



Cape Peron

(including Mangles Bay)

Planning Investigation Area

The State Government has endorsed recommendations to guide the future of Cape Peron.

Key recommendations are:

- a staged Class A reservation process, with Stage One – classification of around two-thirds of the peninsula – to get underway within three months of endorsement
- a comprehensive transport study to improve road access, pedestrian and cycling links, and parking
- long-term management of the remaining recreation camps
- consideration of new locations for the Cruising Yacht Club and the Mangles Bay Fishing Club.



Aerial images courtesy: City of Rockingham

Background

Cape Peron is highly valued by Western Australians – and particularly the local community – as a coastal park in an urban setting, with significant environmental and heritage values. It supports a range of recreation activities and is home to several clubs and community uses.

The study area comprises mostly State-owned land of high environmental and heritage significance, with some historic – and complex – tenure arrangements.

A Working Group, supported by a Community Reference Group, was established to determine whether any land use changes were appropriate and to make recommendations to State Government about the future of Cape Peron.

They considered:

- tourism, commercial and low impact, short-stay accommodation opportunities
- protection of significant environmental values/assets
- coastal setbacks
- regional road requirements
- recreation and community needs and impacts
- bushfire risk/ management
- port facility requirements (if any)
- land tenure
- Aboriginal and historic heritage.

The strategy was informed by consultation with the community and key stakeholders, including online community engagement, with 853 survey responses, and 2,662 visits to an interactive map. Responses focused on:

- protecting and enhancing environmental values, including designation of a Class A reserve
- better public access with improved amenities and facilities
- recognition of Aboriginal and historic heritage
- providing greater certainty about land tenure and land uses.



