



June 2023

Metropolitan Region Scheme Amendment **1397/57** (Minor Amendment)



Rationalisation of Mangles Bay Foreshore

Report on Submissions
Submissions

City of Rockingham

**Metropolitan Region Scheme
Amendment 1397/57
(Minor Amendment)**

Rationalisation of Mangles Bay Foreshore

**Report on Submissions
Submissions**

City of Rockingham



June 2023

Introduction to Metropolitan Region Scheme minor amendments

The Western Australian Planning Commission (WAPC) is responsible for keeping the Metropolitan Region Scheme under review and initiating changes where they are seen as necessary.

The Metropolitan Region Scheme (MRS) sets out the broad pattern of land use for the whole Perth metropolitan region. The MRS is constantly under review to best reflect regional planning and development needs.

An amendment proposal to change land use reservations and zones in the MRS is regulated by the *Planning and Development Act 2005*. That legislation provides for public submissions to be made on proposed amendments.

For a non-substantial amendment, often referred to as a minor amendment (made under section 57 of the Act), the WAPC considers all the submissions lodged, and publishes its recommendations in a report on submissions. This report is presented to the Minister for Planning for approval. The amendment takes legal effect with Gazettal of the Minister's approval.

In the process of making a non-substantial amendment to the MRS, information is published as a public record under the following titles:

Amendment report

This document is available from the start of the public advertising period of the proposed amendment. It sets out the purpose and scope of the proposal, explains why the amendment is considered necessary, and informs people how they can comment through the submission process.

Environmental review report

The Environmental Protection Authority must consider the environmental impact of an amendment to the MRS before it can be advertised. While formal assessment would be unlikely for a non-substantial amendment, were it required then an environmental review would be undertaken and made available for information and comment at the same time as the amendment report.

Report on submissions

The planning rationale, determination of submissions and the WAPC's recommendations for final approval of the amendment, with or without modification, is documented in this report.

Submissions

This document contains a reproduction of all written submissions received by the WAPC on the proposed amendment.

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Submissions

Report on Submissions

Metropolitan Region Scheme Amendment 1397/57
Rationalisation of Mangles Bay Foreshore
Report on Submissions

1 Introduction

At its 29 June 2022 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of Section 57 of the *Planning and Development Act 2005*.

The principal differences between the minor and the major MRS amendment processes are that the former includes a 60-day advertising period while the period for the latter is 90 days, the former is not required to be placed before Parliament (for 12 sitting days) while the latter is and there is no requirement for submitters to be offered hearings for minor amendments.

2 The proposed amendment

Purpose

The amendment proposal was described in the previously published *Amendment Report*, and a description of the proposal is repeated below.

The purpose of the amendment is to reclassify approximately 19.8 ha of land along the Mangles Bay foreshore from the Port Installations reserve to the Public Purposes - Commonwealth Government and Parks and Recreation reserves in the Metropolitan Region Scheme (MRS), as shown on *Amendment Figure – Proposal 1*.

The amendment will allow for the continued use of the land for public foreshore access and leased recreation club purposes, whilst protecting the Commonwealth owned access point to the Garden Island Causeway.

3 Environmental Protection Authority advice

On 29 July 2022, the Environmental Protection Authority (EPA) considered that the proposed amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986*.

A copy of the notice from the EPA is in Appendix A of the *Amendment Report*.

4 Call for submissions

The amendment was advertised for public submissions from 13 September 2022 to 18 November 2022.

The amendment was made available for public inspection during ordinary business hours at:

- i) Western Australian Planning Commission, 140 William Street Perth
- ii) City of Rockingham
- iii) State Reference Library, Northbridge.

During the public inspection period, notice of the amendment was published in *The West Australian* and relevant local newspaper/s circulating in the locality of the amendment.

5 Submissions

Sixteen (16) submissions (including one late submission) were received on the amendment. An alphabetic index of all the persons and organisations lodging submissions is at Schedule 1.

Five submissions were of support, one submission was of objection and 10 submissions provided comment or were of non-objection / comment.

A summary of each submission with WAPC comments and determinations is at Schedule 2. A complete copy of all written submissions is contained in this report.

6 Main issues raised in submissions

6.1 Continued Operation of the Seaside Camp under the proposed Parks and Recreation Reservation

The Department of Education (DoE), the City of Rockingham and one landowner raise concerns that the reclassification of the portion of land to be reserved Parks and Recreation may affect operation of the Seaside Camp school site (1 Hymus Street, Peron) in so far as its ability to remain as a permissible land use under the reservation and the ability for the land to be acquired by the State. The DoE also request prior consultation should the reservation impact on the operation of the significant and highly utilised facility.

WAPC Response: As the Seaside Camp for Children is already classified as a reservation being Port Installations under the region scheme, the proposal to re-classify the subject land to the Parks and Recreation reservation does not alter whether the land can be acquired by the State. Furthermore, re-classifying the reservation under the MRS will not affect the permissibility of the existing land uses at the Seaside Camp for Children.

Any potential development or land use change will be subject to the provisions of the WAPC Development Control Policy 5.3 - Use of Land Reserved for Parks, Recreation and Regional Open Space (DC 5.3). As the Seaside Camp for Children land use is consistent with the Policy Measures of DC 5.3 in that the facilities provide for community activities and education for youths with disability, there are no foreseen planning framework compatibility issues restricting on-going operations of the site.

Furthermore, the organisation was consulted in the Cape Peron working group investigations which informed the recommendation to reserve the amendment area as Parks and Recreation under the MRS. Therefore, consultation with the operators of the subject site is satisfied for the purposes of the amendment.

Submissions noted, with no changes undertaken.

6.2 Achieving the intent of the Cape Peron Working Group Recommendations

Three submitters raise concern that the amendment does not deliver the Cape Peron Working Group Recommendations including the intent to protect, conserve

and enhance coastal zone values of the land and to progress towards making Cape Persona Class A reservation.

WAPC Response: The rationalisation of the reservations under the MRS ensures that any future development and land use changes will be subject to the appropriate planning framework, such as DC 5.3 for the Parks and Recreation reservation, which better enables the land to be protected for ecological, recreation and landscape purposes. This is consistent with the intent of the Cape Peron Working Group Recommendations.

Whilst the Amendment itself does not facilitate action to make Cape Peron a Class A reservation, nor facilitate any landscaping or access improvements to enhance coastal values, applying the appropriate planning framework ensures that the land is protected from land use and development that conflicts with the Cape Peron Working Group Recommendations. Those actions can appropriately be undertaken subsequent to the amendment.

Submissions noted, with no changes undertaken.

7 Determinations

The responses to all submissions are detailed in Schedule 2 - *Summary of submissions and determinations*. It is recommended that the amendment be adopted for finalisation as advertised.

8 Coordination of local and region scheme amendments

Under section 126(3) of the *Planning and Development Act 2005* the WAPC has the option to concurrently rezone land being zoned Urban under the MRS to a "Development" zone (or similar) in the Local Planning Scheme. As no land is being zoned Urban section 126(3) of the *Planning and Development Act 2005* is not applicable.

9 Conclusion and recommendation

This report summarises the background to minor amendment 1397/57 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the advertise amendment as shown generally on the Amendment Figure - Proposal 1 in Schedule 3, and in detail on the MRS Amendment Plan listed in Appendix 1, should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning approves the amendment.

10 Ministers decision

Amendments to the Metropolitan Region Scheme using the provisions of section 57 of the *Planning and Development Act 2005* require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

MRS Amendment 1397/57 is now finalised as advertised and shown on WAPC Amending Plan 3.2788 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on 20 June 2023.

Schedule 1

Alphabetical listing of submissions

Alphabetical Listing of Submissions

MRS Amendment 1397/57

Rationalisation of Mangles Bay Foreshore

Submission Number	Name
13	Andersen, Jarl
6	ATCO Gas
14	Biodiversity, Conservation and Attractions, Department of
9	Burns, Professor George
1	Education, Department of
7	Fire and Emergency Services, Department of
5	Health, Department of
4	Mines, Industry Regulation and Safety, Department of
10	Mumme OAM, James
3	Primary and Industries and Regional Development, Department of
8	Water Corporation
2	Water, Environment and Regulation, Department of
11	<i>Name removed at the request of the submitter</i>
12	<i>Name removed at the request of the submitter</i>
15	Main Roads Western Australia

Late Submission	Name
16	Rockingham, City of

Schedule 2

Summary of submissions and determinations

REFER TO THE SUBMISSIONS SECTION FOR A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION

Submission: 1
Submitted by: Department of Education
Summary of Submission: COMMENT

The Department of Education (DoE) makes no objections to the proposed amendment as it would not impact on the student enrolment demand and amenity of any nearby schools in the locality. However, DoE raises concern that any changes to the land use classification on the Seaside Camp for Children (previously operated by the Department of Education) may impact on the operation of this significant and highly utilised facility and requests that prior consultation occurs should this be the case.

Planning Comment: Comments noted. Refer to “*Part 6.1 - Continued Operation of the Seaside Camp under the proposed Parks and Recreation Reservation*”.

Determination: Submission noted.

Submission: 2, 3, 4, 5, 6, 7, 14, 15
Submitted by: Department of Water and Environmental Regulation, Department of Primary Industries and Regional Development, Department of Mines Regulation and Safety, Department of Health, ATCO Gas, Department of Fire and Emergency Services, Department of Biodiversity Conservation and Attraction and Main Roads Western Australia.
Summary of Submission: COMMENT

The above State Government agencies and infrastructure providers raise no objections, no comment or provide general comments on the amendment.

