



August 2024

Metropolitan Region Scheme Amendment

1417 (Standard Amendment)



Karnup Station Precinct

Amendment Report

City of Rockingham

**Metropolitan Region Scheme
Amendment 1417
(Standard Amendment)**

Karnup Station Precinct

Amendment Report

City of Rockingham



August 2024

The Western Australian Planning Commission acknowledges the traditional owners and custodians of this land. We pay our respect to Elders past and present, their descendants who are with us today, and those who will follow in their footsteps.

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MRS Amendment 1417 (Standard) Amendment Report
File RLS/1095

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This document is available in alternative formats on application to the Department of Planning, Lands and Heritage Communications Branch.

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Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
CBD	Central Business District
DPLH	Department of Planning, Lands and Heritage
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
LWMS	Local Water Management Strategy
MOU	Memorandum of Understanding
MRS	Metropolitan Region Scheme
PSP	Precinct Structure Plan
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
WAPC	Western Australian Planning Commission

Amendment Report

Metropolitan Region Scheme Amendment 1417 (Standard)

Karnup Station Precinct

Amendment Report

1 Planning objective

The purpose of the proposed amendment is to transfer approximately 46 hectares of land in Karnup from the Rural zone and Railways reservation to the Urban, Parks and Recreation, and Railways zones and reservations in the Metropolitan Region Scheme (MRS), as shown on the **Amendment Figure - Proposal 1**, specifically:

- **Urban** - 40 hectare Karnup Station Precinct is proposed to be rezoned from Rural to Urban.
- **Parks and Recreation** - Land along the northern and eastern boundary of the amendment area is proposed to be rezoned from Rural to Parks and Recreation reservation and included in Bush Forever Site 379. An area of land west of the rail line is proposed to be rezoned from Railways to Parks and Recreation.
- **Railways** - The existing Railways reserve is proposed to be amended to be consistent with the current design of Karnup Station (and associated infrastructure).

2 Background

The amendment area comprises part of Lot 172 Paganoni Road (owned by the WAPC), Lot 8203 (rail line), and Lot 88 Paganoni Road (owned by Western Power), located in the City of Rockingham, approximately 54km south of the Perth CBD, 12km north of Mandurah and 17km south-east of the Rockingham. The amendment area is bound by:

- Bush Forever site No.379 - Anstey Swamp to the north and east;
- Paganoni Road to the south; and
- Mandurah Road to the west.

The amendment area includes the 40 hectare Karnup Station Precinct (the precinct) which is identified as an Urban Expansion area in the *South Metropolitan Peel Sub-Regional Planning Framework* (the Framework) and includes the site of the proposed Karnup train station. The precinct has largely been cleared of vegetation as part of previous agricultural land uses, with stands of remnant Tuart Banksia woodland dispersed across the precinct. The precinct is undeveloped, free of physical infrastructure (including roads and structures), does not contain any significant wetlands or natural waterbodies and is not impacted by any Bush Forever areas. This amendment request will facilitate development of the precinct for urban uses, whilst protecting environmental assets, consistent with the intent of the Framework.

The Department of Planning Lands and Heritage (Department) prepared the Draft *Karnup Station Precinct Structure Plan* (draft PSP), and supporting technical investigations, to inform planning for the Karnup Station Precinct and to ensure relevant matters (e.g., environmental, provision of services, movement networks) are understood and to confirm that the precinct is suitable for urban development.

3 Discussion

Strategic Planning Context

Perth and Peel @ 3.5million/South Metropolitan Peel Sub-Regional Planning Framework

The amendment area is identified as an Urban Expansion area in the Framework due to its strategic location, limited environmental and physical constraints, proximity to the coast and strategic metropolitan centres of Rockingham and Mandurah.

Transferring the 40 hectare Karnup Station Precinct to the Urban zone is broadly consistent with the intent of the Framework, and planning investigations have demonstrated that the area is not subject to any significant environmental issues or other constraints which would impact development of the precinct for urban purposes.

