, stakeholders expressed a desire for **restaurants**, **cafés** and even a **cinema** or **open-air theatre** to provide more local entertainment options.

There was desire for a **kid-friendly tavern** and other entertainment venues like a **Time Zone. There was support for a winery** and Stakeholders suggested creating spaces that reflect Karnup's local vibe, similar to King Road Brewery.

Community and recreation facilities were also a common theme. Stakeholders wanted more **playing fields**, **gyms**, a **swimming pool** and **childcare** options. The idea of a **youth centre** and **community centre** was popular, offering space for activities like book clubs and craft workshops. **Educational facilities** were also mentioned, with suggestions for schools, private colleges and even a university.

Commercial office space was another area of interest. Stakeholders asking for dedicated **commercial precincts** and even a **technology park** to support local employment, particularly for industries like engineering and technology. There were also suggestions for a **caravan and boat sales and storage** facility, possibly located in the mosquito-prone areas, and a **car yard**.

Other **services and businesses** that came up included practical needs like **plumbing**, **vehicle repair** and a **service station**. There was also mention of a **hairdresser**, **garden services**, a **truck stop** and a **library** to support the community.

There was also interest in an **eco-resort** or **glamping** facility that captures the area's natural beauty.

Do you prefer shopping at a shopping centre or a main street style shopping strip, and why?

Key outcomes

- Preferences were mixed between shopping centres and main streets, with a slight preference for main streets.
- Main streets valued for community feel and personal interaction.
- Shopping centres appreciated for convenience and parking.
- A mix of both styles suggested to balance traffic and maintain a local vibe.

Stakeholders expressed mixed preferences between **shopping centres** and **main street-style shopping**, with the latter slightly more favoured.

For **main street shopping**, stakeholders appreciated the **community feel** and ease of parking, with examples like Secret Harbour and Phar Lap Parade, Baldivis frequently mentioned. There was strong support for **village-style shops**, **street shopping with cafés** and local businesses to foster a more personal shopping experience. A **main street atmosphere** was also seen as better for customer-shopkeeper interaction, and some liked the idea of including **farmers' markets** for a more unique, local touch. However, concerns were raised about the suitability of main streets in extreme weather, like hot summers.

On the other hand, those who preferred **shopping centres** valued the **convenience** and **parking availability**. A **medium-sized shopping centre** like Warnbro Fair or Baldivis was popular, with stakeholders emphasising the importance of **smaller centres** that avoid being too crowded and offer better **entry/exit routes**. There was also interest in a more **village-like** feel within shopping centres to keep them personal and community-friendly.

A few respondents favoured a **combination of both** styles, highlighting that a mix of **smaller shopping centres** and **main street setups** could help **disperse traffic** and keep areas from becoming too busy.

Image: World Café Community Workshop – Commercial Station
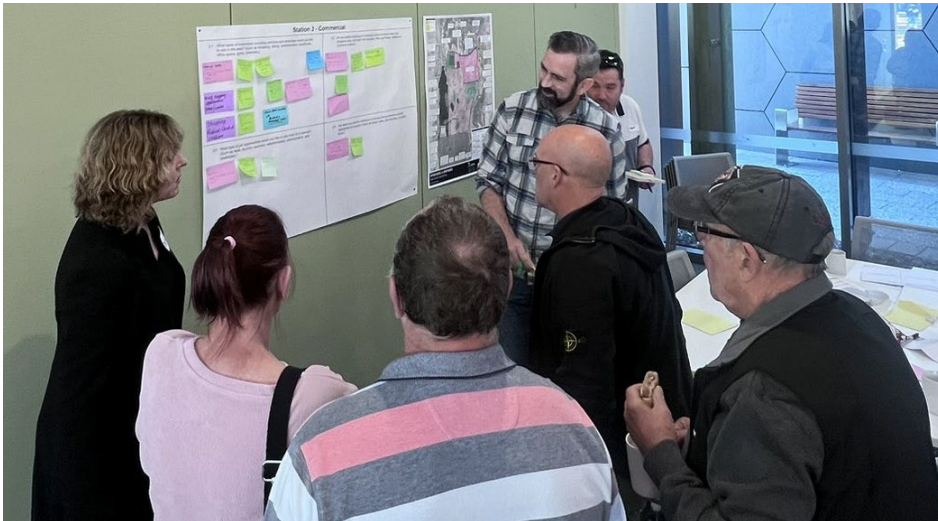
What type of job opportunities would you like to see more of in Karnup?

Key outcomes
- Priority for retail, healthcare, trades and light industry jobs.
- Support for small businesses and affordable start-up spaces.
- Interest in expanding healthcare and technical research opportunities.
- Tourism and hospitality seen as key growth areas.
- Business, administration and environmental jobs valued.

Stakeholders highlighted a variety of job opportunities they would like to see more of in Karnup, with **retail and local businesses**, **healthcare and medical**, and **trades and industry** being the most frequently mentioned.

For **retail and local businesses**, there was a strong preference for a **village of small shops**, including businesses like a fabric shop, repair shop and garden nursery. There was also interest in **affordable spaces for start-ups**.

There was a desire for larger retailers like Bunnings or hardware stores. **Service-based businesses** such as automotive servicing were also considered valuable additions to the local job market.

In terms of **healthcare and medical**, stakeholders would like to see more opportunities for medical centres, hospitals and childcare services, with a particular interest in establishing a **Technical Centre of Excellence for research** in science, tech and medical fields. **Education and research** were also highlighted, with calls for TAFE and university facilities, as well as opportunities in research related to science and technology.

Trades and industry jobs were another priority, with many supporting the development of **light industrial areas** for businesses like car mechanics, vehicle repair services and other service industries. However, there was clear opposition to heavy industry, with a preference for **small-scale, light industrial businesses**.

There was also notable support for **tourism and hospitality** opportunities, such as creating eco resorts, local restaurants and cafés to promote tourism and the **area's natural beauty**. Cycle tracks passing through wineries and craft businesses were seen as a way to enhance the local tourism industry.

Additionally, stakeholders mentioned the need for **business and administration jobs,** including shared office spaces, telecommunications, and government services.

Environmental and sustainability jobs, such as those related to hydroponics, EV charging infrastructure and eco-friendly tourism, were also seen as important for the future development of the area.

Are there any specific attractions in Karnup that you believe could be highlighted for tourism?

> **Key outcomes**
>
> - Strong focus on nature-based tourism with walking trails and wildlife attractions.
> - Wineries and breweries suggested as key tourist draws.
> - Interest in adventure and family-friendly activities.
> - Support for wellness retreats and cultural attractions to boost local tourism.

Nature-based tourism was the most frequently mentioned, with ideas like nature walks, boardwalks, bird watching and mountain bike trails. There was strong support for creating green corridors areas to create walking paths, horse riding trails and picnic areas. Stakeholders also suggested a **nature playground** and a children's forest to encourage families to explore the natural environment. **Access to swamps and bird hides** were also mentioned as potential **draws for nature lovers and wildlife enthusiasts**.

Wineries and breweries were also seen as a key attraction for the area, with stakeholders suggesting the development of vineyards, microbreweries and wineries as a way to attract both locals and tourists looking for unique food and drink experiences.

There was also interest in developing **recreational and adventure activities**, such as a mountain bike trail park, off-road biking, and other outdoor activities. These attractions were seen as a way to appeal to adventure-seeking tourists and outdoor enthusiasts.

Family-friendly attractions were another popular suggestion, with ideas like a small farm for kids, family-focused taverns with playgrounds and district open spaces for family activities. Stakeholders believed that these types of attractions would create an inviting environment for both tourists and locals to enjoy.

Health and wellness tourism was also noted, with suggestions for a wellness retreat offering activities like yoga, pilates and massages. A personal training/fitness centre and an international standard aquatic facility were also mentioned as potential health-focused tourism draws.

Other ideas included **cultural and historical attractions**, such as Paganoni Swamp for bird watching and wildflowers, as well as outdoor markets and music concerts to bring the community together and attract visitors.

4.2.4. Movement Network

How would you like to travel around Karnup and surrounding areas in the future, and what could we incorporate into the plan to make this happen? (Such as vehicles, public transport, walking, and cycling.)

> **Key outcomes**
>
> - Prioritise walking and cycling with wider footpaths, better lighting and safe paths.
> - Improve public transport with frequent bus services and a new railway station.
> - Increase parking and create low-speed zones for better vehicle movement.
> - Introduce routes for electric and self-driving vehicles.
> - Protect rural amenities and avoid traffic shortcuts.

Stakeholders emphasised the importance of improving **walking**, **cycling** and **public transport** options in Karnup, alongside addressing **vehicle movement** and other infrastructure needs.

To improve walkability, stakeholders called for **wider footpaths**, **better street lighting** and **safe pedestrian crossings**. They also wanted to see walking paths integrated into **green corridors** and **connected networks** that link residential areas to shops and the beach. The goal was to **promote walking over driving**, with ideas like **car-free zones**, **zebra crossings** and **traffic lights** to make walking safer and more convenient.

To improve cycling, suggestions included **bike paths** that are well-marked, safe and separated from main roads. Stakeholders also suggested **e-scooter paths,** BMX and mountain **bike zone**s, and **dedicated cycle lanes** to encourage active transport. Better **connections to the beach** and **interconnected cycling networks** were also mentioned as important for promoting cycling.

Public transport improvements included ideas for a **new railway station** at Stakehill Road, an **internal shuttle bus service** and more **frequent bus services**. **Linking bus services directly to railway stations** was emphasised as essential for enhancing connectivity. There were also calls for **after-hours bus services**, better **park-and-ride facilities** and **sheltered bus stops** to improve commuter comfort. Some even suggested an **internal rail system** or **trams** to service residents and businesses.

For **vehicles**, there were concerns about **parking**, with a need for **more street parking** and **wider roads** for easier vehicle movement.

Stakeholders also suggested creating **low-speed environments** and avoiding **roundabouts at key intersections** in favour of traffic lights. Protecting roads like **Fletcher Road** and **Cassia Road** from becoming high-traffic shortcuts was another concern.

Other suggestions included dedicated routes for electric and self-driving vehicles, **bridle trails for horse riding** and ensuring the **protection of rural character** north of Stakehill Road.

Image: World Café Community Workshop – Movement Network Station

What design features would encourage you to walk and bike in and around Karnup in the future? (Such as end-of-trip facilities, wider bike paths, street trees providing shade, street furniture, and security facilities for EV scooters/bikes.)

Key outcomes

- Prioritise wider, well-maintained footpaths with scenic routes through green spaces.
- Improve safety with crosswalks, better lighting, security cameras and traffic-calming measures.
- Add comfort features like benches, shade, water fountains and public art along paths.
- Promote cycling with dedicated bike paths, secure parking and bike lanes on wider roads.
- Include storage and charging stations for e-bikes and e-scooters.
- Ensure accessibility with ramps, clear signage and shaded paths with good visibility.
- Integrate paths to key destinations with activities and green links for safe, enjoyable walking and cycling.

Stakeholders shared a variety of ideas to encourage more **walking** and **cycling** around Karnup, focusing on safety, comfort and better infrastructure.

For **walking**, suggestions included wider footpaths, ongoing path maintenance, and interconnected **paths that lead to key destinations**. People emphasised the need for **scenic routes through green spaces** with landscaping, nature information, and wayfinding signage to **make walking more enjoyable**.

Pedestrian crosswalks, better lighting, security cameras, and measures to slow down traffic were also highlighted to **improve safety**. To **increase comfort,** stakeholders proposed adding benches, shade structures, water fountains, and public art along paths. **Accessibility ramps** and **separated paths** for pedestrians, cyclists, and e-scooters were also mentioned as key safety features.

For **cycling**, stakeholders called for **dedicated bike paths**, **secure bike parking** at popular locations like train stations, shops, and parks, and **bike lanes on wider roads**. The idea of allowing **bikes on buses** and improving **connections to Mandurah** was also raised. There was a strong emphasis on **secure storage and charging stations** for e-bikes and e-scooters, along with promoting cycling through **green links** and safe infrastructure that encourages both recreational and commuter cyclists.

In terms of **other infrastructure**, stakeholders wanted to see **ramps for accessibility**, **clear street signs** and **street trees** to create shaded paths while ensuring **good visibility**. Ideas for **green links** throughout Karnup, including the Baldivis Tramway Reserve, and limiting through roads to create **safer streets** were also popular. Lastly, ensuring that **paths lead to places of interest** with activities along the way was seen as a great way to promote walking and cycling.

What would encourage you to use public transport, including bus and/or train?

Key outcomes

- Frequent and reliable bus services with shelters.
- Improved safety, especially for women on public transport.
- Better integration of bus and train services.
- Ample parking and end-of-trip facilities at train stations.
- Eco-friendly transport options and 24/7 services.

Stakeholders highlighted several key factors that would encourage them to use **public transport**, focusing on **bus services**, **train services** and additional features to **improve convenience and safety**.

For **bus services**, people want **bus stops near housing** that connect to the future train stations, with **shelters** and clear **service information** at stops. They emphasised the need for **regular and frequent services**, including evenings and weekends, with multiple routes serving the Karnup area.

Many suggested smaller, more frequent buses, like an internal **CAT service**, and the use of **eco-friendly electric buses**. Stakeholders also called for **improved safety on buses and trains**, particularly for women, and better integration between bus and train services during off-peak hours to ensure seamless connectivity. They also highlighted the importance of **reliable, punctual and reasonably priced** bus services, with some suggesting 24/7 availability to accommodate all users.

For **train services**, stakeholders stressed the importance of **parking facilities** at station(s), with suggestions for parking structures offering thousands of bays to cater to the wider region. The possible future **Stakehill Road train station** was seen as a priority, along with the need for a **central rail line to Bunbury** for better regional connectivity.

End-of-trip facilities, such as **showers and lockers**, were suggested to make commuting easier, along with ample **bicycle parking**. Stakeholders emphasised the need for **reliable, frequent and well-maintained** train services, potentially with **onboard WiFi and charging stations** for commuters.

Other suggestions included providing **shops or activity centres near bus and train stations** to make public transport more convenient, along with **bus ports** at train stations for smooth transfers. **Modern, well-designed stations** with improved safety features were also seen as essential, with many pushing for **24/7 public transport services** and seamless integration between bus and train systems to boost usage.

4.2.5. Community and Recreation

What aspects of your current neighbourhood do you enjoy the most and why?

Key outcomes

- Large trees, wildlife and open spaces create a peaceful, rural atmosphere.
- Friendly neighbourhoods with people looking out for one another and active community engagement.
- Quiet areas with no road noise and a rural feel close to essential services.
- Large blocks for farm animals and self-sufficient living.
- Convenient small shopping centres, medical services and cycle paths.

Connection to nature was most highly valued, with people loving the **large trees, wildlife and open spaces**. The **rural feel** and **scenic landscapes** were particularly appealing, with many appreciating the **peacefulness** and natural beauty that attracts wildlife. The **space and openness** of the area were seen as a real draw, providing a sense of calm and connection to the environment.

A strong **sense of community** was also frequently mentioned, with people appreciating the **small, friendly neighbourhoods** where everyone knows each other and looks out for one another. Community events, neighbourhood watch and local social media groups were seen as helping to foster this sense of connection and safety.