Planning Comment: Comments noted where applicable to future development.

Determination: Submissions noted.

Submission: 8
Submitted by: Water Corporation
Summary of Submission: COMMENT

The Water Corporation (WC) comments that their infrastructure within the Amendment area should be protected and located within road reserves as no future development should be allowed near the infrastructure. The proponent is required to fund the full cost of protecting,

relocating, or modifying any of the existing infrastructure which may be affected by the above proposal.

Planning Comment: Comments noted. The Amendment does not contemplate future development within the subject area. The WC advice applies to any future development proposals within the Amendment area that may have an impact on the WC infrastructure.

Determination: Submission noted.

Submission: 9

Submitted by: Professor George Burns (interested resident)

Summary of Submission: OBJECTION

The submission raises various concerns regarding the intent for the amendment to protect, conserve and enhance coastal zone values and states that the amendment does not meet the objectives of State Planning Policy 2.0 – Environment and Natural Resources Policy (SPP 2.0), State Planning Policy 2.6 – Coastal Planning (SPP 2.6) and State Planning Policy 2.8 – Bushland Policy (SPP 2.8) for the Perth Metropolitan Region.

The submission states that the development and land uses of the existing members-only recreation land uses (fishing and yachting clubs), the Seaside Camp for Children and Development WA and City of Rockingham owned lots are not consistent with the proposed Parks and Recreation reservation.

The submission also makes recommendations to incorporate into the Amendment, including; options to vest land to the DBCA, the removal of the Garden Island Highway from the proposal, the imposing of limits on lease terms for the recreation clubs involving identification of the preferred long-term locations, including the land in a Class A reservation and incorporating the Cape Peron Coastal Park Concept Plan into the amendment.

Planning Comment: Comments noted. Refer to “*Part 6.2 - Achieving the intent of the Cape Peron Working Group Recommendations*”.

The rationalisation of the land as Parks and Recreation in the MRS does not govern the lease terms of the existing recreation clubs nor any land ownership arrangements. However, the reclassification of the land from Port Installations to Parks and Recreation ensures that any future development and land use changes will be subject to the appropriate planning framework, such as the DC 5.3 policy.

This framework enables the land to be protected for ecological, recreation and landscape purposes. In this respect, the amendment is consistent with the SPP 2.0, SPP 2.6 and SPP 2.8 as it ensures that the land is governed appropriately to better protect natural resources including the abutting coastal reservation north of the amendment area and the abutting Bush-Forever Site 355 south of the amendment area.

Furthermore, reserving the land appropriately also provides the opportunity for the DBCA to include the amendment area (with the exception of land proposed to be reserved Public Purposes - Commonwealth Government) in the review of the Rockingham Lakes Regional Park Management Plan (the Management Plan) and Recreation Masterplan for the Cape Peron area. This is an action to be facilitated subsequent to the MRS Amendment.

With regards to the Garden Island Highway and surrounds, this portion of land is proposed to be reclassified to Public Purposes - Commonwealth Government which separates the reservation classification under the MRS appropriately from the Parks and Recreation reservation. Furthermore, removing the land from the amendment would inappropriately leave the site reserved for Port Installations.

With regards to the Amendment area being included in a Class A reserve, a key recommendation of the Working Group is a staged approach to a Class A reserve for most of Cape Peron, which is being progressed by the Implementation Committee as a priority. Whilst the amendment itself cannot facilitate this action, providing the appropriate planning framework ensures that the land can only be used for Parks and Recreation purposes, and not for Port Installations purposes (such as a port facility) which may prejudice the amendment area and wider Cape Peron from being deemed suitable for inclusion in a Class A reserve.

A copy of the Cape Peron Coastal Park Concept Plan was provided with this submission and was noted.

Determination: Submission noted.

Submission: 10

Submitted by: James Mumme (interested resident)

Summary of Submission: COMMENT

The submitter supports the amendment, however raised concern that it doesn't do anything towards making Cape Peron a Class 'A' reservation nor the subsequent actions laid out in the Amendment Report as per the Cape Peron Investigation area recommendations.

The submission also states that the amendment does not allow for public foreshore access where land is in private ownership and does not meet the objectives of State Planning Policy 2.0 – Environment and Natural Resources Policy (SPP 2.0), State Planning Policy 2.6 – Coastal Planning (SPP 2.6) and State Planning Policy 2.8 – Bushland Policy (SPP 2.8) for the Perth Metropolitan Region in that the MRS does not confirm what is conserved and preserved for recreation.

Planning Comment: Comments noted. Refer to "*Part 6.2 - Achieving the intent of the Cape Peron Working Group Recommendations*".

With regards to the amendment facilitating the action to make the wider Cape Peron area a Class A reservation, a key recommendation of the Working Group is a staged approach to a Class A reserve for most of Cape Peron, which is being progressed by the Implementation Committee as a priority. Whilst the amendment itself cannot facilitate this action, applying the appropriate reservation and planning framework to the land ensures that it can only be used for Parks and Recreation purposes and not for Port Installations purposes (such as a port facility) which is more likely to be a detriment to the wider Cape Peron area being deemed suitable for inclusion in a Class A reservation. Furthermore, the rationalisation of the land as Parks and Recreation in the MRS cannot govern the lease terms of the existing recreation clubs nor land ownership.

However, the reclassification of the site from Port Installations to Parks and Recreation ensures that any future land use changes will be subject to the appropriate planning framework such as the DC 5.3 policy.

This better enables the land to be preserved for ecological, recreation and landscape purposes by only allowing for development and land use change that is compatible with the Parks and Recreation reservation in that it allows for public enjoyment of the reservation for recreation purposes.

In this respect, the amendment is consistent with the SPP 2.0, SPP 2.6 and SPP 2.8 as it ensures that the land is governed appropriately to better protect natural resources, including the abutting coastal reservation and Bush Forever Site 355.

Determination: Submission noted.

Submission: 11

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: SUPPORT

The submitter supports the amendment and advises support for the natural beauty of Point Peron to be preserved for future generations.

Planning Comment: Submission noted.

Determination: Submission noted.

Submission: 12

Submitted by: *Name removed at the request of the submitter*

Summary of Submission: OBJECTION

The submission is opposed the Seaside Camp site being reclassified to Parks and Recreation due to concerns that the State Government can take ownership and control of the land.

Planning Comment: Comments noted. Refer to "*Part 6.1 - Continued Operation of the Seaside Camp under the proposed Parks and Recreation Reservation*".

Determination: Submission dismissed.

Submission: 13

Submitted by: Jarl Andersen (interested resident)

Summary of Submission: COMMENT

The submission suggests improvements be made to the accessibility (pedestrian and cycling) of the Cape Peron area for safety.

Planning Comment: Submission noted.

The WAPC notes that the suggestions are outside the scope of the amendment, however, the reclassification of the portion of the amendment area to the Parks and Recreation reservation provides an opportunity for the DBCA to include this portion of land in the review of the Rockingham Lakes Regional Park Management Plan (the Management Plan) and Recreation Masterplan for the Cape Peron area.

Future DBCA management of the proposed Parks and Recreation reservation will create an opportunity for investment in low-cost infrastructure, such as: pedestrian and cycle paths, water, toilets, seating, bins and landscaping improvements to improve public accessibility and public enjoyment of the land's environmental values.

Determination: Submission noted.

Late Submission: 16 (Late Submission)