Areas of land with the highest environmental values, specifically Tuart Woodlands and Forests of the Swan Coastal Plain are proposed to be reserved as Parks and Recreation. Areas of Tuart Woodlands and Forests of the Swan Coastal Plain identified as low to medium retention priority are proposed to be retained within areas of public open space as part of broader precinct planning.

Draft State Planning Policy 2.9 - Planning for Water (Draft SPP 2.9)

The draft Karnup Station Precinct Local Water Management Strategy (LWMS) has been prepared in accordance with applicable state government policies including Draft SPP 2.9. The LWMS proposes that water will be managed using an integrated water cycle management approach, consistent with the intent of Draft SPP 2.9. DWER have provided in principle support for the LWMS, subject to minor modifications.

State Planning Policy 3.0 - Urban Growth and Settlement (SPP 3.0)

The proposed amendment will facilitate development of a well-planned transit-oriented development, focused on Karnup Station, that provides a mix of land uses (including residential and public open space) and a range of housing choices, consistent with the intent of SPP 3.0.

State Planning Policy 3.7 - Planning in Bushfire Prone Areas (SPP 3.7)

The Karnup Station Precinct Bushfire Management Plan (BMP) was prepared to assess bushfire hazards, both within and near the precinct, and to identify appropriate management strategies required to enable development of the precinct as proposed in the draft PSP. The BMP demonstrates that bushfire hazards can be appropriately managed, consistent with the intent of SPP 3.7.

State Planning Policy 5.4 - Road and Rail Noise (SPP 5.4)

The *Karnup Station Precinct Transportation Noise Assessment* (TNA) was prepared to identify potential noise impacts from the Perth-Mandurah passenger railway and Mandurah Road on the precinct, and to identify appropriate management strategies required to enable development as proposed in the draft PSP. The TNA confirms that noise impacts can be managed and that development within the precinct is able to meet the objectives of SPP 5.4.

Justification for Urban Zone Amendment

This amendment proposes that areas of land currently zoned Rural and reserved Railways be transferred to the Urban zone. The draft PSP was prepared by the Department to inform development and subdivision of the 40 hectare Karnup Station Precinct. The draft PSP and technical investigations demonstrate that the opportunities and constraints of the site are well understood and that the site is suitable for urban development. A summary of key issues is included below.

1. Consolidated Urban Form

Rezoning the precinct to Urban in the MRS will facilitate development of a Transit-Oriented Development and contribute to consolidation of urban development in the south west corridor. The Framework identifies that the precinct is located close to existing and planned transport infrastructure and community facilities and is a key area of future urban development. The precinct also represents a logical eastward progression of urban development.

2. Economy and Employment

The amendment area is close to the existing strategic centres of Rockingham and Mandurah, as well as the proposed Karnup East specialised centre identified in the Framework. The amendment will facilitate development of the precinct (consistent with the draft PSP) providing a home for up to 2000 new residents. Future residents will have access to employment opportunities within the existing (and proposed) centres and will contribute to the overall viability of surrounding centres, consistent with the City of Rockingham's Local Commercial Strategy.

3. Community and Social Infrastructure

The precinct will be developed to include several multi-functional public open spaces for use by residents and visitors. Construction of Karnup station (subject to a decision by State Government) will provide excellent public transport services for the precinct and surrounding area

Development of the amendment area will ultimately provide a resident population that can support nearby employment nodes, commercial centres, and educational facilities (including primary and high schools).

The precinct is well served by a range of existing community infrastructure, including Schools (Comet Bay College, Comet Bay Primary School, Golden Bay Primary School, Singleton Primary School, Secret Harbour Primary), Sports and leisure facilities (Lark Hill sporting complex, Mike Barnett Sports Complex, Rockingham Aquatic centre), Multipurpose community centres (Secret Harbour Community Centre, Coastal Community Centre and Singleton Community Centre), Libraries (Rockingham Library) and Community arts centres (Gary Holland Community Centre).

4. Movement and Access

The Perth-Mandurah rail line abuts the precinct to the west, with stations currently located at Rockingham and Lakelands. Construction of Karnup Station will act as a catalyst for development of the Karnup East urban expansion area (including the precinct) and provide excellent access to public transport services to residents.