In terms of **privacy and tranquillity**, people enjoyed the **quietness** of their neighbourhoods, with no road noise or disturbances from neighbours. The **privacy** and **serenity** were particularly appreciated, with many feeling that the area offers a rural feel while still being close to essential services.

The **rural lifestyle** was another big draw, with many appreciating the **large blocks** that allow for **horses, chooks and farm animals**, as well as the space to **grow produce** and live a more **self-sufficient lifestyle**. The **room to roam** and **do what you like** was seen as an important part of the area's appeal.

Accessibility and amenities were also highlighted, with people enjoying the convenience of **small shopping centres**, **neighbourhood shops** and **central hubs** that offer everything from medical services to restaurants and gyms. **Cycle paths** connecting schools, houses and train stations were also valued for making it easy to get around the area.

Education options, from **local primary and high schools** to **early learning centres**, were seen as key to creating a well-rounded community, with many appreciating the variety of educational facilities available in the area surrounding Karnup.

What aspects of your current neighbourhood do you dislike the most and why?

Key outcomes

- Concerns over speeding and hooning, with a lack of traffic control.
- Limited public transport options and no bus services to key destinations.
- Poorly maintained roads and lack of footpaths or riding trails.
- Fire risks and pests like mosquitoes, snakes, and roaming dogs.
- Safety concerns due to inadequate street lighting and trespassing.

Traffic and speed control issues were a major concern, with many expressing frustration about **speeding cars**, **hooning** and a general **lack of traffic control**. Roads like **Fletcher Road** were frequently mentioned as problem areas, with cars speeding to and from the freeway. There were also complaints about **illegal motorbikes and trail bikes** causing noise and disturbance, particularly in areas like the quarry. Many felt that roads were in poor condition, with no **footpaths or cycle tracks**, making it unsafe for pedestrians and cyclists.

A **lack of public transport** was another major issue, with many saying there are no bus services to key destinations like South Coast Baptist College and Mother Theresa Baldivis. **Limited footpaths** and **riding trails** were also raised as concerns, making it difficult to get around the area without a car. The **distance to shops and activities** was also seen as inconvenient.

In terms of road and infrastructure issues, stakeholders complained about **poorly maintained roads, lack of street signs and limited exits** in case of emergencies. The **lack of community spaces**, such as men's and ladies' sheds, and the **underdevelopment of local reserves** like access to, and walking trails, within Anstey and Paganoni Swamps, were also mentioned as areas needing improvement.

Environmental and health concerns were highlighted, with many worried about the risk of fire, especially due to the area's natural surroundings.

Mosquitoes and other pests like snakes, mice and roaming dogs were also raised as issues. Stakeholders expressed concerns about the impact of increased human activity on local birds, trees and native animals.

Safety and security were also key concerns, with worries about trespassing and the lack of street lighting making some areas feel unsafe.

Using the list provided, what are your top three priorities when it comes to choosing a place to live?

> **Key outcomes**
>
> - A mix of housing types and lot sizes to support diverse needs.
> - Safety and low crime rates are key priorities.
> - Close proximity to schools, shops and transport, with amenities nearby but not too close to avoid congestion.
> - Access to parks and green spaces enhances quality of life, supporting a balanced, nature-connected lifestyle.
> - Unique neighbourhood design and walkability.

Housing choice and lot size options were mentioned the most, with many people favouring a mix of housing types—from single-storey homes to townhouses, apartments, and retirement housing. There was also a strong preference for diverse lot sizes, including semi-rural options and space for multi-generational living.

Safety and security were also highly important, with stakeholders prioritising low crime rates and a general sense of safety in the community. Feeling secure in their neighbourhoods was a major factor in choosing a place to live.

Proximity to facilities and infrastructure was another common theme, with many emphasising the need to be close to schools, shops, medical facilities and public transport. However, people didn't want these amenities right next door but rather within walking distance to avoid large carparks and heavy traffic.

The natural environment also played a key role in decision-making, with many preferring to live near parks, reserves and other green spaces. Access to nature was seen as essential for maintaining a balanced lifestyle, especially for those who chose the area for its rural feel.

Neighbourhood design and walkability were important for some, with a desire for unique neighbourhood layouts that don't resemble every other new suburb. Stakeholders valued walkable communities with easy access to shops, cafes, and entertainment, and preferred decentralised shopping areas rather than large malls.

Other priorities included convenient access to public transport and road networks, and a quiet and peaceful environment, with many stakeholders expressing a preference for a semi-rural lifestyle that offers tranquillity without being too isolated from essential services.

Image: Karnup DSP Area, December 2023

4.3. Environmental Advisory Committee

The project team conducted a workshop with members of the City of Rockingham Environmental Advisory Committee (EAC) on Thursday 4 July 2024, at the City of Rockingham offices. Five EAC members and three executive team members attended. This was the first formal engagement undertaken on the Background Report.

The workshop was intended to provide members background on the project and to obtain their opinions on the current character and thoughts on a Vision for the desired future of Karnup.

The workshop ran for approximately 1.5 hours during a regular EAC meeting. The format of the workshop comprised a background briefing on the project, planning context and programme, followed by an overview of the outcomes of various environmental surveys that had been conducted. Members were then lead through a Visioning session in which responses to a range of questions were recorded (refer to Appendix C).

Unsurprisingly, given the mandate of the EAC, most of the responses related to the area's environmental qualities.

What word or phrase comes to mind when you think of Karnup?

The top-of-mind impressions of Karnup were dominated by the presence of **remnant bushland** and the **spaciousness** of the currently rural environment.

- Trees
- Tuart trees
- Remnant bush/ecosystem
- Laid back lifestyle.
- Spatial/spacious living
- Very green
- Good for mental health

The mental health benefits of **proximity to nature** and the **relaxed lifestyle** made possible by the large lots featured in the responses to this initial question.

What specific natural environmental features do you value most in Karnup?

The value of the remnant bush, especially tuart trees, dominated discussion around this question. Tuarts are valued both for their **beauty** as well as their importance as **habitat** for wildlife, particularly **Black Cockatoos**.

- Tuart trees – beauty, habitat
- Wetlands – diversity of size and type – ecosystem values
- Native wildlife – especially birds.
- Not too linear (winding roads)
- Natural history – some very old trees – stories
- Undulating landform
- Unique - disappearing

The undulating landscape, reflected in the curved rather than gridded road layout, were also valued for their contrast to much contemporary urban development.

What positive aspects of Karnup would you most like to see carried forward into future development?

Members hope that future development of Karnup can reflect the undulating landscape and open, relaxed, and 'organic' character that is so valued currently. Urban development could **enhance degraded areas** and **improve ecological and biodiversity outcomes** by connecting retained natural areas through planting of native vegetation.

"Baldivis Tramway corridor could be one of the selling points."

- Build around trees
- Respecting remnant patches
- The more trees kept, the less offsets
- Habitat - wildlife
- Ecological corridors/links
- Maintain or improve condition of vegetated areas
- Encourage native vegetation
- Retain the relaxed, organic feel

What opportunities do you see for the development of Karnup to address environmental issues?

Members identified opportunities for future urban development of Karnup to break the mould of 'business as usual' and 'cookie cutter' developments to achieve a **unique sense of place** reflecting the existing character of the area.

- Do it differently – make the best of existing environmental assets
- Living more with the environment – buildings and people
- Showcase a new way of developing that respects the environment/vegetation
- The natural environment is valuable to society and Karnup has economic value
- Reconnect broken ecological corridors

Members consider that Karnup could become a showcase of sustainable development that respects the natural environment and acknowledges its value. The potential to **tell the natural and cultural history of the area** in new development was also identified. Urban development could also improve environmental outcomes by recreating ecological linkages.

Thinking about other urban developments you've seen, are there examples that you think would be appropriate for development in Karnup?

This question elicited passionate responses about what members do not wish to see, based on other recent developments. The contrasts between good and bad examples were particularly related to the presence or lack of **retained and introduced vegetation**.

- Not like Madora Bay (too flat too hot, denuded). Too cramped, small blocks, too much hard surface.
- If higher density development required, then go up. Proper high density pockets.
- Medina Ave, Kwinana is beautiful, tree lined.
- Parts of Wellard are good – plenty of green retained.
- Rain gardens and vegetated swales are good to soften the environment.
- Parklands (Marlee Reserve) has lots of trees with Black Cockatoos breeding.

There is a preference for residential and built density to be achieved by higher buildings with smaller footprints, allowing **more space between buildings**, rather than by crowding low-rise buildings on small lots.

4.4. City of Rockingham Elected Members

A one-hour session was held during the regular Councillor Engagement Session (CES), Thursday, 9 July 2024. Due to the shorter time available, a summary of the outcomes of the earlier EAC workshop was given to minimise repetition. The meeting commented that the points raised by the EAC were supported. Elected members also considered a broader range of elements of urban development, such as parks and community facilities. See Appendix D.

What aspects of Karnup would you most like to see carried forward into future development?

There is a strong desire for development of Karnup to be truly **responsive** to the topography and natural environment and not to become a generic suburb indistinguishable from others. Members hope that developers will be innovative enough to **retain and build around the landscape**, rather than clearing and flattening it.

Members believe that there is a strong **sense of community** and wish to see that retained and built upon as the area transforms.

- Unique environment – treescape, undulating landscape, wetlands, spaciousness.
- Protect roosts – water and trees.
- Keep and enhance the existing ecological links.
- Reinstate previous environmental connections eg: tramway.
- Enhancing Bush Forever sites.
- Spaciousness – more road space and bigger lots.
- Respect existing water courses.
- Retaining buffer to Anstey Swamp.
- Existing sense of community.
- "Countryside" feel.

The **'countryside'** feel and **'laid back lifestyle'** are highly valued and maintaining both in new development is an aspiration expressed by many. This would be supported by **retaining as many trees as possible** – within parks and road reserves and on larger lots.

Retaining areas of natural bushland is preferred to clearing them in exchange for offsets elsewhere, as these are not thought to be 'like for like'. Adequate **buffers to wetlands**, especially Anstey Swamp, are important.

What opportunities do you see for the development of Karnup?

Elected members identified many opportunities for the future of Karnup in addition to those related to the natural environment. Noting that much is **already possible** and that there will be further innovations during the life of the Karnup DSP, the opportunity for Karnup to be a **showcase** of what can be done in relation to addressing climate change, landform retention and sustainability was identified.

'Do something different, smart, forward thinking – this is a unique opportunity.'

Eco-tourism is seen as an economic development opportunity that could leverage the distinctive natural attributes of Karnup. These included **short-term accommodation** like a caravan park or tourist village, experiences such as **cultural tours and guided nature walks**, and trails for hiking and **mountain bikes**.

- Community hub/centre
- Self sufficient – employment, education, health, sport
- Retirement living
- Community batteries
- Critter runs
- Trades training
- Resolution of Dampier Drive alignment.
- Tourist opportunities.
- Stormwater reuse and Water Sensitive Urban Design (WSUD)
- Solar orientation.

Expected growth in **defence and maritime** activity in and around HMAS Stirling driven by AUKUS, and the Western Trade Coast, is expected to increase demand for housing and support businesses, and Karnup is seen as **ideally located**. Karnup could accommodate secondary industries serving businesses located closer to the coast, and provide related **trades training** facilities.

Built form that isn't dependent on standard, level sites is supported, along with the implementation of **sustainable infrastructure** such as community batteries.

Thinking about other urban developments you've seen, what examples are there that development in Karnup can learn from?

Several negative examples were identified from Golden Bay, Madora Bay, and Lakelands North.

Members considered that areas identified for landscape protection at Golden Bay had been **cleared and flattened**, road reserves have caused steep battering requiring retaining and replanting of protected areas and loss of trees. Cottage lot fencing is considered ugly.

Madora Bay is disliked due to the **lack of trees and wholesale clearing**, and Lakelands North is considered to have a poor interface with Paganoni Swamp with an **inadequate buffer**.

Good	Bad
• Retained trees in road reserves	• Steep batters and retaining walls
• Wildlife underpasses	• Inadequate buffers
• Environmental corridors	• Flattening of landscape
• Building into the landscape	• Lack of tree planting

Kwinana Adventure Park in Calista was identified as a good example of a park **integrated into the natural environment**.

Image: Community Battery in Meadow Springs (source: Google Street View)

How do you want to be able to describe Karnup to a future visitor?

Members were invited to imagine a future when Karnup has been redeveloped, and how they would describe it to a visitor. The question was intended to stimulate visualisation of an urban development that had successfully achieved the desired outcomes as described in earlier conversation.

"A special opportunity to live in a natural and unspoiled part of the Perth metro region among remnant vegetation and iconic native species."

The responses generally lacked detail but reflected a desire for the development of Karnup to be **bold, innovative and unique**. A quality lifestyle in a development where attention has been paid to details like environment and climate resilience will, it is hoped, leave a **positive legacy** for future generations.

• Home in the forest	• Award winning
• Balanced, sustainable community	• Bring opportunities to life
• Environmental health	• Environmentally responsible
• Community batteries	• Inspiring

4.5. City of Rockingham Internal Reference Group Workshop

The Project Team hosted one workshop with the CoR Internal Reference Group on Thursday 22 August 2024 for around 2 hours. In attendance at the workshop were representatives from many of the City's service areas, including Statutory and Strategic Planning, Environment and Sustainability, Health Services, Community Development, Recreation Services, Major Projects, Economic Development, Land Development and Infrastructure, Technical and Asset Services, Traffic Engineering and Marketing and Communications. The comments captured from this session have been summarised in a series of tables in **Appendix E**, based on notes recorded on working papers during the sessions. This section provides a detailed overview of the comments and sentiments expressed in these discussions.

Thinking about other urban developments you may have been involved with developing professionally or just visited, what features do / did you like that would be appropriate for a future Karnup and why?

Key outcomes

- Large, well-designed parks for all ages and nature-based playgrounds.
- Connectivity and community hubs with transit-oriented developments (TOD) enhance accessibility and community engagement.
- Diverse housing options that retain natural vegetation, with a mix of medium-density and larger lots.
- Walkable neighbourhoods with small community precincts and corner stores promote a sense of community.
- Boulevard streetscaping and tree retention along roads, along with cyclist connectivity and site-responsive development.

Parks and recreation spaces were frequently mentioned, with a strong preference for **large, well-designed parks** catering to different ages and themes. Stakeholders appreciated **nature-based playgrounds** and **open, connected parks** that retain the natural environment, such as those seen in Rivergums and Kwinana. Parks like Richmond Park in London were highlighted for their balance of open space, movement and nature retention.

Connectivity and community hubs were another focus, with **transit-oriented developments (TOD)** and **strategic transport connections** seen as valuable for enhancing accessibility and promoting a sense of community. **Community hubs** with an environmental feel, like those in Rivergums, were noted as good examples of how to build connected neighbourhoods.

In terms of **residential and housing**, stakeholders liked the idea of a **diverse housing range**, including medium-density options similar to those in areas like Fremantle and East Perth. **Site-responsive designs that retain vegetation**, like those in White Gum Valley, were also seen as positive examples. There was support for a **mix of larger and smaller lots**, as found in older Perth suburbs, to create varied and flexible housing options.

For **commercial and economic development**, stakeholders emphasised the importance of **walkable neighbourhoods** within a 20-minute catchment, along with **small community shopping precincts** and **corner stores** to foster a strong sense of community.