Submitted by: City of Rockingham

Summary of Submission: COMMENT

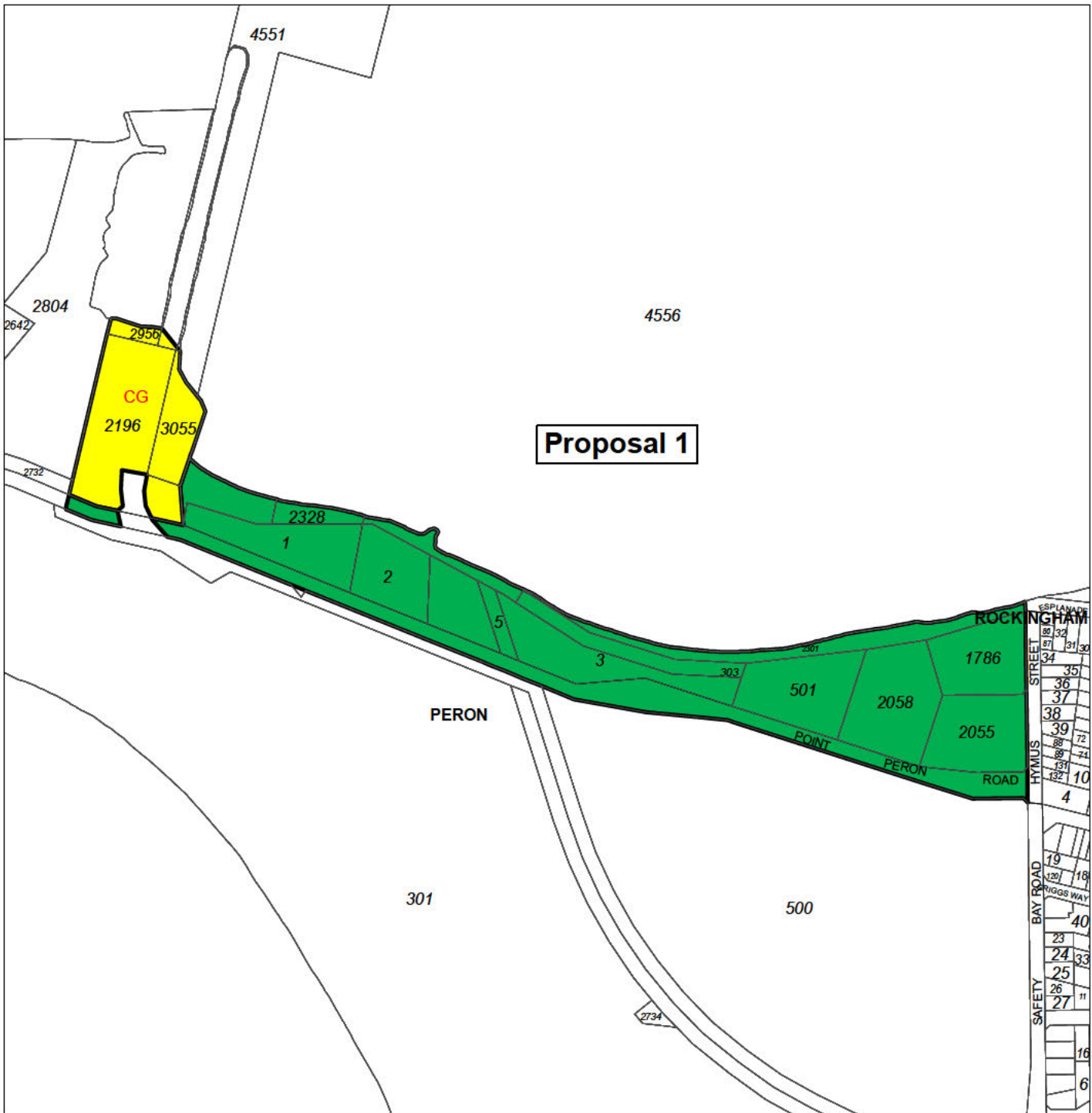
The City of Rockingham (the City) support the amendment and recommends that text be omitted from the draft Amendment Report with regards to land use permissibility to provide clarity that the Seaside Camp school site will remain. The City also confirms that its initial support for the amendment was provided on principle that existing uses will be permissible within the future Parks and Recreation reserve.

Planning Comment: Comments noted. Refer to "*Part 6.1 - Continued Operation of the Seaside Camp under the proposed Parks and Recreation Reservation*". There are no foreseen planning framework compatibility issues restricting the ongoing operations of the Seaside Camp for Children.

Determination: Submission noted.

Schedule 3

**The amendment figure - proposal 1
(as advertised)**



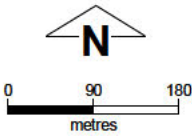
**Rationalisation of Mangles Bay Foreshore
Proposed minor amendment
as advertised**

29 June 2022

Proposal 1

- Proposed Amendment:
- Parks and recreation reservation
 - CG Public purposes reservation - Commonwealth Government

Oracle reference no: 3633
Version number: 1



Appendix 1
List of detail plans
(as advertised)

**Metropolitan Region Scheme
Amendment 1397/57**

Rationalisation of Mangles Bay Foreshore

as advertised

Amending Plan 3.2788

Detail Plans

1.6798, 1.6799

Submissions

From: [AHMAD Ikmal \[Asset Planning and Services\]](#)
To: [Region Planning Schemes](#)
Cc: [STUART Shamie \[Asset Planning and Services\]](#)
Subject: Proposed MRS Amendment No. 1397/57 Rationalisation of Mangles Bay Foreshore
Date: Monday, 3 October 2022 10:25:56 AM
Attachments: [image002.png](#)
[image003.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[Letter response to WAPC on proposed MRS amendment Mangles Bay Foreshore rationalisation.pdf](#)

Attention to: Emily Berry
Planning Officer

Good morning

Please find attached the Department of Education's response in relation to the abovementioned referral.

Regards

Ikmal

Ikmal Ahmad

Principal Consultant – Land Planning
Asset Planning and Services

Department of Education
151 Royal Street, East Perth WA 6004
T 9264 4435 E ikmal.ahmad@education.wa.edu.au
education.wa.edu.au

For land planning referrals and queries, please email to landplanning@education.wa.edu.au

For subdivision referrals and queries, please email to subdivisionreferrals@education.wa.edu.au



Shaping the future

I respectfully acknowledge the Whadjuk Noongar people and their elders past, present and future. They are the traditional custodians of Mandalup (East Perth) where we work.



Department of
Education

Your ref: 833-2-26-60 Pt 1 (RLS/1032)
Our ref: D22/0732441
Enquiries: Ikmal Ahmad

Western Australia Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Emily Berry
Planning Officer

Dear Emily,

**Proposed Metropolitan Region Scheme Amendment No. 1397/57
Rationalisation of Mangles Bay Foreshore**

Thank you for your letter dated 7 September 2022 providing the Department of Education (the Department) with the opportunity to comment on the abovementioned amendment.

The Department has no objections to the proposed amendment as it would not impact on the student enrolment demand and amenity of any nearby public schools in the locality.

Notwithstanding this, the Department wishes to advise that the Point Peron Camp School, previously operated by the Department, which is located in close proximity to the amendment area is operated by a third party and provides valuable and affordable accommodation and activities for schools and other organisations. Any changes to the land use classification on the subject property may impact on the operation of this significant and highly utilised facility. Accordingly, the Department requests for prior consultation should this occur.

Should you have any queries on the above, please contact Ikmal Ahmad, Principal Consultant – Land Planning on (08) 9264 4435, or by email at ikmal.ahmad@education.wa.edu.au.

Yours sincerely

Matt Turnbull
Manager Land and Property

30 August 2022



Your ref: 833-2-28-60 Pt 1 (RLS/1032)
Our ref: RF2042-06, PA 051629
Enquiries: Jane Sturgess, Ph 9550 4228

Western Australian Planning Commission
Locked Bag 2506
Perth WA 6000

Attention: Emily Berry

Dear Emily

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1397/57 –
RATIONALISATION OF MANGLES BAY**

Thank you for providing the proposed MRS Amendment received with correspondence dated 13 September 2022 for the Department of Water and Environmental Regulation (Department) to consider.

The Department does not object to the proposed scheme amendment to transfer land from Port Installations reserve to Public Purposes – Commonwealth Government and Parks and Recreation reserves.

In the event there are modifications to the proposal that may have implications on aspects of environment and/or water management, the Department should be notified to enable the implications to be assessed.

Should you require any further information on the comments, please contact Jane Sturgess at the Mandurah office on 9550 4228.

Yours sincerely

Brett Dunn
Program Manager – Planning Advice
Kwinana Peel Region

27 / 10 / 2022



Department of
**Primary Industries and
Regional Development**

**SUBMISSION
3**

Your reference: 833-2-28-60 Pt 1
(RLS/1032)
Our reference: LUP 1455
Enquiries: Heather Percy

Attention: Emily Berry

Ms Sam Fagan
Secretary
Western Australian Planning Commission

regionalplanningschemes@dplh.wa.gov.au

Date: 18 October 2022

Dear Ms Fagan

Proposed Metropolitan Region Scheme Amendment 1397/57 - Rationalisation of Mangles Bay Foreshore

Thank you for inviting the Department of Primary Industries and Regional Development (DPIRD) to comment on the above proposed region scheme amendment.

DPIRD does not object to the proposal as it does not impact primary industries and is not located in a regional location.

For more information please contact Ms Heather Percy on 9780 6262 or heather.percy@dpird.wa.gov.au

Yours sincerely

Dr Melanie Strawbridge
**Director Agriculture Resource Management Assessment
Sustainability and Biosecurity**

75 York Road Northam 6401
PO Box 483 Northam WA 6401
Telephone +61 (0)8 9690 2000 landuse.planning@dpird.wa.gov.au
dpird.wa.gov.au
ABN: 18 951 343 745

From: [BATTY, Steven](#)
To: [info](#)
Subject: PROPOSED METROPOLITAN REGION SCHEME MRS AMENDMENT 1397/57 - RATIONALISATION OF MANGLES BAY FORESHORE
Date: Wednesday, 26 October 2022 1:11:45 PM
Attachments: [image001.png](#)
[image002.png](#)
[000469.Steven.BATTY.pdf](#)

You don't often get email from steven.batty@dmirs.wa.gov.au. [Learn why this is important](#)

Your Ref: 833-2-28-60 Pt 1 RLS/1032

Our Ref: A0154/202201

Dear Emily Berry

**PROPOSED METROPOLITAN REGION SCHEME MRS AMENDMENT 1397/57 -
RATIONALISATION OF MANGLES BAY FORESHORE**

Please find attached our letter of comment.

Yours sincerely

Steven Batty | Senior Geologist
Geological Survey and Resource Strategy Division

Department of Mines, Industry Regulation and Safety
100 Plain Street East Perth WA 6004
Tel: +61 8 9222 3104
steven.batty@dmirs.wa.gov.au | www.dmirs.wa.gov.au

We acknowledge Aboriginal people as the Traditional Custodians of the lands on which we deliver our services. We pay our respects to elders and leaders past, present and emerging.

DISCLAIMER: This email, including any attachments, is intended only for use by the addressee(s) and may contain confidential and/or personal information and may also be the subject of legal professional privilege. If you are not the intended recipient, you must not disclose or use the information contained in it. In this case, please let me know by return email, delete the message permanently from your system and destroy any copies. Before you take any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.