The precinct is well connected to the regional road network via Paganoni Road, Mandurah Road and Kwinana Freeway. The road network provides good access to the wider metropolitan region, including the strategic regional centres of Rockingham and Mandurah. The proposed Dampier Drive extension will potentially provide an additional east-west connection for the precinct, as well as providing scope for a northern access point to the precinct.

The amendment will facilitate delivery of an integrated land use and transport development, consistent with state government objectives for METRONET precincts.

5. Service Infrastructure

The draft PSP (and supporting technical reports) demonstrates that the amendment area can be connected to all essential services (sewer, water, power, and telecommunications infrastructure). All service networks have the capacity to accommodate proposed development.

6. Environment and Landscape

The precinct (subject to the proposed Urban zoning) has largely been cleared of vegetation as part of previous agricultural land uses, however small stands of Tuart Woodlands and Forests of the Swan Coastal Plain (located in linear form in the centre of the precinct, along Paganoni Road and in the south-east corner) remain. A significant number of the Tuart trees are proposed to be retained in public open space as part of precinct development. Retention of Tuart trees within the precinct has been informed by the preparation of a *Tree Retention Priority Assessment*

The precinct is undeveloped, free of physical infrastructure (including roads and structures), does not contain any significant wetlands or natural waterbodies and is not impacted by any Bush Forever reserves. The draft PSP proposes to retain significant vegetation within areas of public open space, minimising potential impacts on environmental assets.

The draft PSP is supported by a Local Water Management Strategy (LWMS) which proposes an integrated approach to water management, supported by implementation of Water Sensitive Urban Design (WSUD) initiatives, consistent with draft State Planning Policy 2.9 Planning for Water Guidelines. A ground water license has been approved by Department of Water and Environmental Regulation to enable irrigation of public open space areas. The LWMS demonstrates that development of the precinct will not impact on groundwater resources, and that local and regional drainage can be appropriately managed.

The broader amendment area includes significant areas of Tuart Woodlands and Forests of the Swan Coastal Plain which are listed as a Commonwealth Threatened Ecological Community (TEC). These areas are located alongside Bush Forever site 379 to the north of PCA 176 and the eastern boundary of the precinct, and to the south west of the Perth to Mandurah rail line. Further discussion regarding the Parks and Recreation reserves proposed as part of this amendment is provided below.

The draft PSP (and supporting technical reports) demonstrate that the precinct is suitable for urban development and that any issues can be addressed through subsequent planning and environmental approval processes.

7. Natural Resources

The amendment area does not contain any ground water protection areas, basic raw materials, or priority agricultural land, that would otherwise preclude an Urban zoning, and as a result no further discussion is offered.

Justification for Parks and Recreation Reserve Amendment

This amendment also proposes that areas of land currently reserved Railways and zoned Rural be transferred to the Parks and Recreation reserve, specifically:

- A portion of the existing Railways reserve (on the western side of the railway, between Mandurah Road and Paganoni Road) is proposed to be reserved for Parks and Recreation. The area contains areas of Tuart Woodlands and Forests of the Swan Coastal Plain in very good condition and includes habitat for threatened species of Black Cockatoo. The proposed reservation of this area will provide increased conservation protection and a beneficial environmental outcome.
- A portion of the existing Rural zone (north of Planning Control Area 176) and a linear strip of land along the eastern boundary of the amendment area (abutting Bush Forever Site 379 Anstey Swamp) are proposed to be reserved for Parks and Recreation and included in Bush Forever Site 379. These areas contain remnant native bushland in a relatively undisturbed condition and forms an extension to the existing Parks and Recreation reserve. Inclusion of this area within the proposed reservation is expected to provide increased conservation protection and a beneficial environmental outcome.

The areas proposed to be rezoned from Rural or Railways to Urban have been largely cleared as part of previous agricultural land uses, with small areas of remnant Tuart Banksia Woodland. The draft PSP provides a site-responsive public open space network, that retains the areas of remnant Tuart Banksia Woodland within areas of public open space.

The *Karnup Station Precinct Environmental Assessment and Management Strategy* provides environmental context for the proposed MRS amendment, outlines how environmental issues have been addressed in the draft PSP and provides detail on the proposed environmental management approach to be implemented at the future subdivision and development stages.