In terms of **streetscape and landscaping**, stakeholders liked **boulevard streetscaping** and **retaining trees along roads**, with examples like Bushmead and White Gum Valley mentioned for their successful tree retention. **Cyclist connectivity** and **site-responsive development** that transitions from natural features like wetlands to urban areas, such as in Baldivis, were also highlighted as important considerations.

Thinking about other urban developments you may have been involved with developing professionally or just visited, what features do / did you dislike and why?

Key outcomes

- Small parks and an overprovision of pocket parks are ineffective in providing meaningful and vibrant green spaces.
- Poorly implemented housing density creates flat, characterless blocks with limited capacity to retain vegetation on private land.
- Loss of heritage and culture, with petrol stations replacing corner stores and a lack of small local shopping precincts.
- Barren streetscapes and limited tree retention create a "concrete jungle" feel.
- Reliance on vehicles due to a lack of activation and poor streetscape design.

Parks and open spaces were often criticised for being too small and lacking meaningful green areas. The **overprovision of pocket parks**, particularly in areas like Baldivis, was seen as ineffective, with some parks feeling **lifeless and lacking activation** in their surroundings.

In terms of **housing and density**, stakeholders noted that **poorly executed density** can negatively impact neighbourhoods. The market-driven demand for affordable housing was blamed for creating **flat, characterless blocks,** and there were concerns about the **difficulty of retaining vegetation** on private land due to development servicing requirements.

When it came to **commercial and community spaces,** there was dissatisfaction with the **loss of heritage and culture** in some areas, with petrol stations replacing corner stores and a general lack of small, local shopping precincts.

The Neighbourhood Centre on Phar Lap Parade, Baldivis, was seen as a success.

Regarding **streetscape and the environment**, there was dissatisfaction about the flat, **barren landscapes** in developments like Baldivis, which **lacked character and trees**. Streetscapes and wayfinding were seen as needing improvement, and insufficient road reserve widths made some areas feel cramped. **Topography, servicing and drainage issues** were also raised as challenges for vegetation retention.

Finally, in terms of **transport and movement**, there was frustration with the **reliance on vehicles** in some areas, and streets like Nairn Drive were highlighted for lacking activation and vibrancy. **Tree retention** was often made difficult by servicing and infrastructure needs, further contributing to a less attractive environment.

Image: Small Group Discussions CoR Internal Reference Group Workshop
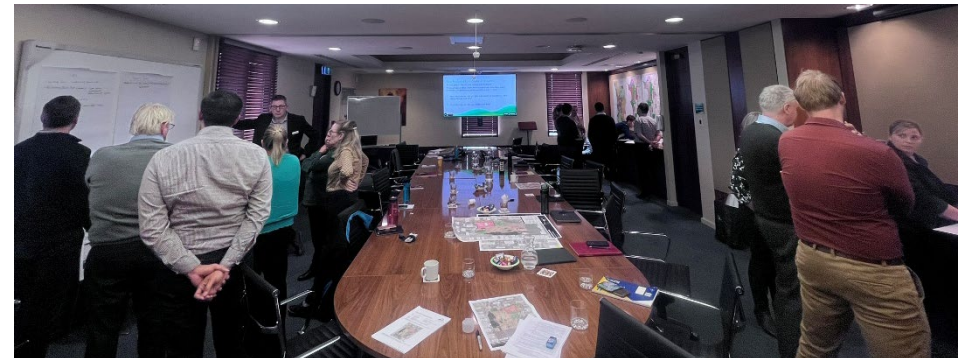
4.6. First Nations Community Workshop

The Project Team hosted one workshop with Traditional Owners on Thursday 4 September 2024 for around 2 hours. Most participants had grown up in, and still had a strong connection to, the project area and the Baldivis/Karnup area more generally. The comments captured from this session have been summarised in a series of tables in **Appendix F**, based on notes recorded on working papers during the sessions. This section provides a detailed overview of the comments and sentiments expressed in these discussions.

Key outcomes

- Protect groundwater, wetlands and biodiversity with Gnaala Karla Booja Aboriginal Corporation (GKB) consultation, focusing on cultural and environmental preservation.
- Encourage Aboriginal participation in planning and development.
- Develop a Noongar-managed Cultural Centre offering educational and cultural opportunities.
- Address traffic and improve public transport, walking and cycling infrastructure, ensuring connectivity.
- Implement cultural mapping, use Noongar names and return sacred sites for Noongar management.
- Establish a Reference Group for ongoing consultation and involve cultural knowledge holders.
- Prioritise affordable, intergenerational housing with large lots and accommodations for retirees and people with disabilities.

4.6.1. Environment

Water is a central concern for Noongar people, both culturally and environmentally. Participants emphasised the need for consultation with the **Gnaala Karla Booja Aboriginal Corporation (GKB),** especially in managing parks, reserves and water resources. **Lakes and waterways are seen as**

important cultural places and there were requests for environmental investigations to protect freshwater holes, with a focus on ensuring the Department of Water and Environmental Regulation manages water licences to protect groundwater and wetlands.

The region's **biodiversity holds cultural significance**, with a focus on conserving bushland, protecting wildlife habitats (especially for species like black cockatoos) and selecting native species for revegetation. Participants also highlighted the importance of **managing 'bush food'** and **restoring native plant species** to **maintain a connection with Country**. There were also requests for **traditional methods of managing pests**, such as using smoking to control mosquitos.

Image: First Nations Community Workshop Participants

4.6.2. Commercial/Employment

Historically, Noongar people were connected to the area through employment in **local farming and market gardening**. Today, participants highlighted the importance of **identifying Aboriginal participation opportunities** in the planning and development processes.

There were also suggestions to establish the City of Rockingham's first **Cultural Centre (refer 4.7.3)** that could serve as a hub for education, employment and youth camps, while providing passive income for the Noongar community

through rent. An **Aboriginal Employment Strategy** was suggested to ensure continued opportunities for business participation and job creation in the area

4.6.3. Community Services

There was strong interest in creating the City of Rockingham's first **Cultural Centre** as part of the development, which would offer **educational, employment and cultural opportunities**. The model could be inspired by The Block in Sydney's Redfern, focusing on Noongar ownership and management. The centre would offer a range of services and 'wrap-around' support and could be located near a large regional recreational space to complement the centre's environmental focus.

4.6.4. Movement

Participants raised concerns about the road network, emphasising the need to manage traffic impacts from population growth and ensure east-west and north-south connections are maintained. Old Mandurah Road was highlighted as an important Noongar walking trail, and there were calls to survey and recognise existing tracks in the area.

There were also suggestions for **public transport improvements**, with a focus on accessibility, walking and cycling infrastructure to ensure safe and easy movement around Karnup.

4.6.5. Heritage

Cultural mapping was seen as vital, and there was a request for this to be completed by people with local spiritual and cultural knowledge. **Noongar names for roads, open spaces and parks** were also encouraged to **preserve culture**. Participants expressed a desire for the **return of sacred sites to the Noongar community's land estate for management**. Notable sites, such as a burial ground near Paganoni Road and a red ochre pit, were mentioned for recognition and protection.

4.6.6. Governance

It was recommended that the group of participants from the workshop be used as a **Reference Group for future consultation**, serving as a connection between the City and the GKB's Cultural Advisory Committee. Participants also stressed the importance of **engaging with the right cultural knowledge holders during planning and development processes**.

4.6.7. Residential

Affordable housing is crucial for the community, along with **housing that accommodates intergenerational living. Larger lots with big backyards** are preferred to allow families to gather around a bonfire to yarn, with smaller units for retirees, older singles and young people starting out. The group also highlighted the need for **short-term accommodation** for visiting families and housing for Aboriginal people experiencing homelessness or with disabilities.

Image: Plenary Discussion First Nations Community Workshop

4.7. Technical Advisory Group

Following ongoing engagement with Government Agencies from the commencement of the DSP project in early 2023, and in discussion between the City and DPLH, it was agreed that the project would be subject to a Technical Advisory Group (TAG) process.

The TAG process has been used for a number of other DSP projects in the Metropolitan Area, and allows for all Government Agencies involved in liaison and decision making on DSP's to come together, in the same room, to be initially briefed on the project, and subsequently to be involved in a series of TAG meetings (either involving all TAG members, or targeted with only limited TAG members) to address and resolve specific issues.

The first or 'Introductory TAG meeting' was held on 30 July 2024 for a duration of 2 hours, at DPLH. All attendees were provided with copies of all information available to date (including the Background Report, Technical reports and mapping) prior to the meeting.

The meeting commenced with a welcome and introduction by DPLH, followed by a detailed briefing on the project and outcomes from the Background Investigations by the City. The meeting was then opened up to each attendee to raise its Agency's comments and key considerations for the DSP, and to identify further investigations required by it, or other parties, to progress work on the DSP.

The TAG outcomes included discussion and advice on a number of matters such as:

- Traffic modelling and planning, public transport and active transport, Dampier Drive extension and other east-west road connections.
- Environmental values around inland water, flora, trees, vegetation and terrestrial fauna, Rockingham Lakes Regional Park, and other important environmental values onsite and within the adjacent wetland areas.

- State and Commonwealth listed ecological communities
- School site provision, location, site and design requirements.
- Train station planning, access and integration.
- Mosquito management including stakeholder cooperation and monitoring, environmental, funding and implementation considerations.
- Location and planning of health and education and training facilities within the Specialised Node.
- Engineering servicing considerations.

Further engagement with the TAG will occur from early 2025, at the commencement of the next phase of the project. This will include consideration of the technical outcomes from the Introductory TAG meeting.

4.8. Other Forms of Engagement

From the commencement of the project in early 2023, the City has engaged with a range of Stakeholders including:

- Current landowners (including liaison regarding access to properties for environmental inspections).
- Property developers with current landholdings, or future interest in developing land within the area.
- Members of the surrounding community and interest groups.
- Government Agencies including DPLH, DPLH/Metronet, Department of Health (DoH) – mosquitoes and hospitals/health facilities, Public Transport Authority (PTA), Department of Education (DoE), Department of Training and Workforce Development (DTWD), Department of Biodiversity Conservation and Attractions (DBCA) - comprising a range of meetings, briefings and other discussions.
- Rockingham Lakes Regional Park Community Advisory Committee (RLRP CAC)
- Karnup Volunteer Fire and Emergency Services (VFES).
- Internal City of Rockingham Stakeholders; and
- Water West (a private wastewater recycling and reuse provider).

- EAC and CAS engagement sessions.
- Aboriginal Advisory Group (AAG) briefing.
- Advertisement about the project generally on Noongar Radio.

The key items raised included:

- Many landowners have been waiting for the KDSP and future planning processes to progress for a long time and are wanting the current process to progress quickly so that they can **sell or develop** their land. Many enquiries have been received regarding **process and timing**.
- A number of landowners expressed concern about the development of the area for Urban purposes and wanted it to **remain Rural Residential and natural** in character.
- Concern about **implications of the MRAMP** findings and how this will affect the ultimate development and staging of development in the area; and potential environmental impact of treating mosquito breeding areas with larvicide (or other management methods).
- Identifying a need for **planning for private schools** in the area, in addition to public schools.
- Identifying a need for a **VFES Station** (Volunteer Fire Service) to be provided within the KDSP area – preferably along Paganoni Road where main fire response is required.
- Opportunity for **wastewater reuse** via private operator, rather than through a business-as-usual Water Corporation approach.

- Queries regarding likely **impact on rates** (especially if landowners decide not to develop and remain in the area).
- Whether land will be compulsorily acquired, or landowners **be forced to sell their land** to developers.
- Various queries regarding the **likely form of development** that will/could occur.
- Importance of **fencing to protect wildlife** from development, especially kangaroos, noting that this was a big issue in the development of Baldivis.
- **Access and parking at Karnup Train station** was raised as a concern. A separate Precinct Structure Plan has been prepared by the State, which addresses these matters, however it is within the KDSP area and the **relationship between the Train Station precinct and the wider district** will be matter addressed in the KDSP.
- Various concerns and comments not related to the DSP process, which were referred to the relevant City service area.

Most of these matters also emerged during the various engagement sessions, otherwise within this report and in the FAQ's contained within the City's website, and will be addressed through the DSP process, where appropriate.

5. Vision

The following key themes emerged from the engagement outcomes to guide the Vision and preparation of the KDSP:

1. **Balancing environmental preservation with thoughtful development**
Protect Karnup's natural environment, wildlife (notably through ecological corridors) and rural character while allowing for thoughtful development. Preserve unique landscape features (notably topography and trees) and green spaces and manage water resources to maintain the area's natural beauty and appeal as it grows.

2. **Community-focused neighbourhoods with diverse and sustainable housing**
Focus on well-designed, community-focused neighbourhoods that blend with the natural landscape. Encourage sustainable, diverse housing options, catering to families, retirees and multi-generational needs, while avoiding overcrowded streets and "cookie-cutter" designs.

3. **Enhancing local economy with community hubs and nature-Based tourism** Support a balanced mix of retail, healthcare, dining, and eco-tourism options to meet local needs. Encourage small businesses, nature-based tourism, and community hubs that offer both convenience and a sense of personal interaction.

4. **Prioritising safe, accessible and eco-friendly transportation network**
Prioritise safe, accessible walking and cycling paths, along with improved public transport options, including frequent bus services connecting to the new railway station. Promote eco-friendly and connected transport, with routes for electric and self-driving vehicles.

5. **Preserving rural character with enhanced community amenities and infrastructure**
Preserve the peaceful, rural atmosphere with large open spaces and a strong sense of community. Provide safe, family-friendly amenities like parks, schools and local shops, while addressing concerns about safety, traffic and poorly maintained roads.

6. **Integrating Aboriginal cultural inclusion and environmental conservation**
Protect groundwater, wetlands, vegetation and biodiversity with input from local Aboriginal groups. Ensure ongoing opportunities for Aboriginal participation in planning, consider the potential inclusion of a Noongar-managed Cultural Centre, and ensure the use of Noongar names and cultural mapping in future development.

CDP and 361 Degrees in collaboration with CoR, recommend the following Vision for the project:

'A community amongst the trees' – a vibrant community that values and protects its natural environment, wildlife and rural setting through thoughtful development. Neighbourhoods blend with the landscape, offering diverse housing choice, including for families and multi-generational living. Green spaces, pathways and public transport connect local employment, businesses, eco-tourism, community, recreation facilities and healthcare. Safe, accessible routes for walking, cycling and eco-friendly transport enhance connectivity. A place that recognises and honours its Aboriginal culture and heritage with input from local Aboriginal knowledge holders."

6. Matters to be Addressed

6.1. Matters that can be addressed by the DSP

A DSP is a **high-level strategic** planning document that provides a **long-term Vision** for the development of land. With the aim of realising that Vision over the long term, it provides **guidance** on the broad types and distribution of future land uses (eg: residential, activity centres, industrial and commercial areas, regional and other areas of open space, schools and other public purposes), coordination of major service and community infrastructure, development of activity centres, and the protection of environmental assets.

The KDSP will include a **spatial plan** along with **provision** that will provide parameters for more detailed planning and design. Importantly, a DSP identifies **the obligations to be addressed by subsequent planning stages** and provides the basis for preparation of (local) Structure Plans.

The **Background Report** and supporting technical appendices identified preliminary recommendations for further investigation during preparation of the KDSP. These recommendations, coupled with the Vision and recommendations derived from community engagement on the report, recorded in this document, will **inform the preparation of the DSP** and are not replicated here. Section 8.4 of the Background Report provides an outline of the likely contents of the KDSP, which will include consideration of many of the elements raised during community engagement.