Emily Berry
Planning Officer
Department of Planning, Lands and Heritage
Sent by Email — info@dplh.wa.gov.au
Locked Bag 2506 Perth WA 6001

Dear Emily Berry

**PROPOSED METROPOLITAN REGION SCHEME MRS AMENDMENT 1397/57 -
RATIONALISATION OF MANGLES BAY FORESHORE**

Thank you for your letter dated 13 September 2022 inviting comment on the proposed Metropolitan Region Scheme (MRS) Amendment 1397/57 - Rationalisation of Mangles Bay Foreshore.

The Department of Mines, Industry Regulation and Safety (DMIRS) has determined that this proposal raises no significant issues with respect to mineral and petroleum resources, geothermal energy, and basic raw materials.

DMIRS lodges no objections to the above MRS amendment.

Yours sincerely

Steven Batty
Senior Geologist
Mineral and Energy Resources Directorate
26 October 2022



Your Ref: 833-2-28-60 Pt 1 (RLS/1032)
Our Ref: F-AA-05498/02 D-AA-22/423169
Contact: Phill Oorjitham 9222 2000

Ms Sam Fagan
Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6000

Attention: Emily Berry

Via email: referrals@dplh.wa.gov.au

Dear Ms Fagan,

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1397/57
RATIONALISATION OF MANGLES BAY FORESHORE**

Thank you for your letter of 7 September 2022, requesting comments from the Department of Health (DOH) on the above proposal.

The DOH provides the following comment:

Water Supply and Wastewater Disposal

The DOH has no objection to the proposal, subject to the amendment complying with the Government Sewerage Policy (2019). Should connection to deep sewerage not be available, the following will be required to support the proposal for onsite wastewater treatment systems:

- Suitable provision for an adequate onsite effluent disposal area is to be accommodated in any planning approval. For on-site wastewater disposal systems to be approved, the site capability needs to be demonstrated to comply with the *Government Sewerage Policy 2019*, via a winter 'site-and-soil evaluation' (SSE) in accordance with Australian Standard 1547 (AS/NZS 1547).
- The *SSE for onsite wastewater management* webpage has been updated based on DWER, Planning and internal comments. Please use the updated version of each document: https://ww2.health.wa.gov.au/Articles/S_T/Site-and-soil-evaluation-for-onsite-wastewater-management

Should you have any queries or require further information please contact Phill Oorjitham on 9222 2000 or eh.eSubmissions@health.wa.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Lindsay', with a stylized flourish at the end.

Dr Michael Lindsay
EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE

11 October 2022

From: [Crowson, Chris](#)
To: [Heather Brooks](#)
Subject: ATCO Response - LM22674 Proposed MRS Amendment 1397/57 - Rationalisation of Mangles Bay Foreshore
Date: Wednesday, 14 September 2022 12:49:58 PM
Attachments: [image002.jpg](#)
[image003.png](#)
[LM22674 - Mangles Bay Foreshore.pdf](#)

Good afternoon

Re: LM22674

ATCO Reference: Proposed Metropolitan Region Scheme Amendment 1397/57 - Rationalisation of Mangles Bay Foreshore

Thank you for your recent correspondence regarding the above mentioned Proposed Metropolitan Region Scheme Amendment 1397/57 Rationalisation of Mangles Bay Foreshore ATCO Gas Australia (ATCO) owns and operates gas infrastructure in the Mangles Bay Foreshore area (see attached pdf.)

ATCO has no objection to the proposed application, based on the information and plan provided.

Advice notes:

1. Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- *Additional Information for Working Around Gas Infrastructure* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>
2. Proposed construction and excavation works need to be managed in accordance with the ATCO document *Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24* <https://www.atco.com/en-au/for-home/natural-gas/wa-gas-network/working-around-gas.html>

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind regards

Chris Crowson

Land Management Coordinator

ATCO, Gas Division, Australia

E. chris.crowson@atco.com

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

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LM22674 - Mangles Bay Foreshore



WARNING
 Refer to cover sheet
 for further
 information

ATCOlcrowson Sep 14, 2022 12:45:44 PM 1: 2,602
 E: 378,502,280 N: 6,428,181,926 GDA94 MGA Zone 50

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From: [DFES Land Use Planning](#)
To: regionalplanningschemes@dph.wa.gov.au
Cc: [Emily Berry](#)
Subject: 1397/57 - Multiple Crown Reserves and Freehold Lots, Point Peron Road Reserve and a Portion of Unallocated Crown Land Mangles Bay - DFES Response
Date: Monday, 7 November 2022 11:11:50 AM
Attachments: [image001.png](#)
[image002.png](#)

You don't often get email from advice@dfes.wa.gov.au. [Learn why this is important](#)

DFES Reference: D00618
Your reference: 833-2-28-60 Pt 1 (RLS/1032)

Dear Sir/Madam,

I refer to your letter dated 13 September 2022 in relation to the referral of the Metropolitan Region Scheme Amendment 1397/57 for multiple lots with the Mangles Bay Foreshore area (Rockingham).

Given the proposal seeks to reclassify multiple lots to Public Purposes – Commonwealth Government reserve and Parks and Recreation reserve as per your correspondence, which may not be considered an intensification of land use, the application of *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP 3.7) may not be required, in this instance.

Please note that the application of SPP 3.7 is ultimately at the discretion of the decision maker.

Should you apply SPP 3.7 then, we request the relevant information pursuant to this policy be forwarded to DFES to allow us to review and provide comment prior to the WAPC's endorsement of the amendment.

Should you require clarification of any of the matters raised please do not hesitate to contact me on the number below.

Kind regards

Michael Ball
Senior Land Use Planning Officer

20 Stockton Bend, Cockburn Central, Perth WA 6164
T: 08 9395 9819 | E: advice@dfes.wa.gov.au | W: dfes.wa.gov.au



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Acknowledgement of Country: DFES acknowledges the Traditional Owners of Country throughout Australia, and their connections to land, sea and community. We pay our respects to Elders past and present.

Development
Services

629 Newcastle Street
Leederville WA 6007

PO Box 100
Leederville WA 6902

T (08) 9420 2099
F (08) 9420 3193



Your Ref: 833-2-28-60 Pt 1 (RLS/1032)
Our Ref: 141427501 - MRS389599
Enquiries: Kevin Purcher
Direct Tel: 9420 2385
Email: land.planning@watercorporation.com.au

03 November 2022

Secretary
Department of Planning Lands and Heritage
Locked Bag 2506
PERTH WA 6001

Attention of: Emily Berry

Re: MRS Amendment 1397/57 - Rationalisation of Mangles Bay Foreshore

Thank you for your letter dated 13 September 2022. We offer the following comments regarding this proposal.

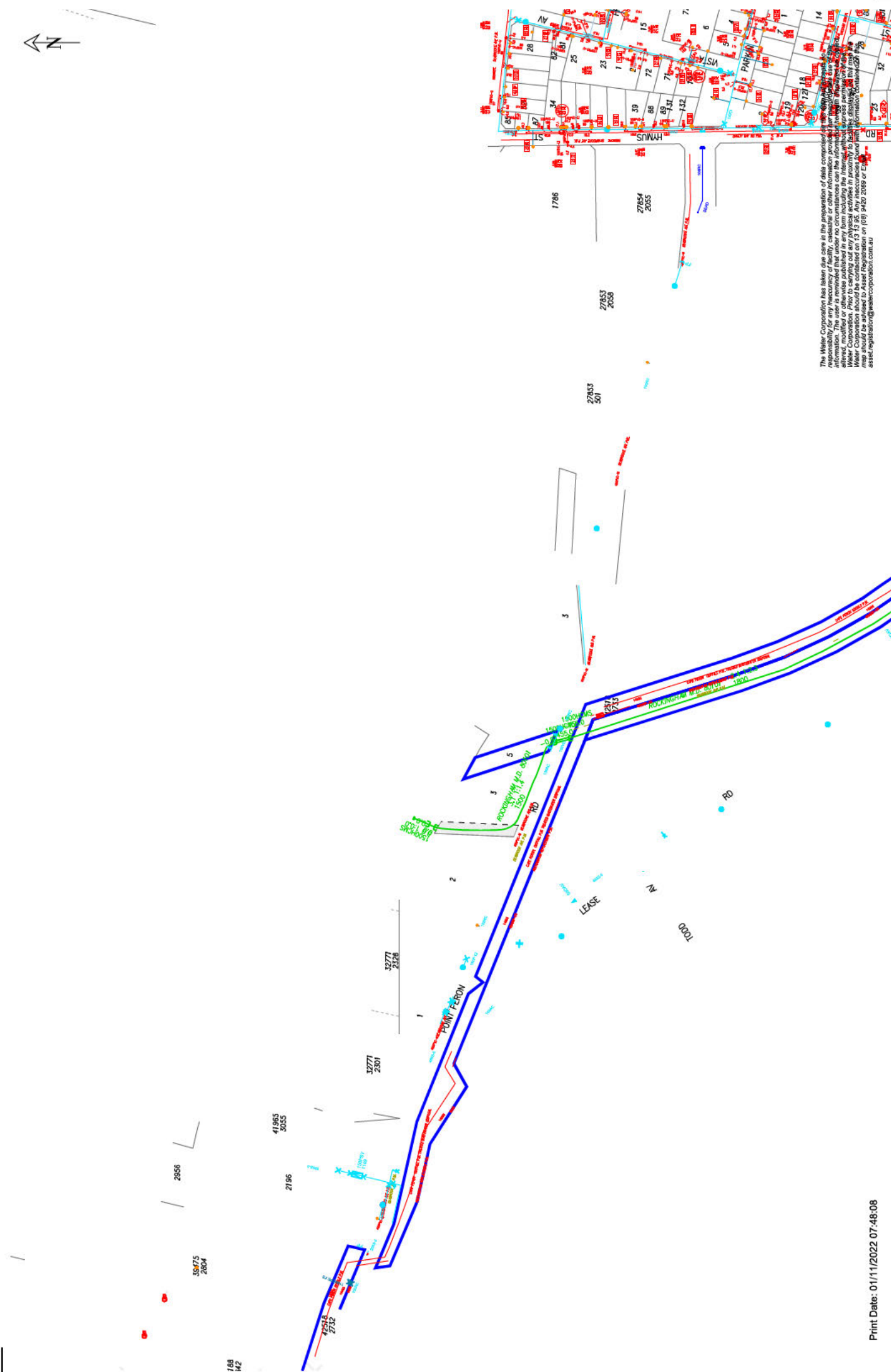
As mentioned in the report the Water Corporation has significant infrastructure and some land holdings within the subject area. (Please note plan attached) The infrastructure should be protected and located within road reserves as no future development should be allowed near the infrastructure. The proponent is required to fund the full cost of protecting, relocating or modifying any of the existing infrastructure which may be affected by the above proposal.