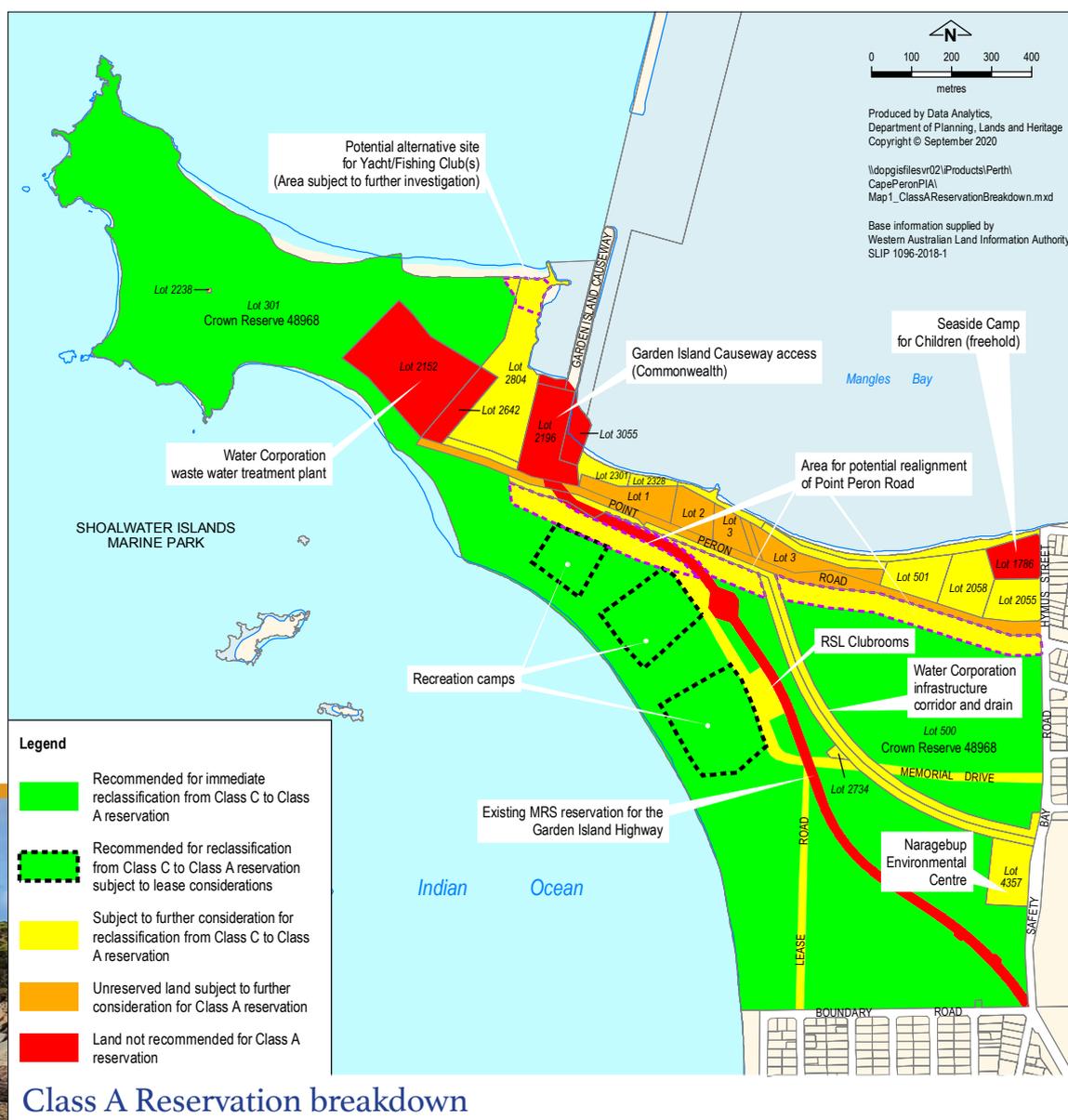
Recommendations

The State Government has endorsed the Working Group's recommendations to guide more detailed work on implementing the strategy.

I. Class A Reserve

Most of Cape Peron will be classified as one or more Class A reserves under the *Land Administration Act 1997* in stages:

Stage 1 comprises most of Reserve 48968, currently classified as a Class C reserve and making up around two-thirds of the entire site. Stage 1 will get underway within three months of the State Government's endorsement of these recommendations.



Stage 1 does not include:

- Memorial Drive
- Lease Road
- the Metropolitan Region Scheme (MRS) Other Regional Roads reservation for Garden Island Highway
- an area extending approximately 50 metres south of Point Peron Road (to allow for further investigations into the road alignment)
- the existing recreation camp sites
- the RSL club rooms
- an existing cleared area north of the wastewater treatment plant (under investigation as an alternative location for the fishing and yacht clubs).

Many of these areas require further work by State Government agencies and will be considered for classification as Class A reserves under following stages.

2. MRS amendment

The Department of Planning, Lands and Heritage will prepare an amendment to the Metropolitan Region Scheme, for consideration by the Western Australian Planning Commission, to transfer land from the Port Installations reservation to:

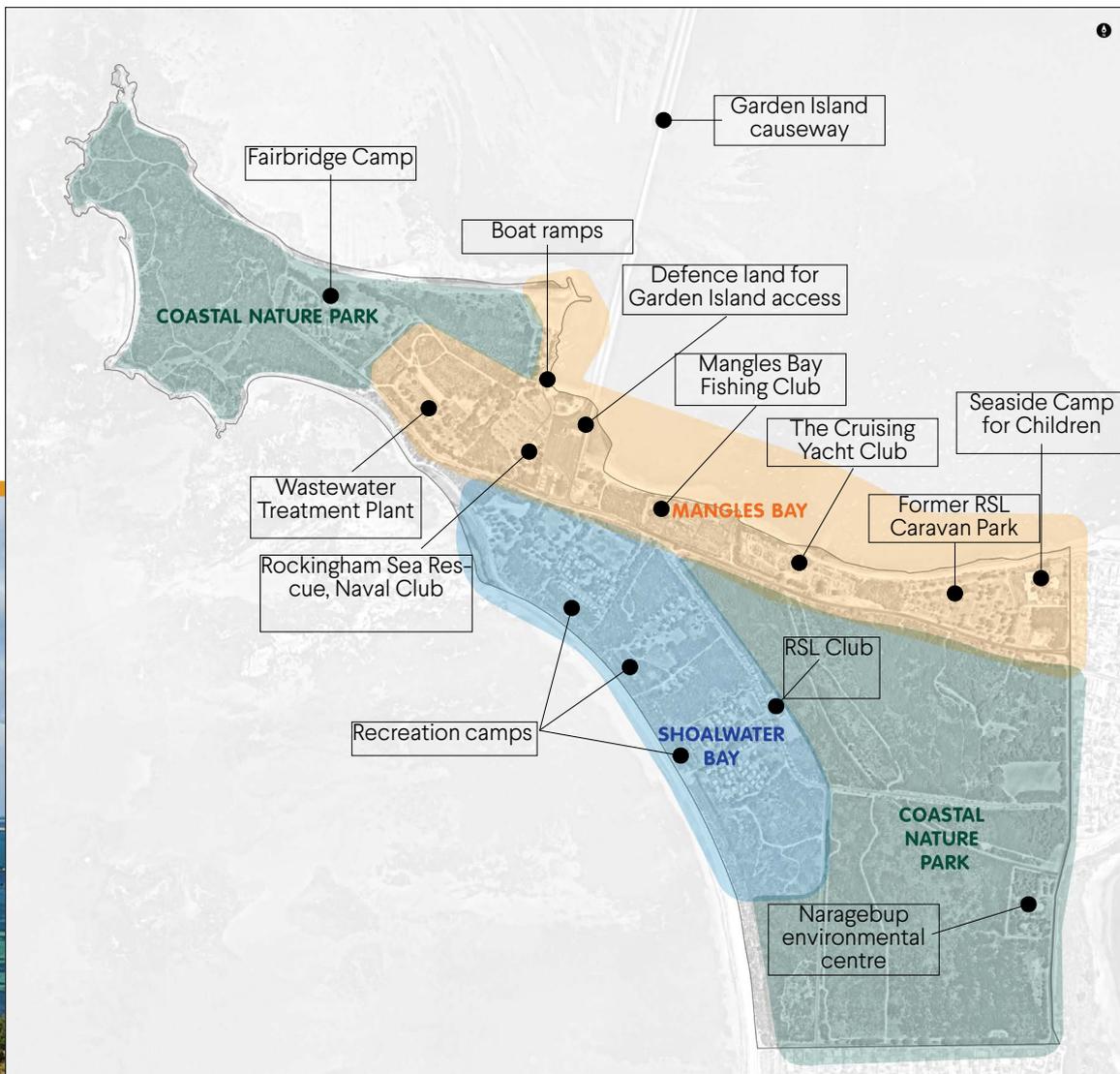
- Public Purposes – Commonwealth Government reservation, for land owned or managed by the Commonwealth
- Parks and Recreation reservation for the balance.