The Preliminary Opportunities and Constraints Plan prepared for the Background Report, reproduced here, identified a wide range of matters that will have to be considered in preparing the KDSP. A separate Preliminary Landscape Opportunities and Constraints Plan was produced by Emerge Associates during the community engagement phase and is reproduced overleaf.

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 Baldivis 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 vcould 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).

Urban development requires careful consideration and balancing of **sometimes conflicting** priorities. This also means that the aspirations of different stakeholders can't always be realised without some degree of compromise, or negotiation.

Furthermore, there are certain elements that are fixed and will not be able to change regardless of preferences. These are broadly outlined in the table.

The challenge for preparation of the KDSP is to ensure that technical investigations and design **consciously address the key themes** identified during the Visioning process.

The KDSP will identify the key themes, goals and aspirations identified during the Visioning process and make recommendations on how they should be **carried through to subsequent planning phases**.

Key Elements	Negotiable	Comments
Metropolitan Region Scheme Zones and Reservations		
Rural to Urban	Yes	Rezoning of Rural Zone land identified 'Urban Expansion' to Urban Zone (may occur as a staged approach)
Rural Residential to Urban	No	Identified for retention by the State; additional Rural Residential unlikely
Urban	Yes	Extent/staging to be identified
Urban Deferred	Yes	Extent/staging to be identified
Primary Regional Roads	No	Kwinana Freeway intersections
Other Regional Roads	No	Nairn Drive, Stakehill Road, upgrades to Paganoni Road, new east-west road connection to Freeway via new interchange. (Future of Dampier Drive not determined at this time)
Parks and Recreation		
New Bush Forever (or other Regional Reserve) Sites	Yes	If supported by evidence
Removal of Bush Forever Sites	No	Only if supported by evidence
Community		
High Schools	Yes	Locations only
Primary Schools	Yes	Locations only
Specialised Node (Medical and Education/Training Precinct and other Public Purposes)	Yes	Location, size and composition
Community Facilities	Yes	Location
Cultural Heritage sites	Yes	Unless already registered

Key Elements	Negotiable	Comments
Commercial		
District Activity Centre	Yes	Location, size and composition
Neighbourhood Activity Centres	Yes	Number, location and size
Service Commercial	Yes	Location and size
Industrial	Yes	Location, size and type
Winery	No	Existing Winery
New winery or tourist uses	Yes	Dependent on proposed zoning
Movement Network		
Nairn Drive	No	Set by the State
Stakehill Road	No	Set by the State, design and width to be determined through the DSP process
Dampier Drive	No	Set by the State – yet to be confirmed due to environmental/engineering considerations
Bus Routes	Yes	Subject to PTA
Principal Shared Paths	Yes	Design
Railway Reserve	No	Fixed
Karnup Railway Station	No	Set by the State
Environment		
Rural Lifestyle Lots	No	Existing Rural Residential identified to be retained in Planning Framework
Wetlands and Buffers	No	Set by State policy
Ecological Corridors	Yes	Identified in DSP (including Tramway Reserve)
Recreation		
Regional/District Open Space	No	Identified in Planning Framework, composition, size to be determined in future Concept Planning

Key Elements	Negotiable	Comments
District Parks	Yes	Size and location
Neighbourhood Parks	Yes	Size and location
Residential		
Minimum Density Targets	No	Set by the State
Medium-High Density Precincts	Yes	Location

6.2. Matters to be addressed later

Many of the more specific ideas generated by community engagement can only be realised much later in the planning or development delivery process.

Planning provides the framework within which development is delivered by landowners, private developers, agencies and other parties. This process can take many years to deliver, and requires coordination and cooperation between the various stakeholders involved

Subsequent stages in the planning process will provide progressively greater detail on matters relevant to realising the Vision for Karnup. The KDSP will provide the parameters for the next level of planning, which may include issues that have not yet been identified but may emerge during the process of preparing the KDSP.

The following table provides a broad overview of the phases of the planning process and the level of detail for each.

Phase	Level	Element	Purpose
District	Strategic	Karnup District Structure Plan	• Identifies broad land uses and zones, comprising a Map and associated text. • Identifies planning precincts for future structure planning to occur within. • Identifies district-wide infrastructure for which costs should be shared.
	Statutory	MRS Amendment	• Identifies, (re)zones and/or reserves land for urban development and public purposes

Phase	Level	Element	Purpose
	Statutory	(District) Development Contributions Plan	• Sets out cost sharing arrangements for the provision of district level (shared) infrastructure.
Local	Strategic	(Local) Structure Plans	• More detailed structure of planning precincts. • Identifies future local zones and reserves. • Identification of local shared infrastructure for which cost sharing may be required (eg. where land is in multiple ownerships) (if required)
	Statutory	Lifting of Urban Deferment	• Transfers land from Urban Deferred to Urban in the MRS to allow local rezoning.
	Statutory	Local Scheme Amendment	• Rezones land to allow approval of (Local Structure Plans). • Identifies Development Contribution Area(s) and provisions (if required).
	Statutory	(Local) Development Contributions Plan	• Sets out requirements for cost sharing (if required).
	Statutory	Local Planning Policies	• Karnup specific policies (if required).
Development	Statutory	Subdivision	• Detailed design of roads, lots and infrastructure. • Construction of subdivision including installation of service infrastructure and parks.

Phase	Level	Element	Purpose
			• Local Development Plans or design guidelines (if required). • Creation of titles and naming and ceding of roads, parks and other public purpose land.
	Statutory	Site Specific development	• Design, approval and construction of buildings and specific land uses.

Other legislation and regulations apply to the implementation of plans (eg: building permits, health approvals, various licenses).

6.3. Matters outside of the scope of planning

There were a range of matters raised during consultation that are outside the scope of a DSP, or the planning process generally, to address. This does not mean that they are not important or that they can't be acknowledged by the KDSP, however implementation (and enforcement, where required) will be subject to other processes, decisions, or funding arrangements.

These include:

- **Mosquito management strategy and funding**. Land use planning must respond to the current mosquito risk level and can't assume that funding for additional mosquito monitoring, mosquito management, or any associated environmental studies will be available, or what the implementation or effects of future mosquito management might be.

- **Land valuation and future rates**. Land values (and rates) may be partly influenced by land use planning but are not controlled by the planning process.

- **Affordability of housing**. Whilst planning can make provision for a range of housing types that can accommodate a range of household typologies and

may even mandate the inclusion of 'affordable' or social housing (ie: subsidised housing), the actual housing provided, and the price of home purchase or rent is ultimately determined by market factors.

- **Housing for specific groups**. Planning can facilitate provision of appropriately zoned and serviced land for a range of housing types but cannot mandate the provision of housing for specific sectors of the community.

- **Commercial property prices and lease arrangements**. Planning cannot control the prices charged for the purchase or rent of business premises. Planning can only seek to ensure that there is an adequate supply of land set aside for retail, commercial and industrial development. Planning can also control elements of the development, such as building setbacks and scale.

- **Employment and community development strategies**. The KDSP and subsequent land use planning processes can recommend the preparation of such strategies and can ensure that suitable zoning and land is available for these uses. However, local and State governments and community agencies are best placed to prepare and implement such strategies, in partnership with developers and/or industry where appropriate. Similarly, attracting strategic employers to the area may require incentives beyond the planning framework to realise.

- **When schools and public infrastructure are provided**. Planning ensures that land is set aside for government schools, but actual construction is subject to State government funding. Similarly, the location and timing for provision of services like fire and police stations is a State government decision.

- **When residential development is delivered.** The actual delivery of residential lots is driven by market demand and is a commercial decision by developers.

- **When shopping centres are built**. The timing of construction is a commercial decision by developers.

- **The types of shops and businesses provided**. Whilst planning can guide and provide for a range of desirable commercial uses to be delivered

within an area, the specific businesses that occupy shopping centres and commercial and industrial premises is up to landlords and/or business owners.

- **Animal, vermin and weed control.** Local government is involved in implementing this, but it is not a land use planning matter.

6.4. Incorporating the Vision into the KDSP

It is recommended that each technical input for the KDSP **explicitly address** the Vision and Key Themes identified during Community Engagement as they relate to the technical considerations. There are many issues identified in this report. When addressing the Vision and Key Themes, technical consultants should refer to all documented outcomes as well as the summary statements to ensure that relevant items are carried through to the next phases of planning and design.

Addressing the Vision and Key Themes may require **consideration of alternative solutions** to technical challenges. Reports should identify the extent to which recommended solutions achieve the Vision.

If there are **potential conflicts between solutions** for different technical challenges, these should be identified if possible, so that future implementation decisions can be made having cognisance of the consequences. This is important also because **new solutions** (techniques, technologies and regulatory regimes) may emerge in future that can better balance outcomes to achieve the Vision. To this end, it will be important not to lock in specific solutions too early.

It is recommended that the KDSP explicitly identifies how the Vision and Key Themes have been addressed in the spatial plan, and how they should be addressed in subsequent planning stages.

It is further recommended that the City of Rockingham consider the following items to be included in the preparation of the KSDP.

- Cultural Mapping.
- Establishment of, and ongoing engagement with, an Aboriginal Reference Group.
- Engagement with young people via school or community groups.

7. Next Steps

The consultation outcomes set out in this report will inform the preparation of the Draft KDSP, which will be shared during a second phase of engagement planned for Q3 2025. In the next phase, it will be important to build on the previous engagement by encouraging continued participation from those who have already been involved, helping maintain their interest and reinforcing that their voices are being heard.

Equally, it's crucial to engage new participants, particularly those with a strong interest in the project but who have not yet participated in face-to-face engagement. The recruitment strategy for the next workshop series should ensure opportunities for both returning and new participants. Additionally, targeted efforts should be made to engage the Youth Advisory Committee to inform the DSP outcomes from the perspective of this demographic.

February 2023
Consultant Team Appointed

March 2023
Project Inception

May 2023
Mosquito Monitoring Programme Completed (Ongoing)

July/August 2023
Meetings wih DoH/DPLH to Discuss MRAMP Preliminary Findings

August 2023
Preliminary MRAMP Received and Circulated

September 2023
Meeting with DPLH to Discuss MRAMP

October-December 2023
Revised Draft MRAMP Received

December 2023
MRAMP, Scenarios and Background Report Referred to DPLH/WAPC for Consideration/Direction

January-May 2024
DPLH Referral to DoH, DWER and DBCA
Whole of Government Decision by WAPC
Council Decision on Progressing DSP

July-October 2024
Community/Stakeholder Engagement and Design Process

November 2024
Report to Council on Community Outcomes and Vision Report and Scenario Development

WE ARE HERE

December 2024 - July 2025
DSP Preparation and Engagement

August 2025
Final Draft DSP Presented to Council for Consent to Advertise

September-December 2025
Advertising for Public Comment

January-July 2026
Consideration of Submissions
Report to Council for Consideration of Final Approval
Modifications and Referral to WAPC for Approval

September 2026
Undertake Modifications and Finalise DSP

8. Appendices

APPENDIX A: Mentimeter Visioning

1. Thinking about Karnup in 2024, what are three words you would use to describe it?

Theme	Words Mentioned
Peacefulness and Tranquillity **(62)**	- Peaceful (29) - Quiet (16) - Tranquil (4) - Relaxing (4) - Serene (4) - Relaxed (2) - Wholesome (2) - Restful (1)
Rural and Natural Environment (67)	- Rural (28) - Nature (12) - Natural (5) - Bush/Bushland (4) - Undulating (3) - Vegetated (2) - Wetland (1) - Tree change (1) - Close to nature (1) - Sustainable (3) - Trees (7)
Community and Lifestyle (34)	- Lifestyle (14) - Community (6) - Friendly (2) - Home (5) - Family (2) - Neighbourly (1) - Community-minded (1) - Community-oriented (2) - Friendly peaceful community (1)
Space and Openness (16)	- Open (5) - Spacious (3) - Space (3) - Large (2) - Few people (1) - Not many people (1) - No close neighbours (1)
Wildlife (15)	- Wildlife (6) - Cockatoos (4) - Birds (1) - Fauna (1) - Full of wildlife (2) - Home to Black Cockatoo (1)
Beauty and Scenic Landscape (11)	- Beautiful (8) - Beauty (1) - Stunning landscape (1) - Idyllic (1)

Accessibility and Convenience (8)	• Convenient (2) • Location (3) • Central location (1) • Close to nature (1) • Work (1)
Development and Infrastructure Concerns (8)	• Encroached (1) • Behind the times (1) • Under-maintained (1) • Lacking infrastructure housing (1) • Run-down land (1) • Legoland (1) • Undeveloped (1) • No school bus (1)
Health Concerns (3)	• Mosquitoes (2) • Health services (1)
Safety and Security (3)	• Safe (3)
2. Thinking 30 years into the future when Karnup has been developed, what three words would you like to be able to use to describe it?	
Preservation of Nature, Trees, and Green Spaces (64)	• Trees (15) • Green/Greenery (12) • Nature/Natural (8) • Parks/Parklands (7) • Wildlife (5) • Open Spaces (5) • Leafy (4) • Vegetated (3) • Old Trees Retained (2) • Flora (1) • Bush/Bushland (2)
Strong Community and Family-Friendly Environment (50)	• Community (17) • Family/Families (7) • Safe/Safety (12) • Connected/Connectivity (9) • Family-Friendly (2) • Neighbourhood (1) • Village Feel (2)
Well-Planned Infrastructure and Amenities (20)	• Facilities/Amenities (6) • Infrastructure (3) • Public Transport (5) • Better Internet and Transport (2) • High-Quality Amenities (1) • Well-Serviced (1) • Reliable Power (1) • High-Speed Internet (1)
Low-Density Housing and Large Blocks (19)	• Large Blocks/Big Blocks (9) • Not Small Blocks (4) • Low Density (2) • Spacious (3) • Uncrowded (1)
Sustainable and Environmentally Friendly Development (19)	• Sustainable/Sustainability (7) • Environmental/Environmentally Friendly (6) • Low Impact on Environment (1)

	• Eco-Friendly (2) • Environmental Sustainability Beauty (1) • Sustainably Developed (1) • Ecologically Sensitive Development (1)
Accessibility and Connectivity (18)	• Accessible/Accessibility (4) • Connected/Connectivity (9) • Well Connected (2) • Good Public Transport (2) • Bike Trails to Public Transport (1)
Preservation of Peaceful and Quiet Environment (13)	• Peaceful (10) • Quiet (2) • Tranquil (1)
Avoidance of Negative Development Outcomes (11)	• Avoiding Overcrowding/Overpopulation (3) • Not a Ghetto (2) • Cramped/Busy/Barren (1) • Concrete Jungle (1) • Urban Sprawl (1) • Legoland (1) • Just Another Suburb (1) • Terrible Place if Developed (1)
Modern and Thoughtful Development (9)	• Thoughtfully Designed (2) • Modern (1) • Masterplanned Community (1) • Dynamic (1) • Futuristic (1) • Well-Planned (1) • Desirable (1) • Liveable (1)
Retention of Karnup's Unique Character and Rural Feel (5)	• Retain the Essence of Karnup (1) • Rural Lifestyle (2) • Country Town Vibe (1) • Not Just Another Suburb (1)
Health Concerns (1)	• Mosquitoes (1)