The information provided above is subject to review and may change. If the proposal has not proceeded within the next 6 months, please contact us to confirm that this information is still valid.

Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.

A handwritten signature in black ink that reads "K Purcher".

Kevin Purcher
Senior Planner
Development Services



The Water Corporation has taken due care in the preparation of this computer-generated map. However, the user is advised that the information is provided as a guide only and is not intended to be used as a legal document. The user is reminded that under no circumstances can the information be relied upon for any purpose without the express permission of the Water Corporation. Any inaccuracies or omissions in this information should be referred to the Water Corporation. For more information, please contact the Water Corporation on (08) 9420 2089 or Email: assetregistration@watercorporation.com.au

Scale 1:4000



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Projection: MGA Zone 50 (m)

Print Date: 01/11/2022 07:48:08

Planning and Development Act 2005

Section 57 Amendment (Minor)

Form 57

Submission
Metropolitan Region Scheme Amendment 1397/57

Rationalisation of Mangles Bay Foreshore

To: Secretary
Western Australian Planning Commission Locked Bag 2506
PERTH WA 6001

RegionPlanningSchemes@dph.wa.gov.au

OFFICE USE ONLY SUBMISSION NUMBER

RLS/1042

Title: Adjunct Professor

First Name: George

Surname: Burns

Address: **Contact details removed at the request of the submitter**

Contact phone number:

Email address:

Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? No but do not publish contact details.

Preamble

I am a local resident who has resided in the Shoalwater area for the last 12 years and who frequently recreates and takes visitors to Cape Peron and its beaches.

I am a member of the Friends of Point Peron, and the Cape Peron Coastal Park (Inc.) Steering Committee. I was also a member of the Community Reference Group in the Planning Investigation Area for Cape Peron.

Much of my professional research, writing (including one book and many articles) and practice has been about the value of nature for human wellbeing.

I will make my submission in line with the Amendment Report headings.

1 Purpose

In principle I support the purpose of the amendment to reclassify the foreshores of Mangles Bay from Port Installations to Parks and Recreation reserves.

However, in reality and application, the Amendment Report does not provide for Parks and recreation nor furthers Class A classification for Cape Peron.

I will deal with these concerns under each of the Amendment's heading.

2 Background

The amendment is stated to be for Parks and Recreation. However, none of the existing lots are used for or planned for parks and recreation is limited to two members-only area.

- Lots 2196, 2956 and 3055 are Commonwealth owned for Defence.
- Lots 1,2 and 3 are leased to fishing and yacht clubs for members-only recreation.
- Lots 501 and 2058 are vested to DevelopmentWA.
 - (a) Public access to these lots has been forbidden by Development WA as announced by signs on these two lots, thus denying their use for parks or recreational purposes.
 - (b) DevelopmentWA's control of these lots is a conflict of interest. DevelopmentWA's website states: "DevelopmentWA is the State Government's central development agency operating across Western Australia with diverse portfolios of industrial, commercial and residential projects." This conflicts, first, with the public's wishes for this area and, second, with the Point Peron Land Agreement 1964/1968 when the Commonwealth Government clearly stated that the Point Peron Land was *not* to be used "for private industrial, commercial or residential development."
- Lot 2055 is managed by the City of Rockingham for the purpose of carparking. This is not for Parks.
- Lot 1786 is owned by the Seaside Camp for Children – again not for the purpose of Parks.

Several numbered Reserves are mentioned in the Amendment but these are not included in the attached map. How can we comment on these when we are not advised what they are? For example, where is Reserve 53546 leased by the Cruising Yacht Club?

3 Scope and content of the amendment

This is clear.

4 Discussion

STRATEGIC PLANNING CONTEXT

This section states: "The Framework also recognises the wider Cape Peron area as forming an ecological linkage with Lake Richmond and the wider regional park network." However, as mentioned, *none* of the Lot usage in the Amendment allows for parkland, natural

vegetation or an ecological link between Cape Peron (including Bush Forever 355) and Lake Richmond. Hence the Amendment does not meet this criterion.

Cape Peron Working Group - PIA Investigations and Findings

It is agreed that the Ports Installation is not required.

It is agreed that the ongoing suitability of the yacht and fishing clubs remain under investigation. During this process they should be required to cease from any further clearing of native vegetation.

State Planning Policy 2.0 - Environment and Natural Resources Policy

The SPP 2.0 objectives are not achievable.

The stated SPP 2.0 objectives are to:

- Integrate environment and natural resource management with broader land use planning and decision making.
- Protect, conserve and enhance the natural environment.
- Promote and assist in the wise and sustainable use and management of natural resources.

However, these objectives are not attainable given that none of the Lot usages exist to ensure the protection, conservation or promotion of the natural environment.

State Planning Policy 2.6 – Coastal Planning

The SSP 2.6 objectives are not obtainable.

SSP 2.6 objectives include:

1. Provide for public coastal foreshore reserves and access to them on the coast.

How is this obtainable when the public is denied access to:

(a) the Commonwealth Defence Lots (Attachment 1)

(b) the fishing (Attachment 2) and yacht club (Attachment 3) Lots by locked gates and signage

(c) the DevelopmentWA Lots by its prohibited access signage (Attachment 4), and

(d) the privately owned Seaside Camp also with prohibited access signage (Attachment 5)?

None of these Lots provide public coastal reserves or allow public access. There is no public beach access from the total length of Point Peron Road in this amendment area (i.e. from Hymus Street to Lot 2804, the boat ramp carpark).

2. Protect, conserve and enhance coastal zone values, particularly in areas of landscape, biodiversity and ecosystem integrity, indigenous and cultural significance.

How is this obtainable when the none of the Lot usage is for the protection, conservation or enhancement of these coastal zone values? In fact, we see exactly the opposite. On the Commonwealth Defence, fishing and yacht club Lots there has been extensive clearing of the landscape, biodiversity and ecosystem integrity – some even while this PIA has been in process.

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region

It is stated that the Amendment is consistent with SPP 2.8 in that it will ensure bushland protection and management, and that the majority of the amendment land will be reserved for recreation and conservation purposes.

This is not so. As already stated, none of the Lots included in the amendment exist to ensure bushland protection or conservation. An example is the recent clearing of an extensive section of bushland by the fishing club during the process of this Planning Investigation.

Other amendment related matters

1. What are the plans for Lots 501 and 2058 currently vested in DevelopmentWA? Given the conflict of both objectives and interests between this amendment and DevelopmentWA, will the Amendment support that these Lots be vested to DBCA to ensure the attainment of the Amendment's purpose? If so, when will this proceed?
2. The SPP 2.8 discussion concludes that "Commonwealth Government reserves are both unlikely to encourage any major increase to land use intensity, nor large scale development that will prejudice the adjacent Bush Forever Site 355."

No mention is made of the proposed Garden Island Highway and the impact this will have on Bush Forever Site 355.

The Garden Island Highway would:

- (a) be contrary to the original 1964 Point Peron Land Agreement that stipulated that the use of Point Peron land transferred at that time by the Commonwealth to the State (which included the land subject to the proposed MRS amendment) is to be 'restricted to a reserve for recreation and/or park lands.' In 1968 the Commonwealth confirmed in writing that the land must not be used 'for private industrial, commercial or residential development'.

- (b) bisect the most pristine and largest area of Cape Peron thus impacting on both flora and fauna.
 - (c) impact on recreational use of the Cape by dividing it into 2 separated sections and thus restricting walking and cycling trails through the area.
 - (d) meet with strong public resistance.
3. In August 2021, the Minister of Planning's statement said that the State Government accepted recommendations from the Cape Peron Working Group to designate the vast majority of Cape Peron as a Class A reserve. There is no mention of this in the Amendment which leads to several questions:
 Will the subject area of this Amendment be included in the A Class reserve?
 If not, why is the whole of Cape Peron not being considered an A Class reserve?
 When will the A Class reserve come into effect?
4. Has Planning taken into account the community developed Cape Peron Coastal Park Concept Plan as presented to the Community Reference Group on 20 February 2020 (Attachment 6)?