This work will commence within 12 months of the State Government's endorsement of the recommendation.



3. Precincts

The Working Group identified areas where there was expected to be little or no change, and other areas where future land uses were given more consideration. This resulted in three precincts where the Working Group identified preferred uses, opportunities and matters requiring further investigation.



Plan 5: Precincts and Existing Land Uses



Coastal Nature Park Precinct

The Coastal Nature Park Precinct comprises the western end of the Cape, and the eastern area generally south of Point Peron Road and east of Memorial Avenue-Lease Road. These areas are largely undeveloped, with the Fairbridge camp in the west and the Naragebup environmental centre in the east.

The western end of the Cape also includes areas of Aboriginal and historic heritage significance. The Working Group considered there was unlikely to be any change to land use in these areas, and the existing cultural and environmental values should be preserved and enhanced, and public access and facilities improved.

Mangles Bay Precinct

The Mangles Bay Precinct comprises the area generally north of Point Peron Road, and includes the following land uses:

- Defence (Commonwealth) land used to access the Stirling Naval Base on Garden Island
- wastewater treatment plant
- public boat ramps
- Rockingham Sea Rescue
- Naval Club
- Mangles Bay Fishing Club
- The Cruising Yacht Club
- Seaside Camp for Children (privately owned)
- former RSL caravan park (currently vacant).

The Working Group considered there was unlikely to be any change to the Commonwealth land, wastewater treatment plant, public boat ramp facilities, Rockingham Sea Rescue, Navy Club and the Seaside Camp for Children. However, the future of the yachting and fishing clubs require further consideration, given they are located within a coastal erosion hotspot – refer to recommendation 6. The Working Group considered the site of the former RSL caravan park on Point Peron Road could be suitable to be used as a caravan park again (but not for permanent residents) – this would be subject to an operator obtaining the necessary approvals.

Shoalwater Bay Precinct

The Shoalwater Bay Precinct is generally southwest of Memorial Drive, and includes four existing recreation camps (holiday homes leased by private groups) and the RSL clubrooms, and former recreation camp sites that are now vacant. The Department of Biodiversity, Conservation and Attractions will prepare a policy about the future management of the remaining recreation camps – refer to recommendation 7. The Working Group considered the former recreation camp sites that are now vacant present an opportunity for low-impact, short-stay accommodation, such as eco-tents, 'glamping' or cabins. Further consideration will be given to this proposal as part of the preparation of the policy referred to in recommendation 7.



4. Garden Island Highway

The alignment and design of Garden Island Highway (identified as an Other Regional Roads reservation in the MRS) to be appropriately considered, in consultation with the Department of Defence, and cognisant of the environmental values of Cape Peron and Lake Richmond.