APPENDIX B: Community Workshops World Café Discussions

Environment and Heritage Management

What do you value most about the environment in Karnup and why?	
Theme	Specific Comments
Wildlife, fauna and habitat protection (36)	- Wildlife (6) - Birds (6) - Possums, cockatoos, phascogales, magpies, blue wrens - Frogs – tree frogs, motorbike frogs, banjo - Lizards - dragon bearded, bobtails, skinks - Quenda, phascogales, redtails, blue wrens, Carnaby, ringtails - Possums, bats, kangaroos - Gaggle of birds on porch every morning - Wildlife corridors (2) - Native corridor (2) - Protected fauna - Habitat is shrinking in the area - Create corridors for wildlife - Wildlife management - Study cockatoo flight paths and roosting requirements - Possums, cockatoos, magpies, blue wrens - Native bush: flora and fauna - Possums, cockatoos, phascogales, magpies, blue wrens - Birdlife, birdsong in the morning, cockatoos - RT black cockatoo, bushy-tailed phascogales, RT and BT possums - Areas for fauna - Diversity of fauna - Study cockatoo flight paths and roosting requirements (2 upvotes) - Natural environment (fauna)
Trees and vegetation (29)	- Trees - Kurrajong, Cassia, banksia, redgums, tuarts, woody pear, pine (12) - Preserve mature trees (3) - Grass trees - Tree population between buildings - Wildflowers - Natural bush (2) - Natural swamps - Current dams - Greenery - Preserve and enhance native vegetation - Natural beauty - Lack of light pollution - Fresh air, unpolluted air - How green and lush it is currently - Natural environment (flora)
Rural feel (5)	- Retain the rural feel - Wide verges - Good size blocks - Livestock, horses, rural uses (3 upvotes) - Historic tramway link
Diverse land structure (3)	- Diverse land structure - not flat, has hills - Natural swamps & bushes - Wetlands

General (1)	• Always something new to discover even after many years

<table>
<tr><td colspan="2">Are there any environmental or heritage considerations you are concerned about in relation to the future development of Karnup?</td></tr>
<tr>
<td>Vegetation and vegetation retention (18)</td>
<td>
• Maintenance of vegetation and wildlife
• Keep mature trees (2 upvotes)
• Vegetation retention – heat island
• Tree retention
• Retain/Plant trees not to be cleared
• Keeping trees and planting more on verges
• Retention of natural landform (2 upvotes)
• Retain landform
• Ability to retain natural bushland (1 upvote)
• Preserve native orchids
• How much vegetation can be kept – not just trees, but native bush
• Tuart trees – as many protected as possible
• Offset vegetation to be planted 10-15 years before clearing occurs for Tuart woodland
• Keep remnant vegetation within DevelopmentWA land where possible
• Loss of trees and natural landscape (1 upvote)
• Loss of trees and wildlife (2 upvotes)
• Maintenance of forever bush – Bush Forever
• Loss of natural beauty and scenic landscape
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<tr>
<td>Wildlife and fauna protection (18)</td>
<td>
• Preserve wildlife
• Preserve birdlife
• Wildlife corridors required
• Provide wildlife refuge/corridors
• Disruption of wildlife habitats
• Loss of habitat (1 upvote)
• More consideration for green corridors allowing wildlife movement
• Impact on fauna when subdivision is developed (e.g., noise)
• Stormwater drains to provide habitat for fauna
• Plan for high-level green links
• Keep Black Cockatoo habitat
• Maintain food chain/ecosystem for fauna/flora
• Responding to fauna diversity, not just endangered species
• More cats and dogs in the area, affecting native fauna
• Control of feral cats, foxes, and rabbits in reserves
• Cumulative impacts from development activities on fauna
• Impact of increased population on wildlife (2)
</td>
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<tr>
<td>Landform and natural landscape (10)</td>
<td>
• Retain landform
• Landform retention
• Diverse land structure – not flat, includes hills
• Hydrology and water management
• Water caves
• Over-extraction of groundwater resources
• Land within 1km–2km catchment of water inlet (water-sensitive servicing issues)
• Air pollution and noise from increased traffic
• Loss of rural uses and livestock (2 upvotes)
• Land within bushfire-prone area – potential responses to address this
</td>
</tr>
<tr>
<td>Green corridors and habitat preservation (10)</td>
<td>
• Wildlife corridors required
• Maintain corridors (2)
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	• Need definite green corridors for wildlife, ride trails, walk trails, including swamps • More green corridors to allow wildlife to move without crossing main roads • Plan for high-level green links • Preservation of green spaces for wildlife and public use • Keep Black Cockatoo habitat • Protect natural bush and offset vegetation • Preserve natural land and green corridors
Water table and groundwater management (6)	• Water table concerns (2) • Over-extraction of groundwater resources • Water caves • Land within water-sensitive areas requiring specific servicing solutions • Stormwater drains to provide natural habitat for fauna
Noise, air and fire risk (6)	• Dust/Noise/Vibration from development • Fire risk • Noise from increased population and traffic • Air pollution from increased traffic • Use of nature bund or wall for noise mitigation • Mosquito issue (due to irrigated turf)
Development impact (10)	• Loss of habitat due to subdivision (2) • Impact of increased population on wildlife and environment (2) • Cumulative impacts of development activities on flora/fauna • Disruption of scenic landscape due to development • Certainty regarding heritage values during development • Loss of rural uses and livestock (3)

Residential

When thinking about other residential developments in the local Rockingham area (such as Baldivis, Golden Bay and Lakelands), in Perth or elsewhere, what features do you like and why?	
Theme	Specific Comments
Housing variety and design (15)	• Kwinana: mix of houses with protection of trees • Lifestyle villages, multi-generational, aged care, grouped dwellings (2) • High-rise apartments • Range of options: thoughtful design graduating from large to medium to small blocks and apartments • A mixture of high-density dwellings and larger lots to create variety and open space • 2,000m² blocks • Old age care • Individual design with unique features, preserving natural features and topography • Larger blocks with space between houses (3) • Uniformity in design and appearance (e.g., Settlers Hills) • Lifestyle villages with a range of living options • Central hub with schools, aged care, shops, and parks • Mixed-use developments • Ground cover around homes
Natural green spaces and public open spaces (12)	• Pocket parks • Large areas of public open space or reserves between housing cells • Parks, walkways, cycleways, lighting, front verges, parking areas, and trees for shading

	• Green spaces (2) • Trees amongst houses (2) • Community gardens and public open spaces • Lots of trees and parks • Parks and reserves as safe walking areas
Sustainability features (8)	• Protection of trees in residential developments (2) • Solar panels • Light-coloured roofing • Below-ground utility supplies • Charging stations for EVs (public and private) • Natural features and topography preserved in design • Trees for shading and environmental benefits
Amenities and services (7)	• Close to amenities, services, and public transport • Central hub combining schools, aged care, shops, and parks • Sports and education facilities • Community gardens as part of public open spaces • Charging for electric vehicles (EVs) in public and private spaces • Water features in public areas • Access to schools, aged care, and community hubs
Community and safety features (4)	• Safe working areas to parks and reserves • Suburbs with footpaths, trees in verges, and homes with front and back yards • Space between houses promoting community interaction and safety • Safe, well-lit walkways, cycleways, and public spaces
When thinking about other residential developments in the local Rockingham area (such as Baldivis, Golden Bay and Lakelands), in Perth or elsewhere, what features do you dislike and why?	
Small block sizes and lack of space (15)	• Small block sizes with no space for cars in the driveway (2) • Small and narrow blocks with insufficient parking (2) • Tiny blocks, grey concrete, grey rooves touching, no big trees • No space for gardens, tiny verges, and forced street parking • Small blocks with limited gardens • No space between houses (2) • Smaller blocks with little room for parking (boats/caravans) • Small backyards with no space for kids to play • Crowded, messy, and too many people • Density—houses too close to each other
Lack of greenery and vegetation (12)	• Housing developments with very little vegetation (either native or introduced) • Small parks with no trees, paths, or off-street parking • Flat earth policy for new developments, leading to loss of natural features • Developments that flatten natural land features (flat earth policy) • Overcrowded areas with no parks or trees • No big trees, leading to a "concrete jungle" • Old growth trees removed • No meaningful parks or green spaces in crowded areas • Golden Bay: "nothing but houses, everything flattened" • Small blocks and limited gardens contributing to loss of greenery • Loss of old-growth trees and natural vegetation • No space for outdoor activities, lack of open spaces and parks
Parking and traffic issues (6)	• Lack of parking space (verge parking, room for boats/caravans) (2) • No space for cars in driveways (2) • Narrow roads causing traffic and parking problems • Lots of traffic in overcrowded developments

Housing design and overcrowding (11)	• High-rise apartments, retirement housing, and tiny homes • Poor quality apartments with a lack of vision in development (houses not fitting blocks) • "Sea of some houses" (e.g., Aubin Grove) • Cookie-cutter architecture • Concrete jungle shopping centres • Overcrowding with too many houses in small spaces • All houses look the same, with too much render, no backyards • Crowded developments with little room for individuality • Too busy with small blocks and too many people
Lack of amenities and services (6)	• Insufficient night lighting, leading to crime and no access to public transport (2) • No access to public transport in new developments (2) • Too many shopping centres, fuel stations, and childcare centres • Lack of adequate community services in busy developments

Using the list provided, which housing types do you think should be located within Karnup, considering:

- **What features are important to you?**
- **What do you like or dislike about each housing type?**
- **Where do you think this type of housing would be best located and why?**

Low to medium density housing (16)	• Density R10/20, max R30 • Single and grouped housing as priorities, with terrace houses in the core • Grouped dwellings, retirement homes, dual key, accessible dwellings, and low-rise • Lifestyle villages, retirement homes, grouped housing, low-rise apartments, and single-family homes • Retirement housing close to shops and transport • Single-storey homes, dual-key, multi-generational, low-rise apartments, and ancillary dwellings • Standalone family homes, ancillary dwellings, multi-generational, aged care, and retirement villages • Larger blocks down to smaller blocks • Mix of dwellings for diversity • Larger blocks on the perimeter of the area • Absolutely no apartments over 2 storeys • Different housing styles, not rows of the same type • At least 750m² blocks • Multi-generational communities for diverse options • No high-rise buildings in the area
High density housing and apartments (10)	• Apartment view not realistic with community views • Remove high density housing • High density near train lines; low-rise and high-rise townhouses or terrace houses • Apartment blocks/townhouses with large surrounding green spaces • Affordable housing for younger generations • High-density residential surrounded by green space • Smaller housing preferred, no high-rise • As many housing types as possible to accommodate a wide range of residents • Sustainable housing with true and honest ratings • No apartment buildings over 2 storeys
Sustainable and accessible housing (9)	• More dual-key housing and accessible dwellings • Sustainable housing with true and honest ratings • Homes with green front gardens • Disability shared group homes • Green spaces surrounding housing developments • Housing types with access to outdoor space and sustainable living options • Affordable housing to support younger generations

	• Sustainable housing types that reduce environmental impact • Communities that cater to accessibility and support for aging or disabled residents
Retirement and multi-generational housing (8)	• Retirement housing close to shops and transport • Nursing homes and retirement villages as key options • Multi-generational communities offering housing for various life stages • Dual-key homes and multi-generational living • Multi-generational communities with space for different generations to stay in the area as they age • Mixed housing types to provide options for residents as they grow older or need more support • Lifestyle villages and retirement homes with grouped housing • A mix of dwellings to allow diversity and community support for aging residents
Housing location and community integration (6)	• High-density housing near train lines for better accessibility • Larger blocks on the perimeter of the area • Retirement and multi-generational housing close to community amenities like shops and parks • All housing types integrated with green spaces and community infrastructure • Housing types to be located strategically within green space to maintain the rural and natural feel • Housing types that promote community diversity and provide options for long-term residency

Commercial

What types of businesses providing services and amenities would you like to see in the area? (Such as shopping, dining, entertainment, healthcare, office space, gyms, childcare.)	
Theme	Specific Comments
Retail and shopping (15)	• Supermarkets • Shopping centre (2) • Local produce groceries • Fresh food market (like Bunbury Farmers Market) (2) • Hardware shops (e.g., Bunnings) • Mix of shopping opportunities • Food shopping • Single-storey shops • Limited industry • Street food area • Fast food (but not too many) • Tavern (e.g., King Road Tavern type) • Food/restaurant strip (2)
Healthcare and medical (12)	• Medical centres (4) • Doctors and general health services (2) • Health centre • Pharmacy (2) • Health – doctor surgery and pharmacy • Pest control (e.g., mosquito management) • Fire station for emergency services
Dining and entertainment (13)	• Restaurants (3) • Cafés (2) • Cinemas • Open air theatre

	• Eco-resort or glamping • Capturing local "vibe" (e.g., King Road Brewery) • Street food area • Tavern (Kid-friendly and communal) • Entertainment (e.g., movies, Time Zone) • Vineyard/winery • Bush tucker-grown food business, including guided tours
Community and recreation facilities (10)	• Playing fields • Gym • Swimming pool • Childcare (2) • Youth centre • Community Centre • Hobby area (e.g., book club, craft workshops) • Recreation centres/sports facilities • Schools and private colleges (2) • University
Commercial office space (7)	• Commercial office space (2) • Commercial office precinct/technology • Technology park for submarines and engineers (2) • One-stop shop/internet café for services (e.g., job centre) • Car yard • Caravan and boat sales and storage (located in the mozzie zone)
Other services and businesses (10)	• Services like plumbing and vehicle repair • Service station (2) • Hairdresser/barber • Garden services • Truck stop at truck inspection bays • Library • Car repair services and vehicle-related services • Eco-resort • Glamping • Fire station
Do you prefer shopping at a shopping centre or a main street style shopping strip, and why? (For example, Phar Lap Parade, Baldivis vs. Cockburn Central.)	
Shopping centres (14)	• Shopping centre, but with better entry/exit than Baldivis • Shopping centre precinct style • Medium-sized shopping centre (e.g., Warnbro or Baldivis) with small shops and adequate parking • Adequate parking for shopping centres and cafés (2) • Personal shopping areas (smaller centres allowing customers to get to know shopkeepers) • Shopping centre and main street (both)** • Shopping • Smaller shopping centre • Pockets of shops to disperse traffic** • Claremont Quarter-style • Fuel station not next to residential areas • Village-type shops in shopping centres • Enough accessible parking for shopping centres • Keep shopping centres from becoming too busy

Main street style shopping (16)	- Main street shopping like Secret Harbour – better community feel, easier parking, more business diversity - Street shopping style (e.g., Makybe Drive precinct, Phar Lap Parade) (2) - Street shopping style with cafés along footpaths - Book shops, novelty shops, and antique/curio shops for an old-school feel - No big shopping centres – prefer main street style (3) - Village-style shops with local businesses - Corner stores/milk bars - Farmers' markets** - Main streets not visible and less suitable for super hot summers - Personal shopping areas for better customer-shopkeeper interaction - Enough accessible parking for main street shopping and cafés* - Baldivis Quarter shops with Catalanos (Phar Lap Parade/Makybe Drive)* - Main street style preferred to large shopping centres***
Mixed preferences (3)	- Shopping centre and main street combined (both)** - Preference for both main street and smaller shopping centres to disperse traffic** - Personal shopping areas in smaller centres to encourage community feel
Miscellaneous (4)	- Fuel station not next to residential areas - Enough accessible parking for shopping centres - Adequate parking for shopping centres and cafés (2)