The proposed MRS amendment provides a positive environmental outcome and proposes an increase in the total area of environmental values afforded a level of protection under a Parks and Recreation reservation.

Justification for Railways Reserve Amendment

The existing Railways reserve is proposed to be amended to reflect the latest design of Karnup Station (and associated infrastructure) as illustrated in the draft PSP. It is proposed that the Park and Ride Facility, located on WAPC owned land, be removed from the Railways reserve and zoned Urban to provide maximum flexibility for the site, including potential redevelopment for urban uses (subject to construction of a multi decked parking facility).

4 Aboriginal cultural heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. All Aboriginal cultural sites and materials are protected whether or not they have been previously recorded or reported.

An Aboriginal Heritage Assessment was undertaken to support preparation of the draft PSP. A search of the Register of Aboriginal Sites (via the Aboriginal Heritage Inquiry System) confirmed that there are no registered Aboriginal Sites located within the precinct

Nevertheless, in recognising the importance of having reliable Aboriginal cultural heritage information, the WAPC and the Department of Planning, Lands and Heritage have entered into a Memorandum of Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

The amendment was not pre-referred to SWALSC as it was not expected to impact on Aboriginal heritage values. However, the amendment will be formally referred to SWALSC during the public submission period.

5 Coordination of local and region scheme amendments

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

In this respect, the WAPC has the option of concurrently amending the City of Rockingham Local Planning Scheme No. 2, to transfer the amendment area to a zone which is consistent with the objectives of the Urban zone under the Metropolitan Region Scheme. In accordance with standard practice a determination on the concurrent amendment of the respective local planning scheme will be made after the close of the public submission period.

A separate amendment to LPS No. 2 will be required to amend the scheme text consistent with the amended scheme map.

6 Substantiality

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to a region scheme to be processed as either complex, standard, or basic amendments, depending on the alteration to the scheme. In this regard, the WAPC has resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The amendment is consistent with the intent of *Perth and Peel@3.5million* and the South Metropolitan Peel Sub-regional Planning Framework.
- The size and scale of the proposed amendment is not regionally significant.
- The amendment proposes to reserve significant environmental assets (Tuart Banksia Woodland) as Parks and Recreation under the MRS, with additional areas of Tuart Banksia reserved as public open space under LPS No. 2, thereby minimising potential impacts on the environmental values of the amendment area.
- A draft PSP has been prepared to demonstrate the amendment area is suitable for urban development.
- The City of Rockingham and key State Government agencies support initiation of the proposed amendment.

7 Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. However, it has provided advice on the key environmental factors for the amendment. A copy of the notice from the EPA is included at Appendix A.

8 The amendment process

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023. In essence, the procedure for a standard amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with EPA instructions
- public submissions being sought on the proposed amendment (including Environmental Review if required)
- consideration of submissions
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister
- the amendment takes legal effect with Gazettal of the Ministers approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritages website, along with further information for [your property and planning region schemes](#).

9 Submissions on the amendment

The WAPC invites people to comment on this proposed amendment to the MRS.

The amendment is being advertised for public submissions for a period of 42 days from 01 August 2024 to 12 September 2024.

The amendment report and plans showing the proposed changes are available for public inspection [online](#).

Online submissions are encouraged via <https://haveyoursay.dplh.wa.gov.au/>

However, written submissions commenting on the amendment can be sent to:

RegionPlanningSchemes@dplh.wa.gov.au

or posted to:

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

and **must be received by 12 September 2024.**

All submissions received by the WAPC will be acknowledged.

For your convenience a submission form is contained in this report (Appendix D). Additional copies of the form are available from the Department of Planning, Lands and Heritage website at www.dplh.gov.au/regionplanningschemes

You should be aware that calling for submissions is a public process and all submissions lodged will become public. All submissions are published and made available when the Minister has made a determination on the amendment. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making your submission, it is recommended that you read the information in Appendix C of this report regarding preparing a submission.