Recommendations to incorporate in the Amendment

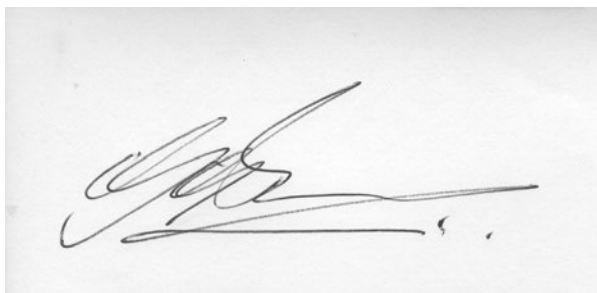
1. Shift the vested Lots 501 and 2058 from DevelopmentWA to DBCA for Parks Reserve to:
 - (a) protect, conserve and enhance the natural environment (SPP 2.0)
 - (b) provide public coastal foreshore reserves and coastal access to them (SPP 2.6)
 - (c) ensure bushland protection and management, with the majority of the amendment land reserved for recreation and conservation purposes (SPP2.8)
2. Create a Parks Reserve on Lots 501 and 2058 similar to those at Churchill Park (Rockingham), Point Walter and Matilda Bay.
3. Shift the management of Lot 2055 from the City of Rockingham (carparking) to DBCA for Parks Reserve.
4. Limit the lease terms for the clubs (Lots 1, 2, 3) to support, plan for and identify preferred, long-term locations.
5. Remove the Garden Island Highway proposal from planning for the reasons listed above.
6. Implement the A Class classification as per the Minister's statement of August 2021.
7. Incorporate the Cape Peron Coastal Park Concept Plan as presented to the Community Reference Group...and attached here (Attachment 6).

I thank you for the invitation and opportunity to comment on this amendment.

You should be aware that:

- The WAPC is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

To be signed by person(s) making the submission

A handwritten signature in black ink on a light-colored background. The signature is stylized and appears to be a cursive name.

Signature

Date 08 November 2022

Note: Submissions MUST be received by the advertised closing date, being close of business (5pm) on 18 November 2022. Late submissions will NOT be considered.

Contacts: Tel - (08) 6551 8002 Fax: (08) 6551 9001 Email: RegionPlanningSchemes@dplh.wa.gov.au Website: <http://www.dplh.wa.gov.au/mrs-amendments>

From: [George Burns](#)
To: [Region Planning Schemes](#)
Subject: Submission Metropolitan Region Scheme Amendment 1397/57 (Attachment)
Date: Tuesday, 8 November 2022 3:41:18 PM
Attachments: [1A Cape+Peron+Coastal+Park+brochure.pdf](#)

You don't often get email from [\[redacted\]](#) [Learn why this is important](#)

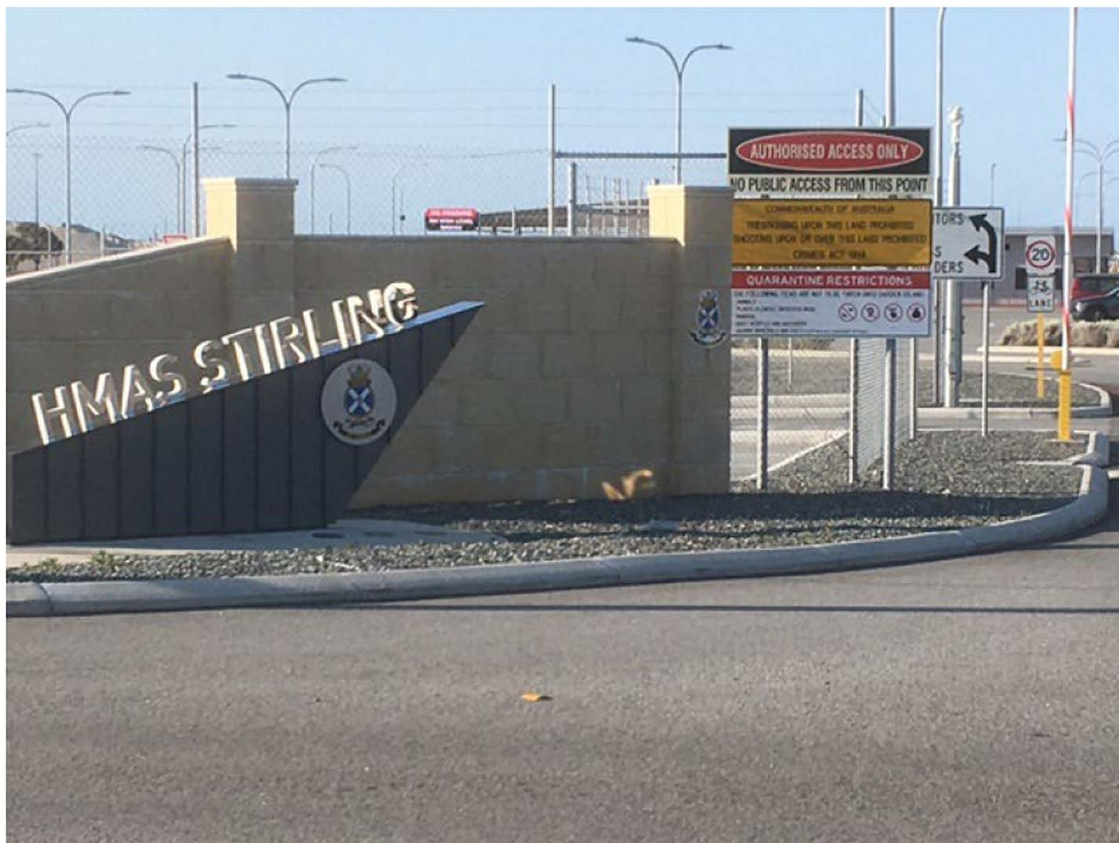
Please find attached the attachments for my earlier emailed submission.

Thank you

George W Burns
Adjunct Professor of Psychology

Contact details removed at the request of the submitter

Attachment 1



Attachment 2



Attachment 3



Attachment 4



Attachment 5




Cape Peron Coastal Park

Concept Plan

Attachment 6



 Cape Peron Coastal Park
Website: cape-peron-coastal-park.com
 @PointPeron



CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

OUR VISION:

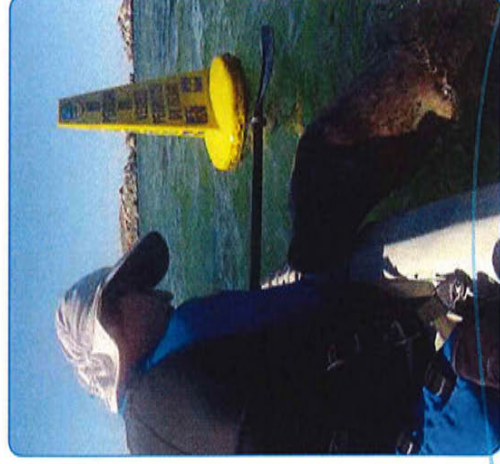
- 1. A Nature-Based Recreational Park** for the people of Rockingham, Perth, and Western Australia in which to play and picnic with family, friends and peers. It will include active recreational features for cycling, walking, snorkelling, diving, kayaking, boating and playing in adventure playgrounds.

It will include passive recreational features for picnicking, sitting in botanic gardens, enjoying a coffee, watching an outdoor movie, listening to a concert, relaxing on a beach and quietly appreciating both nature and seascapes. The coastal park would also provide a variety of services and facilities to all people across the socio-economic range and not just the few who can afford the top-end features of residential canals.
- 2. A Tourist-Attracting Coastal Park** that will draw state, national and international tourists in much the same way that Kings Park is WA's number one tourist attraction with 6 million visitors per annum. Tourists list unspoiled nature as one of the top attractions to visit. With land, coastal, sea and island views that support a rich diversity of terrestrial, coastal and marine birdlife and mammals, the Cape Peron region holds much for the visitor. Add to this the planned recreational areas, botanical walkways, threatened ecological communities, outdoor concerts and movies and the nearby Rockingham Beach Foreshore Precinct with a high level of restaurants, cafes and accommodation and we have a top tourist attraction.

OUR VISION:

- 3. A Diverse Conservation Park** that offers features unseen anywhere else along the Western Australian coast and, indeed, in very few parts of the world. The Cape Peron Coastal Park will include the Federally protected Little Penguin, three Threatened Ecological Communities (Rottnest Island Pines, Thrombolites that have survived for 600 million years, and 10% of the world's remaining seagelands), a rare stand of Tuart trees, the Shoalwater Islands Marine Park (set aside for wildlife conservation) and the ecologically unique Lake Richmond. Lake Richmond alone is the closest fresh water lake to the ocean anywhere in Australia and home to the long-necked turtle as well as 109 species of visiting birds including seven that migrate from the northern hemisphere. It is so threatened that signage at the lake says it is "under extremely high risk of destruction in the immediate future."

- 4. An Economically Viable Park** that will be a low cost alternative to an expensive, destructive canal construction. The Coastal Park will be self-supporting and, through the attraction of both locals and visiting tourists, add to the economy of local businesses and the Rockingham community. Research shows that ecotourist attractions can return \$60 for every dollar spent. To do this just 1% of the Park needs to be 'developed' to economically support the remaining 99% Park. Currently most tourists only visit the Rockingham area for a few hours, primarily going to Penguin Island. The Cape Peron Coastal Park would encourage people to linger longer in the area, enjoy its many features - and spend more money.