What type of job opportunities would you like to see more of in Karnup? (Such as retail, tourism, business, industry/trades, administration, and healthcare).	
Healthcare and medical (9)	- Medical (2) - Healthcare (3) - Hospital - Medical centre - Technical Centre of Excellence for research in science, tech, and medical fields - Child care/school age care
Retail and local business (11)	- Shops/shopping centre - Village of shops precinct: small businesses like fabric shop, repair shop, computer shop, tackle shop, gift shop, sport shop, garden nursery - Deli - Small local shops - Retail - Affordable space for start-up businesses - Bunnings/hardware store - Showroom warehouse - Bulk retail (e.g., Costco, though unlikely) - Service commercial (e.g., automotive servicing and repairs) - Service station
Tourism and hospitality (8)	- Tourism – cycle tracks passing wineries, craft businesses, cafés - Lifestyle opportunities – cafés, local restaurants, small bars (2) - Eco resort near winery - Winery - Spa retreat - Tourist opportunities - Tourism apprenticeships (TAFE)
Education and research (6)	- University/TAFE - Technical Centre of Excellence (research in science/tech/medical fields) - Education opportunities - School - Tourism apprenticeships (through TAFE) - Government services related to education (e.g., Department of Communities)

Trades and industry (9)	• Industry/trades • Light industrial • Bigger lots for business – car yards, factories, etc. • Hydroponics • Automative servicing and repairs • Car mechanic/repair • Industrial area (suggested for the southern end) • Service industry (plumbing, vehicle repair) • No heavy industry (opposition to large-scale industrialisation)
Business and administration (7)	• Business (school, healthcare, community centre) • Telecoms/internet • Admin* • Shared office spaces • Affordable space for start-up businesses • Defence and port services • Government services (e.g., Department of Transport, Communities)
Environmental and sustainable jobs (4)	• EV charging infrastructure • Hydroponics • Permanent farmers' market • Eco resort and sustainable tourism initiatives

Are there any specific attractions in Karnup that you believe could be highlighted for tourism? (Such as nature walks, bird watching, or guided tours).	
Nature-based tourism (15)	• Nature walks (2) • Open up green belt areas for tourism – walkways, mountain bike trails (2) • Mountain bike paths • Horse riding trails • Boardwalks and bird hides • Access to native vegetation in retained precincts • Nature playground and picnic areas (2) • Better access to swamps • Children's forest – large parklands, bush trails for kids through native bush • West Oz Wildlife (local wildlife display, conservation, and education centre) • Bird watching • Boardwalks and bird hides in swamp areas
Wineries and breweries (8)	• Wineries (4) • Vineyard/winery (2) • Vineyard/microbrewery (2) • Brewery
Recreational and adventure activities (7)	• Mountain bike trail park • Bike trails and nature-based experiences (e.g., mountain bikes, off-road biking) • Cycling along quiet roads • Shooting range • Outdoor activities (3)
Family friendly attractions (6)	• Small farm for kids and tourists to visit* • Large tavern for families with playgrounds for kids* • Nature playground and picnic area • Children's forest – bush trails through native areas • District open space/park for family activities • Picnic areas
Health and wellness tourism (4)	• Wellness retreat with mental well-being focus, healthy dining, pilates, yoga, massage, etc. • Personal training/fitness centre** • International standard aquatic facility* • Hotel for wellness or leisure stays

Cultural and historical attractions (3)	• Paganoni Swamp – wildflowers and bird watching (2) • Churches • Peel Manor House
Outdoor markets (4)	• Farmers market • Music outdoor concerts • Tomato Lake-style development around swamp zones • Outdoor events and gatherings

Movement Network

How would you like to travel around Karnup and surrounding areas in the future, and what could we incorporate into the plan to make this happen? (such as vehicle, public transport, walking and cycling.)	
Theme	Specific Comments
Walking (13)	• Karnup should be well-known for its footpaths • 2.5m-wide footpaths for electric scooters, prams, wheelchairs, and pedestrians • Short cut paths from residential areas to shopping centres through existing houses • Better street lighting on all streets • Green corridors with priority to walking and cycling • Better connections to the beach • Ensure safe pedestrian crossings over new main roads • Promote walking with better traffic and crossing lights, zebra crossings, and car-free zones • Designated footpaths separated from cycling paths • Wider footpaths and walking tracks • Walking paths integrated into green corridors • Preference to promote walking over public transport • Promote walking with wider footpaths and connected networks
Cycling (9)	• Karnup should be well-known for its bike paths • Better connections to the beach for cyclists • Designated electric scooter and bike paths • BMX and Mountain Bike zones for recreation • Create an internal e-scooter network • Wider carriageways with clearly demarcated cycle lanes on both sides • Provide cycle paths and an interconnected bicycle network • Provide bike paths away from carriageways for safety • Promote cycling with more dedicated cycling infrastructure
Public transport (13)	• After-hours bus service from the last train servicing Baldivis Karnup and Lakelands • Parking at railway stations is insufficient and fills early • More frequent bus services to smaller shopping centres • More seats on trains • Sustainable and efficient public transport for all ages • Design an internal shuttle bus service for residents • Provide a new railway station at Stakehill Road • Create public transport hubs for easier transfers • Provide undercover (sheltered) bus stops for better commuter comfort • Provide park-and-ride stations • Internal rail system (trams or similar) to service new residents and businesses • Bus services connecting key activity nodes (parks cafés shops and the train station) • Improve public transport with better infrastructure and access

Vehicles (8)	• More street parking and wider egress for traffic and visitors • Good handicap parking bays at destinations • Create low-speed environments with narrower carriageways and wider footpaths • Wider carriageways for on-street parking and better vehicle movement • Extend Fletcher Road to Paganoni Road • No roundabouts at 4-way intersections; use traffic lights instead • No extension of Dampier Drive into the Karnup DSP area • Ensure Cassie Road does not become a short-cut
Other modes and infrastructure (9)	• Estates should be laid out for better legibility (easy navigation) • No drones for delivering goods and services • Dedicated routes for electric and self-driving vehicles • Incorporate bridle trails (horse-riding paths) • Ensure Fletcher Road maintains its rural function without increased traffic or higher-density development • Protect existing rural amenities and the environment north of Stakehill Road • Provide good parking solutions throughout Karnup • Maintain good road planning for future developments • Protect Karnup's connection to the freeway and beach while ensuring a balance between development and accessibility
What design features would encourage you to walk and bike in and around Karnup in the future? (such as end of trip facilities, wider bike paths, street trees providing shade, street furniture, and security facilities for EV scooter/bikes).	
Walking (13)	• Wider footpaths • Ongoing maintenance of future paths • Interconnected paths to destination nodes with better signage • More scenic paths and bush tracks; attractive environmental green spaces, landscaping, and vibrant street life • Interesting stops along paths (with nature information) and wayfinding to local destinations • Pedestrian crosswalks and pedestrian signals • Provide lighting, security cameras, and reduce vehicular speed • Ramps and accessibility for people with disabilities • Benches, shade structures, and public art along the network • Separate walking paths from bicycles and e-scooters for safety • Shaded paths to create a comfortable walking environment; ensure trees don't endanger homes • Water fountains, park benches, and shelters on all paths • Make footpaths 3 metres wide
Cycling (10)	• Dedicated paths and roads for cycling at all levels • Separate paths for commuters and recreational cyclists • Ample and secure bike parking at train stations, shops, clubs, and schools • Allowance to take bikes on buses • Better connections to Mandurah • Wider carriageways with bike lanes • Secure bike parking at parks and public spaces • Storage and charging stations for e-bikes, e-scooters, and e-boards • Promote cycling with green links and safe cycling infrastructure • Shared paths to the train station
Other infrastructure (8)	• Ramps for accessibility • Maintain rural feel with paths • Street signs with bigger lettering on roads • Limit through roads to create safer streets • Street trees to create a canopy over roads; ensure clear sight lines

	• Build the Dampier Road extension and widen Paganoni Road • Provide green links throughout Karnup • Ensure paths lead to places of interest and provide activities along the way

What would encourage you to use public transport, including bus and/or train?	
Bus services (16)	• Provide bus stops near housing to connect to the future train station • Provide shelter and information about the bus service at bus stops • Good connections to the railway station • Regular and frequent services, including evenings and weekends • Multiple routes within the Karnup DSP area • Use smaller buses with more frequent service, like the CAT service • Internal CAT service to train station at Karnup • Current bus service is not effective; continue exploring alternatives to increase usage • Small electric buses for eco-friendly transport • High-frequency services • Improved safety on buses, especially for women • Better integration of bus and train services during after hours (low peak periods) for seamless connectivity • Reliable, frequent, and punctual bus services • Reasonable fares, discounts, or free transfer fees • 24/7 bus service to accommodate all users • Provide accessible bus stops for all residents
Train services (12)	• Provide parking and favourable timetables • 2/3 parking in a car parking structure and 1,000+ bays to service 4-5 suburbs • Good storage and facilities at railway stations • Build the Stakehill Road train station • Central freeway rail line to Bunbury for regional connectivity • High-frequency links to the train station from the centre of Karnup • End-of-trip facilities at the station (e.g., showers, lockers) • Bicycle commuting facilities, including parking at the train station • Car and bicycle parking facilities at train stations • Improved safety on trains, especially for women • Reliable, frequent, and punctual train services • Onboard WiFi or charging stations for commuters
Other features (6)	• Provide activity centres or shops near the railway and bus stations to increase convenience • Provide bus ports at train stations for easy transfers • Well-designed stations with modern facilities • Improved safety for commuters (on both buses and trains) • Provide 24/7 public transport service • Seamless integration between bus and train services for improved connectivity

Community, Education and Recreation

What aspects of your current neighbourhood do you enjoy most and why?	
Theme	Specific Comments
Sense of community (32)	• Small community (8) • Good sense of community (5) • Strong community spirit (4) • Friendly neighbourhood (4) • Neighbours look out for each other (4)

	• Community events (4) • Strong engagement with neighbours (3) • Tight knit community where everyone looks out for each other was identified as being enjoyed in their current neighbourhood. • Great community connection, everyone knows everyone, it brings a sense of safety to the area knowing that everyone is watching out for each other. • Community carts, everyone knows everyone, great local Facebook pages and neighbourhood watch.
Connection to nature (52)	• Trees (15) • Wildlife (13) • Open space (9) • Nature (8) • Space (7) • Rural feel (5) • Green spaces (3) • Old growth trees • Natural beauty • Scenic landscapes • Animal habitat • Large trees, birds, and bees • People commented they loved the big established trees throughout their area, and the feeling of it being very open and spatial. The nature attracted a large amount of wildlife that they said was a real draw card for them.
Privacy and tranquillity (25)	• Quiet neighbourhood – no white noise (6) • Quiet – no road noise (5) • Can't see or hear neighbours (4) • Isolation and semi-peaceful (4) • Privacy and sense of independence (4) • Serenity • Private, people like the fact they can't see or hear their neighbours, the area is quiet and peaceful and it feels rural while still being close to essential services and facilities. Space and quiet were identified as being most enjoyed in respondents' current neighbourhoods.
Rural lifestyle (17)	• Large blocks for horses, chooks, farm animals (5) • Land to grow produce (4) • Room to roam, space to do what you like (4) • Self-sufficient lifestyle (4)
Accessibility and amenities (15)	• Shopping centre (4) • Small shopping centres and neighbourhood shops (4) • Central hubs with shops and community centres (3) • Close to train station (3) • Cycle paths to connect schools, houses, and train stations (3) • People referenced Secret Harbour as a great community set up with one central hub in the centre of the suburb with medical, food, restaurants, gyms, community centres etc. all in the one place. • Small shops, cafes, bars, aquatic and sporting facilities were all recognised as being enjoyed in respondents' current neighbourhoods for creating a good community.
Education (4)	• Local schools • High school • Primary schools • Early Learning Centres (one in core – one neighbourhood) • A variety of education centres from early learning through to primary and secondary schools was identified as being enjoyed in people's current neighbourhoods.
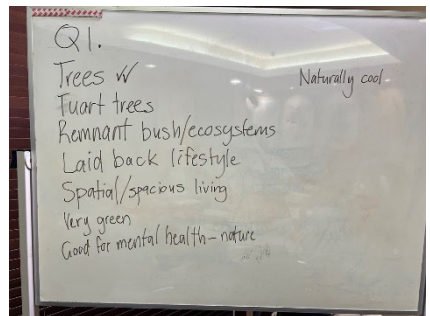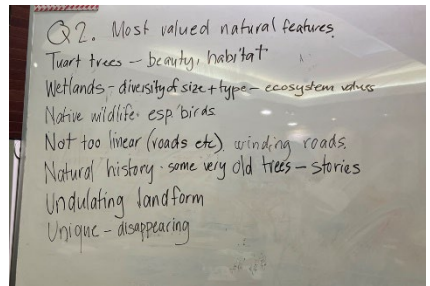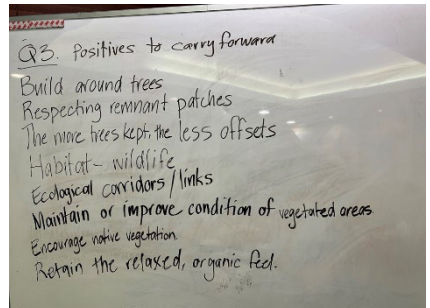
What aspects of your current neighbourhood do you dislike the most and why?	
Traffic and speed control issues (20)	• Hoons (4) • Speed of traffic (2) • No traffic/speed control, too many cars speed through to/from freeway (2) • Speeding down Fletcher Road • Illegal motorbikes • Trail bikes and 4WDs at all hours in the quarry (3) • Cyclists riding in the middle of the road in large groups • Lack of traffic control (signs, delineators, reflectors, etc.) • Road noise • Pollution from growing traffic volume • Limited road access with heavy traffic on main corridors due to joy riders • Roads are in ill repair with no footpaths or cycle tracks, people also travel at very high speeds through the areas particularly when entering/exiting the freeway connections. • Multiple comments on the theme of safety on the road in their current neighbourhood, this referred to vehicles travelling as excessive speeds, hooning, the lack of designated cycle and walking paths and that the roads were badly maintained and in ill repair.
Public transport and accessibility (14)	• Lack of public transport (5) • No bus services to South Coast Baptist College and Mother Theresa Baldivis • Lack of footpaths (2) • No riding trails, walk or ride paths (4) • Everything is a bit far away • Distance to shops and activities
Road and infrastructure issues (16)	• Roads terrible (4) • Roads not maintained (2) • Restricted exits in an emergency • Bumpy roads, no footpaths or cycle tracks • Lack of street signs, delineators, reflectors, cul-de-sacs, etc. • Lack of community space (e.g., men's and ladies' sheds) • Lack of development of local reserves (Antey, Paganoni Swamps) • Presentation on Paganoni and quarry
Environmental and health concerns (12)	• Fire risk (3) • Mosquitoes (3) • Snakes, mice, spiders, and roaming dogs • Fire vulnerability • Birds, trees, native animals • Vulnerability to fire and dirt bikes
Safety and security (9)	• Trespassing potential (2) • Risk of people coming onto property uninvited • Hooning and trespassing on private property • Lack of street lighting • Incompatible business • Fences not maintained • Being forgotten landowners
Neighbourhood design and block size (7)	• Same-same development • Small block sizes (300 sqm) • No open space to ride • Lack of bridle riding paths (2) • Lack of facilities • Too much speed on the road • There was no appetite for blocks smaller than 300 m2