10 Modifications to the amendment

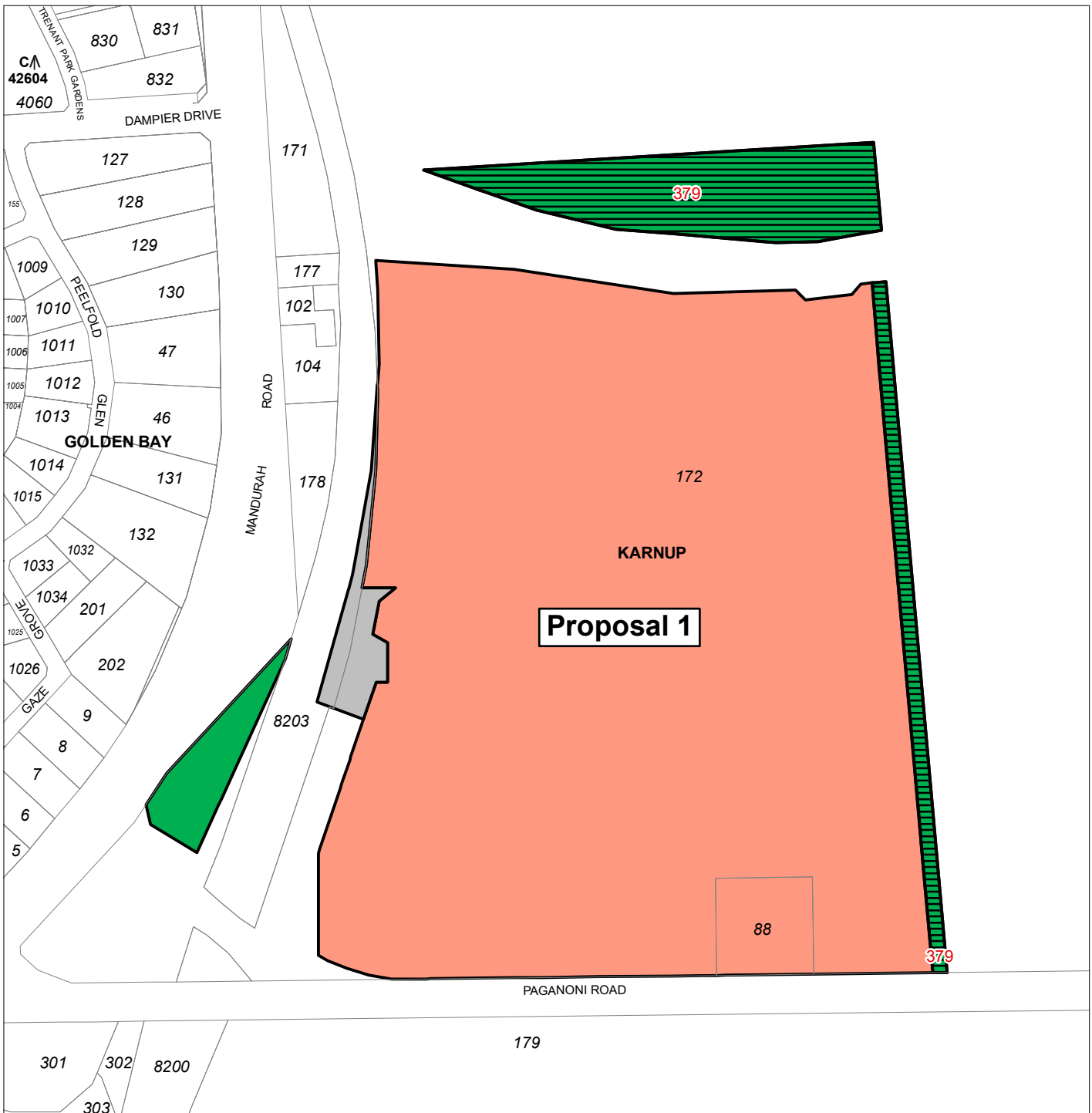
After considering any comments received the WAPC may recommend that the Minister for Planning modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

11 Final outcome

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.