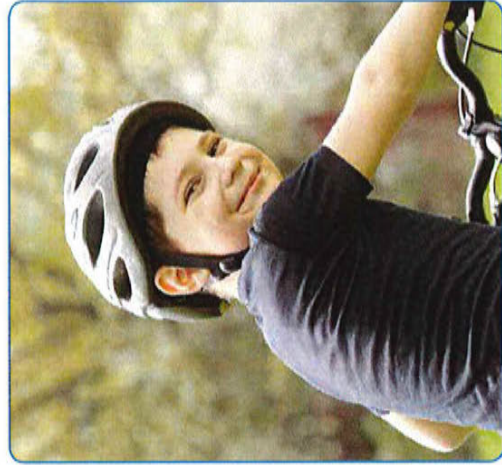


CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

INTRODUCTION:

1. Research shows clearly that people (both tourists and locals) want 'unspoilt nature and beaches' more than cafes and touristic shops. Built features are NOT necessary to put a world class coastal conservation park on the bucket list for visitors. Natural beaches and unspoilt spectacular vistas are. And Cape Peron already has these.
2. Cape Peron IS unique and should be preserved in and of its own right. While it can be economically viable and is essential to individual and community health and wellbeing, conservation of unique natural features should not rely on a business case in order to proceed.
3. Claiming what is essentially a canal suburb will be a tourist drawcard means it will be just one more of the same, competing with Hillarys, Elizabeth Quay, Fishing Boat Harbour, Port Coogee and Mandurah. Facilities built in order to attract visitors only work until someone builds a better one somewhere else. Nature parks, conversely, remain as a constant attraction.
4. In conjunction with the Cape Peron Coastal Park, we support the proposed and approved Wanliss St marina at the East end of Rockingham Beach. This would (a) be a better site for boats as the water is deeper, (b) alleviate the reason for a more environmentally destructive, costly and disruptive canal construction, and (c) help preserve a coastal park for all.



INTRODUCTION:

5. Some relevant ecotourism facts:
 - (a) Surveys of Chinese tourists (a rapidly growing group) show 64% want unspoilt nature.
 - (b) Tourism is becoming one of our major income earners - \$101.6b in 2013-2014.
 - (c) Researchers say ecotourism in protected areas delivers 60:1 annual return on costs.
 - (d) 78% of WVA visitors' dollars are spent within a short distance from Perth.
 - (e) 95% of visitors use just 5% of nature parks - so we don't have to develop much.
6. The Rockingham population is projected to increase by 61.9% in the next 20 years. More people need more parks for their health and well being - not less.
7. The City of Rockingham Strategic Community Plan 2015 - 2025 promotes the Rockingham Beach Foreshore Precinct as a world class tourism lifestyle area with tourism based commercial, retail and food and beverage outlets. The Cape Peron Coastal Park will (a) draw more visitors to the area and (b) link to this precinct by walk and cycle trails as well as by vehicle, thus being in close accord with the City's future plans.
8. The Cape Peron Coastal Park also meets the City's Strategic Community Plan 2015 - 2025 goal of a sustainable environment in which "coastal and bushland reserves are well used and sustainably managed preserving them for future generations to enjoy."
9. Preserving Cape Peron in its entirety and creating a world class protected coastal park is an imperative, not just for WVA and the Rockingham region, but also for people's physical and mental health ... and for WVA's economy.



CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

CONCEPT PLANS FOR THE CENTRAL CAPE AREA:

PRINCIPLE: Use existing areas/facilities/natural resources and degraded areas as much as possible.

- Youth Recreational Area**
 - Youth Recreational Area.
 - Youth facilities such as:
 - a skate park,
 - basketball court and BMX track.

Corner Hymus Street and Point Peron Road.
- Tuart Walkways.**

A botanical garden, incorporating the existing rare stand of Tuarts and Threatened Ecological Community of Rottmest Pine trees, connected by walkways, and including:

 - a coastal plant nursery,
 - a touch/interactive garden,
 - a sensory garden,
 - a native garden, etc.

Immediately north of Peron Park (corner Point Peron Road and Safety Bay Road).
- Aboriginal Circle and Important Aboriginal Areas.**

A dedicated area acknowledging the culture, history, art and stories of the original people. Designed as a circle around a symbolic fire and with interpretive signage.
- Café.**

Positioned to service the botanical gardens, family recreational area, adventure playgrounds and environment centre similar to those in King's Park. Keep facilities to service visitors (such as cafes/tourist shop) close to Safety Bay Road for accessibility of the public and preservation of the park.
- Family Recreational Area.**

Use the cleared and mown Peron Park (corner Safety Bay Road and Memorial Drive) as a family picnic area and open playing field with parkland trees, barbecues and toilets.

- Adventure/Nature playground.**

Built into and utilizing natural features of the park. To include interactive and disabled areas and be constructed in the degraded area immediately west of Peron Park.

- Carpark.**

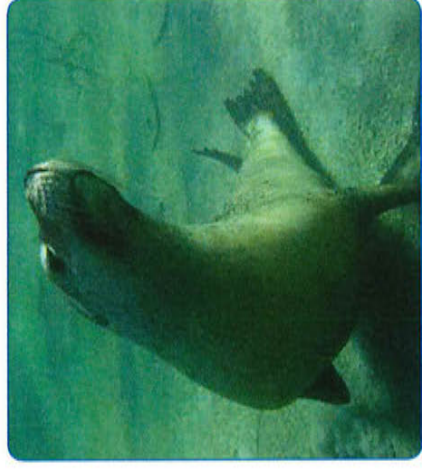
A carpark to service Peron Park (Family Recreational Area), the Adventure Playground, Lake Richmond and walk/cycle trails on Southern side of Memorial Drive where there is existing space between the bushes.

- Walk/Cycle Trails.**

Use existing firebreak and walk tracks as much as possible including the Lake Richmond overflow culvert which would link to the Lake Richmond Environment Walk Trails between tree stands and native vegetation would link the Youth Recreational Area, Tuart Walkways, Café, Community Entertainment area, Point Peron, Lake Richmond and other walk/cycle trails.

- Rockingham Regional Environment Centre.**

Maintain, upgrade and promote the Environment Centre in its current location.



CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

CONCEPT PLANS FOR THE CENTRAL CAPE AREA:

PRINCIPLE: Use existing areas/facilities/natural resources and degraded areas as much as possible.

10. Community Entertainment Area.
Create an entertainment and picnic area in the cleared space immediately south of the Environment Centre. This would be used for concerts, visiting entertainers, outdoor movies, family picnics and other community activities.

11. Fishing and Yacht Clubs.
Work with the clubs in collaborative communication to beautify, upgrade facilities and meet their needs in keeping with a world class park

12. Conservation Reserve.
Preserve the area west of the above developments as a Conservation Reserve to conserve the coastal vegetation that is home to a variety of birds, reptiles and small mammals. Remove non-native species of flora. Restore and retain coastal native vegetation.



13. Walk/Cycle Link.
Extend the current walk/cycle path that runs from Port Kennedy around Shoalwater Bay through the sand dunes west of Lease Road and along the northern side of Memorial Drive, around the Family Recreational Area and Tuart Walkways to Hymus Street so as make a walk/cycle link from Port Kennedy through to Rockingham Beach Foreshore Precinct. An extension would link to Point Peron.

14. Lease Road Closure.
As part of the Scenic Coastal Drive (Route 202), close and remove Lease Road as this (a) does not service any homes or facilities, (b) is subject to 'hoon' behaviour, (c) is scenically uninteresting and (d) unnecessarily divides the Conservation Reserve.

15. Scenic Coastal Drive (Route 202).
Reroute the scenic coastal drive (slightly) along Rockingham Beach Road, the Esplanade, Point Peron Drive (to the tip of the point), continuing back along Memorial Drive (to the Family Recreational Area, Adventure Playground, Tuart Walkways, Environment Centre, and Lake Richmond) to Safety Bay Road, Boundary Road, Arcadia Drive and reconnecting to Safety Bay Road.

16. Vacated Lease Sites.
Remove old abandoned asbestos buildings and restore conservation area.



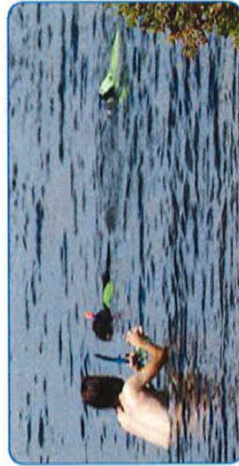
17. Richmond Drain Restoration/Enhancement.
Potential to conduct some earthworks along this man-made water course to enhance ecological function and aesthetic appeal. Such modifications could include things like riffles, meanders and creation of dampland area. Benefits of these works will include soil water retention, habitat creation, biodiversity increase, and more nice places to go.

CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

CONCEPT PLANS FOR POINT PERON:

- 1. Fitness Tracks.**
Walking/jogging tracks to be improved on existing tracks in the Point Peron Park to include the fitness up-hill loop (already popular) and possible fitness stations.
- 2. Interpretive Signage.**
Interpretive signage to be added along the trails as at Penguin Island and Lake Richmond.
- 3. Snorkel trails.**
One already exists on the Shoalwater side of the Point but is poorly maintained. Create and maintain one or two more at Point Peron.
- 4. Historic Preservation Area.**
Restore and preserve the WWII 'K' Battery as a tourist feature. Work closely with other interested parties. Perhaps an interpretive centre and guided tours can be offered.
- 5. Visitor Facilities.**
Add facilities such as change rooms, toilets and drinking water at the two western carparks. Maintain existing facilities such as carpark, boat ramp, beach access, toilet facilities and club rooms on western side of causeway entrance.
- 6. Point Peron Camp School.**
Maintain the Education Department's School Camp for exceptional nature-based education opportunities.