Using the list provided, what are your top three priorities when it comes to choosing a place to live and why?	
Housing choice and lot size options (44)	• Housing choice: mix of single-storey dwellings, townhouses, apartments, retirement housing, aged care, etc. (6) • Diverse lot size options (6) • Rural blocks • Semi-rural lifestyle • Normal lot size, then smaller • Mixed housing • Space (decent block/backyard) • Diverse lot sizes (option for multi-gen living) (incl. semi-rural)
Safety and security (21)	• Good safety and low crime rate (10) • Safe (7) • Safety/security (4)
Proximity to facilities and infrastructure (20)	• Close to facilities (schools, shops, cafes, and medical) (6) • Access to infrastructure (2) • Close to station and shops • Access to significant shops and medical facilities so people can walk, not have to build large carparks • Confirming locations of key attractors like schools, medical facilities, regional open space, heart of the district centre (2) • Amenities nearby (but not next door!) (2) • Close to public transport
Proximity to parks and natural environment (16)	• Near a park or reserve (6) • Parks and reserves (6) • Must have access to the natural environment (2) • Schools close to the natural environment • Happy with status quo, bought the property for rural feel
Neighbourhood design and walkability (15)	• Unique neighbourhood design that doesn't look like every other new suburb (6) • De-centralised shopping, eating, entertainment, etc. (more smaller areas rather than a few large centres) • Walkability and ride/wheel-friendly infrastructure (2) • Shops in strips rather than shopping malls • Walkability – gets people out and into the community • Keeping the semi-rural environment
Convenient access to public transport and road networks (12)	• Convenient access to public transport (3) • Access to public transport (2) • Close to public transport • Confirming traffic and road and higher-level transport network • Access to infrastructure • Cycle paths for easy movement
Quiet and peaceful environment (9)	• Quiet (5) • Semi-rural lifestyle with a quiet environment • Happy with status quo, bought the property for rural feel (2) • Keeping the semi-rural environment

APPENDIX C: Environmental Advisory Committee July 2024

Stakeholder Group	City of Rockingham Environmental Advisory Committee (EAC)
Date	Thursday, 4 July 2024
Venue	City of Rockingham Administration Centre
Agenda	• Overview and context (City of Rockingham) • Overview of environmental surveys (Emerge) • Questions and clarification (Committee) • Committee input to assist Vision development (CDP)

Item	Transcript	Record
Q1. What word or phrase comes to mind when you think of Karnup?	• Trees • Tuart trees • Remnant bush/ecosystems • Laid back lifestyle • Spatial/spacious living • Very green • Good for mental health – nature • Naturally cool	
Q2. What specific natural environmental features do you value most in Karnup? Why?	• Tuart trees- beauty, habitat • Wetlands – diversity of size and type – ecosystem values • Native wildlife, esp. birds • Not too linear (roads, etc) winding roads • Natural history – some very old trees – stories • Undulating landform • Unique - disappearing	
Q3. What positive aspects of Karnup would you most like to see carried forward into future development? Why?	• Build around trees • Respecting remnant patches • The more trees kept, the less offsets • Habitat – wildlife • Ecological corridors/links • Maintain or improve condition of vegetated areas • Encourage native vegetation • Retain the relaxed, organic feel	

Item	Transcript	Record
5. What opportunities do you see for the development of Karnup to address environmental issues?	• Do it differently – make the best of the existing environmental assets • Living more within the environment – buildings and people • Showcase a new way of developing that respects the environment/vegetation • The natural environment is valuable to society and Karnup is quite unique (economic value too) • Reconnect broken ecological corridors	
Q6. Thinking about other urban developments you've seen, are there examples that you think would be appropriate for development in Karnup? Why?	• Not like Madora Bay (too hot, too flat, denuded). Too cramped, small blocks, too much hard surface. • If higher density, go up. Proper density pockets. • Medina Avenue is beautiful – tree lines (with Moreton Bay figs) • Parts of Wellard are good – plenty of green even though new. • Rain gardens and vegetated swales are good to soften environment • Parklands/Marlee Reserve has a lot of trees for black cockatoo breeding	
"Parked" items (items recorded but not directly related to the item being discussed)	• Concern about the potential negative environmental impacts of mosquito management outside the DSP boundaries, especially the use of pesticides/larvicides as a control as they can impact the wetlands and associated aquatic environment. • The beginnings using the word 'Karnup' as an acronym!	Refer to images for questions 5 and 6.
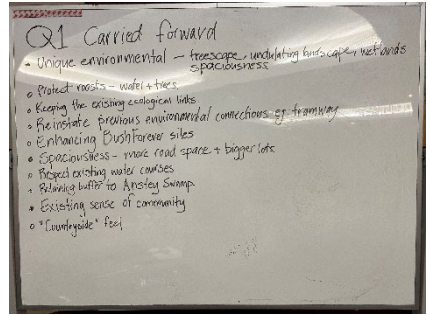
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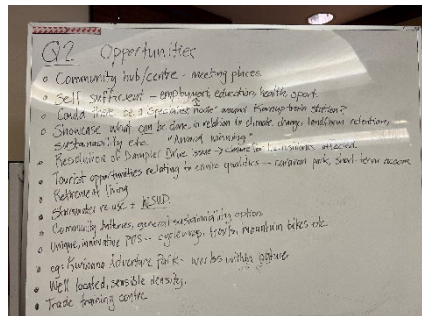
• There is a high level of understanding regarding ecological values of the area.

• Various questions were raised and responded to by Emerge regarding the validity of surveys and quadrat survey system.

• Various questions regarding black cockatoo habitat trees – identification and distribution – a matter for Federal Government to ultimately determine, and a potential issue for developers to consider.

• It was noted that *Honeymyrtle shrubland on limestone ridges of the Swan Coastal Plan Bioregion* was declared a Threatened Ecological Community under the *Environmental Protection and Biodiversity Conservation Act* in November 2023. Emerge confirmed that although honeymyrtle can be found within the study area, the specific conditions that define this TEC are not met.
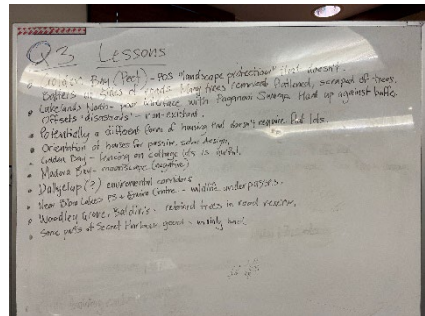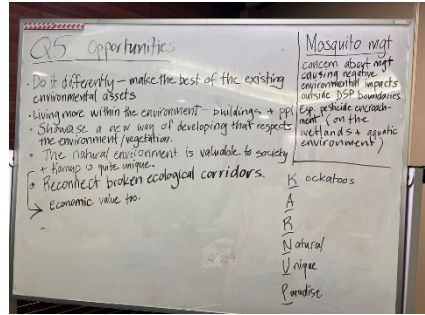
- It was observed that the term 'opportunities and constraints' has an 'economic' bias (ie: is viewed from the perspective of development, rather than the environment). Notwithstanding that this project is indeed seeking to identify the best location and form of development to meet Government objectives for accommodating a growing population (ie: is necessarily from the perspective of development), the term 'opportunities and challenges' could be used in future.

- The Strategic Environmental Assessment (SEA) which informed the Planning Framework resulted in the removal of the area north of Stakehill Road, and two pockets of Rural Residential land within the DSP area from an Urban outcome, to protect significant vegetation within these areas.

- Comments about use of offsets – we will need to give some thought to how to refer to/manage these through the DSP/Management Plans?

- Suggested use of Murdoch Uni satellite tracking of Black Cockatoos.

- Questions about reliability of data over the limited extent of properties able to be accessed. Emerge advised surveys were undertaken in accordance with EPA Guidelines, and data received was reliable and representative. Further surveys will be required at (Local) Structure Plan and subdivision stages.

- EAC expressed that it does not want flattened areas and wholesale removal of trees.

APPENDIX D: Councillor Engagement Session July 2024

Stakeholder Group	City of Rockingham Councillor Engagement Session (CES)
Date	Thursday, 9 July 2024
Venue	City of Rockingham Administration Centre
Agenda	• Overview and context (City of Rockingham) • Overview of environmental surveys (Emerge) • Questions and clarification (Committee) • Overview of EAC outcomes (4 July 2024) • Committee input to assist vision development (CDP)

Item	Transcript	Record
Q1. What aspects of Karnup would you most like to see carried forward into future development? Why?	• Unique environment – treescape, undulating landscape, wetlands, spaciousness. • Protect roosts – water and trees. • Keeping the existing ecological links. • Reinstate previous environmental connections eg: tramway. • Enhancing Bush Forever sites. • Spaciousness – more road space and bigger lots. • Respect existing water courses. • Retaining buffer to Anstey Swamp. • Existing sense of community. • "Countryside" feel.	
Secondary notes (not from whiteboard)	• Protect the unique environmental aspects/attributes identified in the environmental findings and EAC outcomes • Reflect treescape, undulations and spaciousness • Award winning development – where developers use innovation to build around the landscape, rather than clearing it • Keep and enhance existing ecological linkages (eg. tramway), and create new linkages • Offsets not supported as its not 'like for like' • Enhance Bush Forever sites • Protect existing water ways • Retain buffers to wetlands (especially Anstey Swamp) • Peace, space, countryside, openness, escape from City and the rat-race • Residents are connected and there is an inherent sense of community • Retain the landform	

Item	Transcript	Record
Q2. What opportunities do you see for the development of Karnup?	- Community hub/centre - meeting places. - Self sufficient – employment, education, health, sport. - Could there be a 'specialist node' around Karnup train station? - Showcase what <u>can</u> be done in relation to climate change, landform retention, sustainability, etc. "Award Winning". - Resolution of Dampier Drive issue to give closure for residents affected. - Tourist opportunities relating to environmental qualities – caravan park, short-term accommodation. - Retirement living. - Stormwater reuse and Water Sensitive Urban Design (WSUD). - Community batteries, general sustainability (opportunities). - Unique, innovative POS – cycleways, trails, mountain bikes, etc. - eg: Kwinana Adventure Park – work within nature. - Well located, sensible density. - Trade training centre.	
Secondary notes (not from whiteboard)	- People in area are looking for a community hub/somewhere to meet - Provide wider roads, bigger blocks, bigger setbacks and building envelopes to protect trees - Self-sufficiency – employment, job creation, live and work in the area, services and facilities, so people don't need to travel too far out of the area - Hospital node could accommodate health, commercial development, education, sporting uses - Could be a specialised node around the transit station - Do something different, smart, forward thinking – this is a unique opportunity - Retain undulation of land – provide sloping, not flat, lots - Provide for eco-tourism in area – Caravan Park, environmental areas for people to access and enjoy, mountain bike tracks - Provide retirement villages - Implement WSUD - Provide resolution to Dampier Drive alignment - Community batteries - Unique, innovative public open space, connected by walking and cycling trails - Development within nature and landscape, work around the trees - Well placed density (around centres and transport) – in the right locations - Provide training in trades - Integrate housing, vegetation and landform	

Item	Transcript	Record
	• Housing to be solar oriented to enable passive solar design housing • Fencing to be open style, especially for small lots • Look for good examples of environmental corridors eg. Bibra Lake, including 'critter runs' under roads.	
Q3. Thinking about other urban developments you've seen, what examples are there that development in Karnup can learn from (positive and negative)? Why?	• Golden Bay (Peet) – POS "landscape protection" that doesn't (protect the landscape). Batters at sides of roads. Many trees removed, flattened, scraped of trees. • Lakelands North – poor interface with Paganoni Swamp. Hard up against buffer. Offsets 'disastrous' – non-existent. • Potentially a different form of housing that doesn't require flat lots. • Orientation of houses for passive solar design. • Golden Bay – fencing on cottage lots is awful. • Madora Bay -moonscape (negative). • Dalyellup – environmental corridors. • Near Bibra Lakes Primary School and Environmental Centre – wildlife underpasses. • Woodley Grove, Baldivis – retained trees in road reserve. • Some parts of Secret Harbour are good – mainly bad.	
Secondary notes (not from whiteboard)	• Kwinana Park as best practice – built into the natural environment, open and spacious • Golden Bay by Peet as a negative – areas identified for landscape protection have been cleared and flattened, road reserves have caused steep battering requiring retaining and replanting of protected areas, loss of trees • Lakelands North as a negative – development is pushed right up to Paganoni Swamp and doesn't integrate with the vegetation • Madora Bay as a negative – 'moonscape' • The Vista, Karnup as a negative – cleared and flattened • Woodley Grove, Baldivis as a positive • Some areas of Secret Harbour as a positive (other areas there has been wholesale clearing)	
Q4. How do you want to be able to describe Karnup to a future visitor? (What qualities would you want to see in Karnup in the future?)	• Bold • Innovative • Unique • Inspiring • Home in the forest • Quality lifestyle • Attention to detail: environmental health; community batteries and similar innovations; positive legacy for future generations. • Award winning.	

Item	Transcript	Record
	• Balanced, sustainable community	
Secondary notes (not from whiteboard)	• An award winning development • Sustainable • Bold • Innovative • Greenscape • Countryside near the beach • Unique • Inspiring • Home in the forest • Attention to detail – environment and climate • Bring the opportunities to life • Legacy for future generations • Balanced sustainable community • Environmentally responsible planning	

Notes

• The meeting was provided with an overview of the key outputs from the EAC meeting of 4 July 2024 and commented that the points raised by EAC were also supported by this meeting.