5. Transport needs

The City of Rockingham, in consultation with the Department of Planning, Lands and Heritage, and the Department of Defence, will prepare a transport study that could include:

- the local road network within the Cape Peron study area and external connections
- improved pedestrian and cycle links
- the need for additional parking at key destinations
- potential impacts on the alignment of Point Peron Road.

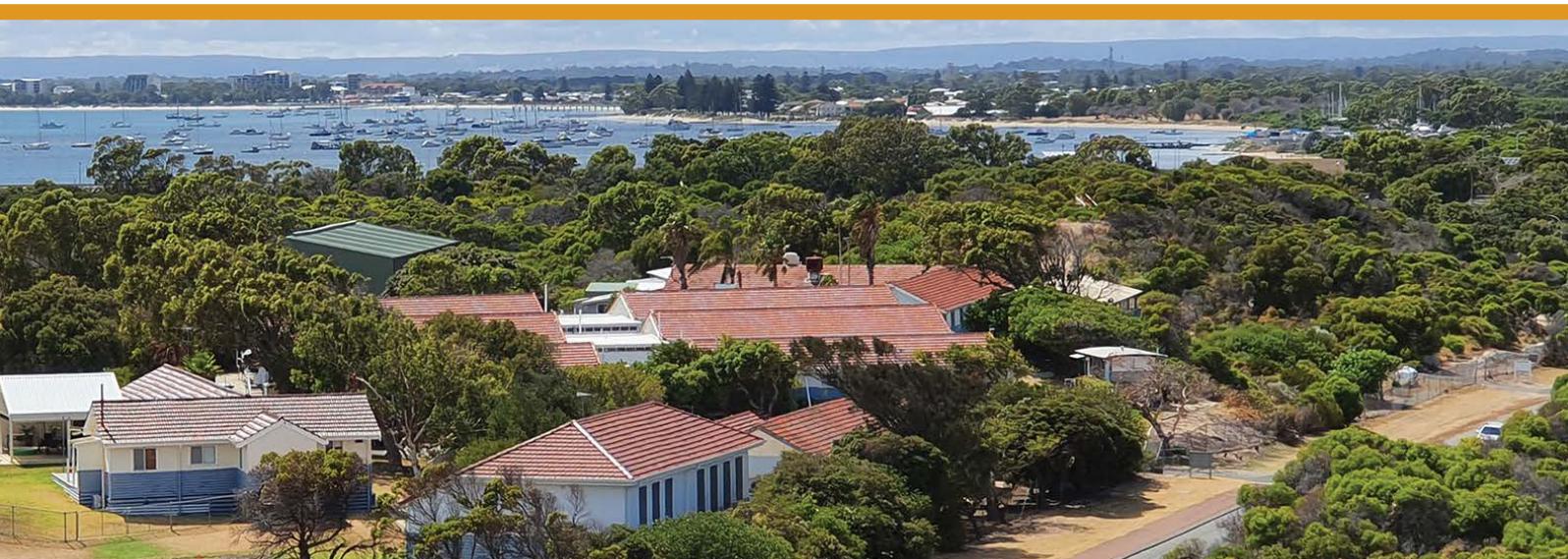
6. The Cruising Yacht Club and Mangles Bay Fishing Club

The Department of Transport will undertake further investigations to confirm the long-term location/s of The Cruising Yacht Club and the Mangles Bay Fishing Club at Cape Peron.

Considerations include:

- coastal erosion issues identified in the City of Rockingham Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) and State Planning Policy 2.6
- potential impacts on the alignment of Point Peron Road
- the potential for facilities to be shared by the clubs
- opportunities for greater public use of the facilities
- improving the visual appearance of the facilities
- identifying appropriate locations for the clubs
- reducing environmental and coastal erosion impacts.

These investigations are to be concluded within 18 months of the State Government's endorsement.



7. Recreation camps

The Department of Biodiversity, Conservation and Attractions will prepare a policy for the long-term management of the remaining recreation camps, including their transition to short-term accommodation or publicly-accessible recreation areas.

8. Regional Park management

The Department of Biodiversity, Conservation and Attractions will consider the investigations and recommendations of the Working Group when preparing an updated Recreation Masterplan for Cape Peron/Lake Richmond and any review of the Rockingham Lakes Regional Park Management Plan, including potentially incorporating the land that is transferred from the Port Installations reservation to the Parks and Recreation reservation under the MRS.

9. Governance

An appropriate governance structure is to be established by the State Government to oversee the implementation of the Working Group's recommendations.



The Department of Planning, Lands and Heritage 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.

Disclaimer

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Published by the
Western Australian Planning Commission
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140 William Street
Perth WA 6000

Locked Bag 2506
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Published August 2021

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