**Metropolitan Region Scheme
Amendment 1417
Karnup Station Precinct**

Amendment Figure - Proposal 1



Karnup Station Precinct Proposed standard amendment as advertised

28 February 2024

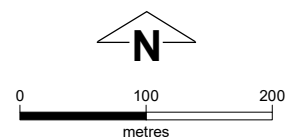
Proposal 1

Proposed Amendment:

- Rural zone and Railways reservation to Parks and Recreation reservation
- Rural zone to Railways reservation
- Rural zone and Railways reservation to Urban zone

(379) Bush Forever area addition

Ref no: 4539
Version number: 3



Appendix A

Notice of environmental assessment



Environmental Protection Authority

Ms Sam Fagan
 Secretary
 Western Australian Planning Commission
 Locked Bag 2506
PERTH WA 6001

Our Ref: APP-0025005
 Enquiries: Maddison Howard, 6364 6499
 Email: maddison.howard@dwer.wa.gov.au

Dear Ms Fagan

DECISION UNDER SECTION 48A(1)(a)
Environmental Protection Act 1986

SCHEME	Metropolitan Region Scheme 1417
LOCATION	Lots 88, 8203 and part Lot 172 Paganoni Road, Karnup
RESPONSIBLE AUTHORITY	Western Australian Planning Commission
DECISION	Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed Under Part IV of the EP Act. Advice Given (Not Appealable)

Thank you for referring the above scheme to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides advice and recommendations.

Please note the following:

- For the purposes of Part IV of the EP Act, the scheme is defined as an assessed scheme. In relation to the implementation of the scheme, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision to not assess the scheme.

A copy of the EPA's Determination and advice and recommendations is attached and will be made available to the public via the EPA website.

Yours sincerely

Lee McIntosh
Deputy Chair of the Environmental Protection Authority

15 May 2024

Encl. EPA Determination
 Scheme advice and recommendations



GOVERNMENT OF
WESTERN AUSTRALIA

Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1417

Location: Lots 88, 8203 and part Lot 172 Paganoni Road, Karnup

Description: The amendment proposes to transfer 45.79 hectares (ha) of land at the above location from the 'Rural' zone and 'Railways' reserve, to the 'Urban' zone and 'Railways' and 'Parks and Recreation' reserves. The amendment is to facilitate the development of the Karnup station precinct.

Ref ID: APP-0025005

Date Received: 20/11/2023 **Date Sufficient Information Received:** 23/04/2024

Responsible Authority: Western Australian Planning Commission, Locked Bag 2506, PERTH WA 6001

Contact: Philip Elliott

Preliminary Environmental Factors: Flora and Vegetation, Terrestrial Fauna, Inland Waters

Potential Significant Effects: Implementation of the scheme amendment may result in the removal of native vegetation and threatened fauna habitat, indirect impacts to conservation category wetlands and modification of the local hydrological regime.

Protection: Direct impacts are minimised through the reservation of portions of the amendment area as 'Parks and Recreation'. Future planning for, and development of, the amendment area should provide adequate setbacks to wetlands and prioritise retention of additional vegetation and fauna habitat. EPA advice is provided recommending further actions to protect and restore environmental values, and manage and mitigate potential environmental impacts.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. Advice Given. (Not Appealable).**

The Environmental Protection Authority (EPA) has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA.

This Determination is not appealable.

Deputy Chair's Initials: *M.A.P.A.*

Date: 15 May 2024

**ADVICE UNDER SECTION 48A(1)(a)
ENVIRONMENTAL PROTECTION ACT 1986**

Metropolitan Region Scheme Amendment 1417

Location: Lots 88, 8203 and part Lot 172 Paganoni Road, Karnup

Determination: Scheme Not Assessed – Advice Given (not appealable)

Determination Published: 20 May 2024

Summary

The amendment proposes to transfer 45.79 hectares (ha) of land at Lots 88, 8203 and part Lot 172 Paganoni Road, Karnup from the 'Rural' zone and 'Railways' reserve, to the 'Urban' zone and 'Railways' and 'Parks and Recreation' reserves. The amendment is to facilitate the development of the Karnup station precinct.