APPENDIX E: CoR Internal Reference Group - Small Group Discussions

Thinking about other urban developments you may have been involved with developing professionally or just visited:

- **What features do / did you like that would be appropriate for a future Karnup and why?**

Theme	Specific Comments
Parks and recreation	- Large parks catering to different ages and themes (Rivergums) - Outdoor recreation spaces designed, not generic playgrounds (Rivergums) - Active space for all ages (Rivergums) - Heritage Park with undulating landscape - Richmond/Bush Park (London) – open space, movement, nature retention - Nature-based playgrounds (Kwinana) - Open, connected parks in Old Rockingham - Nature-based play (Baldivis Tramway Reserve) - Increased lot diversity – mix of larger and smaller lots (Older Perth suburbs) - Good mix of recreation space (Cockburn Station)
Connectivity and community hubs	- Connectivity in the area (Rivergums) - Community hub with an environmental feel (Rivergums) - TOD (Transit-Oriented Development) (Cockburn) - Sense of community - Strategic transport and land-use connections
Residential and housing	- Diverse housing range (e.g., inner City neighbourhoods like East Perth/Subi) - Medium density housing (Mid-tier, Freo, Hamilton Hill, Shore Line, Aubin Gr.) - Site responsive design that retains vegetation (White Gum Valley – DWA) - Design diversity in housing (White Gum Valley) - Increased lot diversity with larger and smaller lots (Older Perth suburbs)
Commercial and economic development	20-minute neighbourhood walkable catchment - Early wins to create development around neighbourhood centres - Great retail with a community feel (Makybe) - Community centres and small shopping precincts - Corner stores as part of community life
Streetscape and landscaping	- Boulevard streetscaping - Cyclist connectivity - Site responsive development transitioning from wetland to urban (Baldivis) - Trees retained in road reserves (Bushmead, White Gum Valley) - Bushmead's tree retention - Trees retained along roads

Thinking about other urban developments you may have been involved with developing professionally or just visited:

- **What features do / did you dislike and why?**

Theme	Specific Comments
Parks and open spaces	- Overprovision of pocket parks (e.g., Baldivis) - Small, meaningless parks without enough greenery - Lack of life and activation surrounding certain areas (Nairn Dr)
Housing and density	- Density, if not done well - Market-driven demand for affordable housing resulting in flat blocks - Lack of capacity to retain vegetation on private land - Tree retention difficult due to servicing requirements

Commercial and community	• Not a fan of Baldivis shops • Petrol stations replacing corner stores • Dilution of heritage and culture • Lack of small shopping precincts
Streetscape and environment	• Streetscapes and wayfinders can be improved • Road reserve widths insufficient • Flat and barren landscape in Baldivis, lacking character and trees • Topography and drainage issues making vegetation retention difficult
Transport and movement	• Reliance on vehicles • Nairn Dr lacks activation • Tree retention made difficult due to servicing and infrastructure needs

APPENDIX F: First Nations Community Workshop

Environment	
Theme	Specific Comments
Water	• Important that Gnaala Karla Booja Aboriginal Corporation (GKB) are consulted regarding the management of any parks and reserves within Karnup that are managed by DBCA due to the recent ILUA established. • The impact on the aquifer, lakes and ground water needs to be well managed as the population grows as well as during development - waterways are important to Noongar people – both environmentally and culturally due to the local water ways relationship with the Serpentine River . • Environmental investigations are important in order to understand where fresh water holes are located so they can be protected. • How will DWER manage water licences to ensure the future protection of the existing underground water resource and its impact on the surrounding wetlands? • People hunted turtle in the lakes and caught gilgies. • Lakes are important cultural places.
Vegetation, flora, fauna	• Conservation and protection of biodiversity is culturally significant – trees, flora and fauna represent Noongar family totems. • Retain pockets of natural bushland within the area, especially around wetland areas. • Identification of high value green corridors are important as it relates to culture and heritage. • Selecting and replanting native species to the area for revegetation – consult with the GKB • Black cockatoos (white and red tailed) use the woodlands for their habitat. These existing foraging and habitat trees need protecting. • Retain environmental features and connections within environmental (open space) corridors. • Historically, Noongar people who live in bush camps in Karnup would gather bush food. To maintain this connection to Country, 'bush food' should be protected and reintroduced where possible. • Important for Noongar people to have a pocket of high value environmental land to manage as well as maintaining the balance with the future urban development. • CoR need to review their weed management of the cotton bush – it's a real problem around Karnup and surrounding areas. • Can the City consider traditional methods for mosquito management -such as 'smoking'? • What is the City doing to address the current problem with the Borus Beetle invasion. Important that trees which have been attacked are destroyed and not just woodchipped.
Other	• How will illegal dumping and waste be managed in reserves?

Commercial / Employment	
Historical Employment	• Historically Noongar people were connected to the area through employment working for farmers by constructing fences. Fence post are locally sourced from trees. Once fencing work was completed families would move on. • They also worked in market gardens that were located in the area.

Aboriginal Participation	• Important that Aboriginal participation opportunities are identified and that they can continue to participate through the planning and development process.

Community Services	

	• Karnup provides a great opportunity to establish a Cultural Centre – COR's first. This could provide:
	  ○ Educational opps
	  ○ Student accommodations
	  ○ Training and employment options.
	  ○ Locations for youth camps
	  ○ Environmental rangers
	  ○ Other Aboriginal groups
	  ○ Noongar ownership and management based on the Visionary model at The Block in Redfern
	  ○ The building can have the co-location of commercial and community services.
	  ○ Near the large regional recreational space would be perfect!
	  ○ Passive income generated from rent to the Noongar community.
	  ○ Attendees referenced 'The Block' in Sydney's Redfern as a model for some uses which could be incorporated.
	  ○ Aboriginal Employment Strategy recommended, and tie in with preparation of new RAP by CoR. Desire to incorporate employment by aboriginal people wherever possible through the development process eg. Traffic control, earthworks, business participation. Improve skills of aboriginal people.
	• Attendees referenced 'The Block' in Sydney's Redfern as a model for some uses which could be incorporated.
	• Aboriginal Employment Strategy recommended, and tie in with preparation of new RAP by CoR. Desire to incorporate employment by aboriginal people wherever possible through the development process eg. Traffic control, earthworks, business participation. Improve skills of aboriginal people.

Movement	
Road Network	• How will the road network manage impacts from population growth. Already existing issues when there is an issue on the Kwinana freeway whereby traffic is diverted into surrounding road networks to manage traffic flows. • East-west connections and road improvements important to maintain access to the area. • North-south connections where people travelled from north to Mandurah.
Walking Trails	• Old Mandurah Road was once an important walking trail for Noongar people and camping grounds used to be located along it as well as the river near Paganoni Road. A great place for fish traps (rock bridge)? • There are many tracks leading to different places in the area. Identifying and surveying these tracks will be important and should be recognised.
Public Transport and Accessibility	• Public transport access is required. Universally accessible path network. • Design that supports walkers, riders and wheelers. Avoid conflicts between pedestrians and EV bikes/scooters.

Heritage	
Cultural Mapping	• Cultural Mapping needs to be undertaken at the various planning stages – important to be undertaken by people with local, spiritual knowledge of the area.

	• Noongar people have no boundaries to places as Noongar people once walked all across Country. Karnup area is better associated with Mandurah rather than with Rockingham. (Previously referred to as Binjurup?)
Noongar Language	• Important to use Noongar names to preserve culture – includes road names, open space/parks and places. Noongar names should be applied at the time the roads and places are named. Use Noongar names for birds, trees, animals and plants.
Sacred Sites	• Important that the identified sacred sites are returned to the Noongar Community's land estate for management. There is a sacred burial area by the Spring near Paganoni Road. • Need to ensure CoR / DevWA recognize the burial ground of Gerard Ross near Stakehill Road. GKB would like the location to be recognised through a memorial. • There was once a red ochre pit on Paganoni Road. Site to be recognised (may be located to the east of the Freeway?). Karnup area described as 'our playground'.
Governance	
Consultation	• Use this group of participants as a Reference Group back into country for the City to consult as well as a conduit back into the GKB's Cultural Advisory Committee (CAG).
Cultural Knowledge Holders	• Important that the appropriate cultural knowledge holders are engaged and remunerated appropriately. This includes for cultural mapping. There can be long term consequences if the wrong people are consulted, map and survey the area.
Residential	
Housing Design	• Affordable housing is key. Range of typology – larger lots and homes for intergenerational living. An important element is to have a backyard where the families can gather around a bonfire to yarn. • Smaller units for retirees, older singles and young people starting out. • Need to consider broader cultural requirements in housing design. • Do not apply a 'salt and pepper' approach to providing 'affordable' housing. • Provide appropriate transitioning of housing density to avoid residents of apartments overlooking to the backyards of lower density housing. • Need short term accommodation for families visiting from Country. • Need housing for aboriginal people experiencing homelessness, and disabled people.

APPENDIX G: Engagement session advertisements and invitations

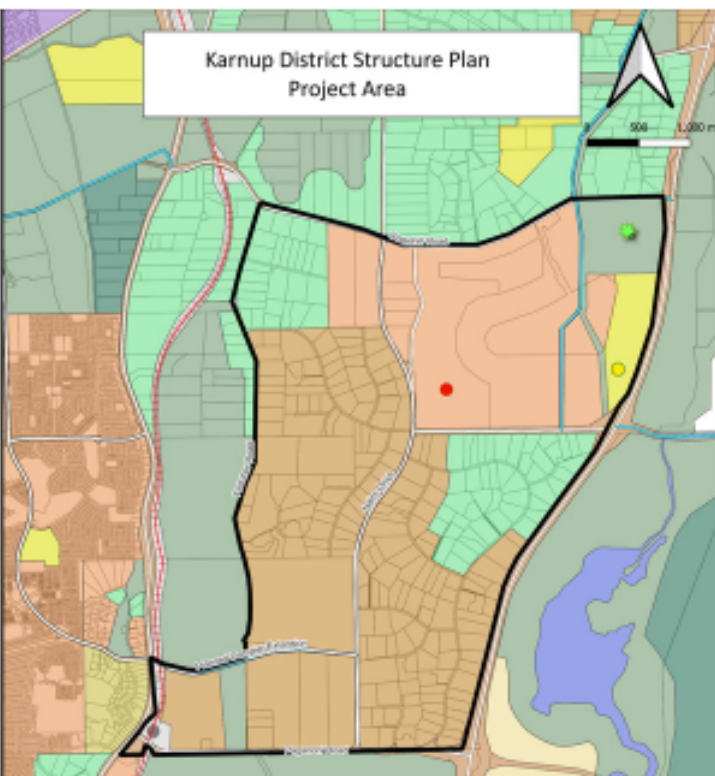## Sponsored Facebook Post Advertising Engagement

Organic Facebook Advertising Engagement

City of Rockingham – Local Government
26 June · 🌐

The Karnup District Structure Plan (KDSP) has now entered the engagement, visioning and design phase. This is your opportunity to share your insights and ideas, and influence the future development of Karnup.

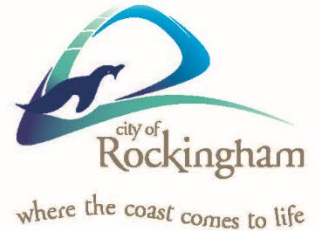We invite you to find out more and register for one of our upcoming workshops by visiting https://bit.ly/KarnupDSP

👍😆 14   7 comments   7 shares

👍 Like   💬 Comment   ↪ Share

20240621 Letter Advertising Engagement

Our Ref:

Your Ref:

Enquiries to:

Enter Date

Enter Address

Dear…

Re: Karnup District Structure Plan

Following advice from the Western Australian Planning Commission (WAPC) and Council's support at its Ordinary Council meeting held on 28 May 2024, the Karnup District Structure Plan (KDSP) project will now enter the stakeholder engagement, visioning and design phase.

As a property owner within, or in proximity to the KDSP area, we invite you to participate in this phase which will guide zoning, land use, and development within Karnup. Feedback received during this engagement process will be used to guide locations for future housing, shops, schools, and open spaces.

We will be holding a series of workshops, facilitated by City Planners and Project Team experts.

Upcoming Workshops

This is your opportunity to share your insights and ideas, and influence the future development of Karnup.

Location: Mary Davies Library and Community Centre

       17 Settlers Ave, Baldivis

Dates: Saturday 10 August 2024, 9.15am - 12.30pm

              OR

       Wednesday 14 August 2024, 5.30pm - 9pm

<u>Registrations are essential.</u>

Please scan the QR code below, or visit rockingham.wa.gov.au/kdsp to register for one session only, by 26 July 2024.

Can't make a workshop? Here's some other ways to engage.

- Register for Rock Port: Visit www.cityrockport.com.au, sign in or register, and select "Karnup District Structure Plan (KDSP)" as an interest on your profile page.
- Follow us on Facebook: Stay updated by following City of Rockingham – Local Government on Facebook.
- Visit our website: For detailed updates and responses to FAQs, visit rockingham.wa.gov.au/kdsp

If you have any further queries, please contact the City's Project Lead Sally Birkhead, Strategic Planning Consultant, on 9591 0828.

Kind regards

20240701 Letter Advertising First Nations Community Workshop

Subject: Karnup District Structure Plan - First Nations Engagement Session - Re-scheduled

Good afternoon

As a valued member of the City's First Nations community, we invite you to participate in a rescheduled workshop to explore what Karnup means to you, and ensure that the future development of Karnup respects and incorporates Aboriginal heritage and values.

Workshop Details:
- **Location:** Mary Davies Library and Community Centre, 17 Settlers Ave, Baldivis
- **Date:** Wednesday, 4 September 2024
- **Time:** 10:00am – midday

For catering purposes, please let us know if you would like to attend the workshop by <u>no later than Thursday 29 August</u> by emailing me, the City's Project Lead, at <u>sally.birkhead@rockingham.wa.gov.au</u>.

The City will arrange for a payment of $100 to be made to those who attend for the duration of the workshop.

We look forward to meeting with you.

If you have any queries, please do not hesitate to contact me.

Kind regards

Sally

1 July 2024

Dear Sir/Madam

Following advice from the Western Australian Planning Commission (WAPC) and with the Council's support at its Ordinary Council meeting held on 28 May 2024, the Karnup District Structure Plan (KDSP) project will now enter the stakeholder visioning and design phase.

Feedback gathered during this engagement process will guide the locations of future housing, shops, schools, and open spaces. We are committed to creating a plan that honours the cultural significance of the area and meets the needs of all community members.

As a valued member of the City's First Nations community, we invite you to participate in a workshop to explore what Karnup means to you, and ensure that the future development of Karnup respects and incorporates Aboriginal heritage and values.

Workshop Details:

- **Location:** Mary Davies Library and Community Centre, 17 Settlers Ave, Baldivis
- **Date:** Saturday, 27 July 2024
- **Time:** 9:15 AM to 11:30 AM

For catering purposes, please let us know if you would like to attend the workshop by emailing the City's Project Lead, Sally Birkhead, at sally.birkhead@rockingham.wa.gov.au.

The City will arrange for a payment of $100 to be made to those who attend for the duration of the workshop.

If you are unable to attend the workshop, there are other ways to participate:

- Register for Rock Port: Visit www.cityrockport.com.au, sign in or register, and select "Karnup District Structure Plan (KDSP)" as an interest on your profile page.
- Follow us on Facebook: Stay updated by following City of Rockingham – Local Government on Facebook.
- Visit our website: For detailed updates and responses to FAQs, visit rockingham.wa.gov.au/KDSP.

For any questions or additional information, please contact the undersigned on 9591 0828.

Kind regards,

Sally Birkhead

Strategic Planning Consultant

Post on "Share your thoughts" advertising Community Workshops

Karnup District Structure Plan

Home > Your City > Share your thoughts > Open for comment > Karnup District Structure Plan

Karnup District Structure Plan

Share your insights and ideas, and influence the future development of Karnup.

Get involved

Following advice from the Western Australian Planning Commission and Council's support at its Ordinary Council meeting held on 28 May 2024, the Karnup District Structure Plan (KDSP) project is now in the stakeholder engagement phase.

In early August we held a series of engagement workshops with members of the community. Outcomes from these sessions will be used to guide the locations for future housing, shops, schools, and open spaces. We thank everyone who came along to a workshop and shared their insights and ideas to influence the future development of Karnup.

Missed out on attending a workshop? Here's some other ways to engage.

- Register for updates via **Rock Port**: sign in or register, and select "Karnup District Structure Plan (KDSP)" as an interest on your profile page.

- Follow us on Facebook: Stay updated by following **City of Rockingham – Local Government** on Facebook.

- Share your thoughts:
  - online via **Rock Port**
  - email to **customer@rockingham.wa.gov.au**