The Environmental Protection Authority (EPA) has considered the scheme amendment in accordance with the requirements of the *Environmental Protection Act 1986* (EP Act). The EPA considers that the scheme amendment is unlikely to have a significant effect on the environment and does not warrant formal assessment under Part IV of the EP Act. The EPA has based its decision on the Western Australian Planning Commission's (WAPC) original referral documentation and additional information provided by the Department of Planning, Lands and Heritage (DPLH) to this amendment. Having considered this matter, the following advice is provided.

Environmental Factors

Having regard to the EPA's (2021) *Statement of Environmental Principles, Factors, Objectives and Aims of Environmental Impact Assessment*, the EPA has identified the following preliminary environmental factors relevant to this scheme amendment:

- Flora and vegetation
- Terrestrial fauna
- Inland waters

Advice and Recommendations regarding the Environmental Factors

The amendment area contains native vegetation that may be representative of State and Commonwealth Priority and Threatened Ecological Communities (PEC/TECs), habitat for threatened species of black cockatoo, and mapped occurrences of Conservation Category Wetlands (CCWs). The EPA notes that the WAPC has proposed to minimise direct impacts to the environmental values through the creation of 'Parks and Recreation' (P&R) reserves within the amendment area. The EPA understands that the proposed P&R reserves have been preferentially located over lands that:

- contain high quality condition vegetation and/or potential occurrences of PEC/TECs
- contain black cockatoo habitat
- contain mapped occurrences of CCWs
- adjoin Bush Forever Sites No. 395 and 379, and thereby provide resident fauna species with continued connectivity to surrounding areas of bushland.

The EPA supports the proposed reservation of lands as P&R, and notes that the provision of additional 'Public Open Space' areas through future planning stages (as depicted in the referred concept plan), may provide for further protection of key environmental values.

The EPA notes that in January 2024, EPA Services advised DPLH that it would be amenable to providing input to the future progression of four District Structure Planning (DSP) areas in the Perth metropolitan region, including the Karnup Precinct DSP. The EPA supports EPA Services' engagement in the future district structure planning process for the Karnup Precinct, and provides the following advice to facilitate the following:

- Consider opportunities to further retain threatened and priority fauna habitat within the Karnup Precinct.
- Undertake further assessment for patches of PEC/TEC, and where detected, maximise retention.
- Undertake investigations to update wetland mapping, with outcomes to inform development design and development exclusion areas.
- Assess the ecological function and attributes of wetlands, to inform the extent of wetland buffers, and management of buffers, including revegetation.
- Identify opportunities for rehabilitation of cleared or degraded areas, prioritising locally endemic native species.
- Consider buffers and appropriate interfaces to naturally vegetated areas including adjacent bush forever sites.
- Consider the potential cumulative and holistic impacts to environmental values, including the possible development of lands west of Mandurah Road and the potential Dampier Drive extension. The EPA expects that future proposals that appear likely, if implemented, to have a significant effect on the environment are referred to the EPA under Part IV of the EP Act.

Conclusion

The EPA concludes that the scheme amendment can be managed to meet the EPA environmental objectives for the above factors through the allocation of P&R reserves over areas of greatest environmental value. The EPA notes that further impacts may be mitigated through future planning processes, including district structure planning, subdivision and development stages. The EPA recommends its advice is implemented to further mitigate potential impacts to the above factors.

Appendix B

List of plans supporting the amendment

**Metropolitan Region Scheme
Amendment 1417**

Karnup Station Precinct

as advertised

Amending Plan 3.2823/2

Appendix C

Preparing a submission

Preparing a Submission

The WAPC welcomes comment on proposed amendments to the MRS from interested individuals, groups, and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn, or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

The WAPC prefers to receive submissions online at <https://consultation.dplh.wa.gov.au>, however, hardcopy submissions can also be accepted (Submission Form - Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on the submission form and in the submissions on the amendment section of the amendment report.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA.

You should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.

Appendix D

Submission form for this amendment

Amendment (Standard)
Submission Form

Submission

Metropolitan Region Scheme Amendment 1417

Karnup Station Precinct

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

FILE
RLS/1095

Title (*Mr, Mrs, Miss, Ms*) First Name

Surname (PLEASE PRINT CLEARLY)

Address Postcode

Contact Number Email Address

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes No

Submission

(Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

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