CONCEPT PLANS FOR LAKE RICHMOND:

- 1. Carpark for Lake Richmond.**
Create a carpark and crosswalk on the vacant land on the northern side of the intersection of Lake Street and Safety Bay Road.
- 2. Access Link.**
Provide an accessible link to Lake Richmond's Environment Walk and walk/cycle trails on the western side of Safety Bay Road preferably such as an under- or over-pass but at least a pedestrian crosswalk.
- 3. Walk/Cycle Trails Link.**
Ensure walk/cycle trails that circuit the lake link to the Family Recreational Area, Tuart Walkways, Environment Centre, Community Entertainment Area and, hence through to Point Peron, Rockingham Beach, Shoalwater and Port Kennedy.
- 4. Boardwalk and Lookout.**
Develop and maintain the boardwalk and the lookout at Lake Richmond along the Environmental Walk.
- 5. Interpretive Signage.**
Maintain existing signage.
- 6. Water Quality.**
Improve water input drains with water filtration to protect and preserve water quality in the lake.



CAPE PERON COASTAL PARK

A World Class Coastal Recreation, Tourist and Conservation Park

CONCEPT PLANS FOR SHOALWATER ISLANDS-MARINE PARK (SIMP)

1. Marine Protected Area.

The SIMP status is due for renewal in 2017 when it is open for proposals. We suggest making the Shoalwater Bay Special Purpose Zone (wildlife conservation) and parts of Cape Peron a Marine Protected Area (MPA) where parts of the coast, islands and seabeds are set aside for either partial or total protection from human exploitation. This will protect seagrasses, increase the fish numbers inside and outside the MPA and thus preserve species like the Little Penguin, other marine wildlife, dolphins and sea lions as well as increase stock for recreational fishermen.

2. Walk/Cycle Link.

Use the Walk/Cycle Link mentioned in Central Cape Area point 13 above to connect to Port Kenedy, Shoalwater Point Peron, Lake Richmond and the Rockingham Beach Foreshore Precinct. This could be promoted as a café walk/cycle trail, linking the cafes and restaurants of the above areas.

MANAGEMENT:

1. Collaborative planning
2. Engage local stakeholders (Lease holders, RSL, yachting/fishing clubs, navy, schools)
3. Overall management authority

FUNDING:

The establishment and maintenance of a coastal park for the people should not be argued solely on a business, commercial or economic basis. It offers many other non-market values to a community. Nonetheless, as it needs to be economically viable, we offer the following points:

- (d) Research and experience show that eco-tourism parks (such as at King's Park) are self-sufficient and economically viable.
- (e) Research and experience also show that eco-tourism parks bring in big tourist dollars to the community and State beyond the park
- (f) There are many economic spin-offs. For example, recreational parks offer exercise, relaxation, socialization and wellbeing that reduce community health costs and antisocial behaviours.

Potential sources for capital funding can be sort from:

1. Federal, State and Local Government grants
2. Funders and other corporate sponsors (such as at King's Park)
3. Local organizations and service clubs
4. Leases for park concessions
5. Hire of facilities such as for concerts and outdoor movies

(a) A coastal park is a much lower capital cost alternative to the high cost construction of a canal suburb.

(b) A coastal park can be achieved relatively quickly and thus make a return on investment to the community well in advance of the decade long process of constructing canals.

(c) A coastal park will provide long-term, ongoing returns to local businesses and community compared to a canal construction that will rely primarily on the short-term capital gain from land sales.



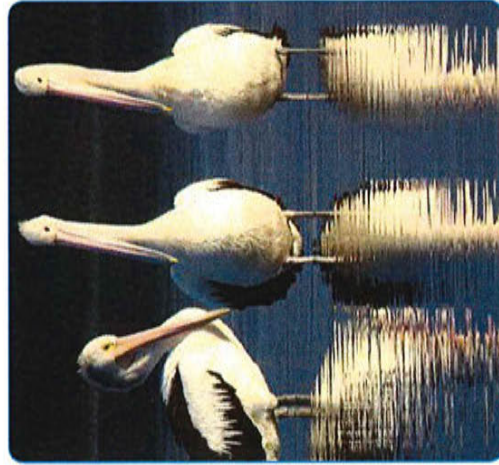
CAPE PERON COASTAL PARK

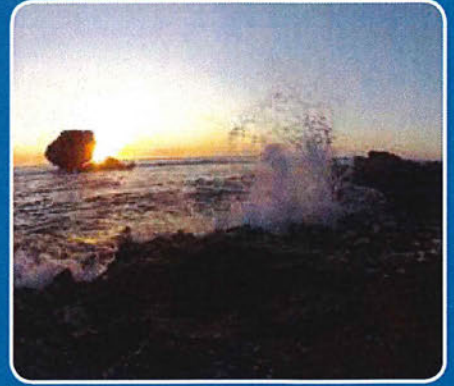
A World Class Coastal Recreation, Tourist and Conservation Park

LOCAL BUSINESS OPPORTUNITIES:

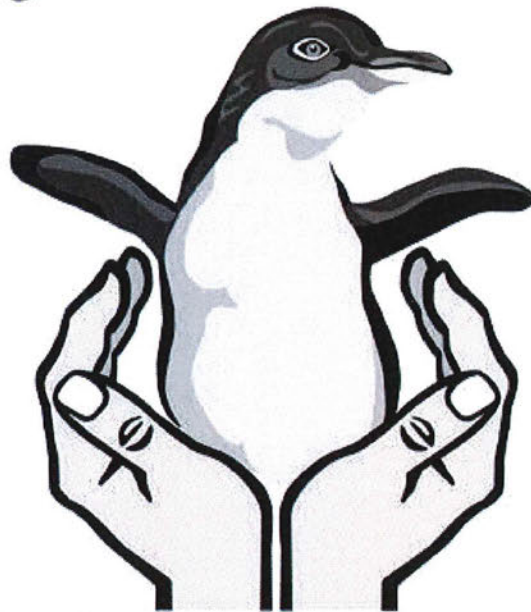
1. Increased tourism for existing cafes, restaurants, shops and businesses
 2. Increased tourism seeking accommodation in the Rockingham area
 3. Café/Restaurant (managed by a current local restaurant?)
 4. Café cycle/walk paths (Rockingham Beach cafes and restaurants, through Palm Beach, Peron Park Café and Pengos at Mersey Point on to Safety Bay and Port Kennedy).
 5. Tourist information centre and shop
 6. Bicycle hire
 7. Kayak hire
 8. Surfcat hire
 9. Dive/snorkeling training, tours and hire (operated by local dive shops)
10. Guided coastal park walks
 11. Historic battery tours
 12. Bus tours from Perth (meals, souvenirs, accommodation)
 13. Concerts (such as at King's Park and Supreme Court Gardens)
 14. Outdoor movies (either commercial or charity)
 15. Shoalwater ferry tours

NB: Penguin Island alone draws 130,000 visitors per annum and \$75 million to the Rockingham area. A world class coastal park will attract more people wanting to stay longer and spend more. By comparison, a park like King's Park is WA's number one visited site with 6 million visitors per annum.





LET'S MAKE IT HAPPEN



CAPE PERON
COASTAL PARK



DPLH Amendment 1397/57 RATIONALISATION OF THE MANGLES BAY
FORESHORE.

To RegionPlanningSchemes@dplh.wa.gov.au.

From

James Mumme OAM

jgmumme@live.com.au

0427 449 166

36 Gloucester Avenue Shoalwater 6169

Convenor, Friends of Point Peron

I am happy for my name to be published.

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H. Planners Lack of Respect for Nature

I. Results of Previous planning decisions

J. Consequences for Biodiversity

PREAMBLE

I make this submission as a citizen scientist and carer with Cape Peron and the Shoalwater Islands Marine Park for the past 22 years. I am a local resident and recreate in the bush, on the beaches and in and on the waters. I have been a member of the Rockingham Bays Seagrass Monitoring Group 2000-2008; Chair of Naragebup Rockingham Regional Environment Centre (2008-2010); Convenor of Friends of Lake Richmond (2004-2006); Founder and Convenor of Friends of Point Peron (2006 to date); Stakeholder in Community Consultation on the Mangles Bay Marina Proposal (2012-14); Member of Preserve Point Peron Inc. and Cape Peron Coastal Park Inc.: Community Member of Cockburn Sound

Management Council (2014-2020; Member of Rockingham Lakes Regional Parks Community Advisory Committee to DBCA (from 2014); Member of the Community Reference Group in the Planning Investigation Area process; Member of City of Rockingham Environmental Advisory Committee (2022-). Thank you for the invitation to comment.

SUMMARY

In general I support the decision to reclassify the foreshores of Mangles Bay from Port Installations.

However as argued in the bolded sections of my submission I believe that the Amendment Report:

Does nothing at all towards Class A for Cape Peron;

Does not provide an opportunity for DBCA to do anything more with the Recreation Master Plan;

It does not reserve any land for conservation (inconsistent with SPP 2.0);

It will not ensure bushland and Bush Forever 355 will be protected and managed (inconsistent with SPP 2.8);

large scale development by the Commonwealth (like the Garden Island Highway) is very likely (contrary to what is claimed);

Perseverates a system of planning decisions that place human concerns at the centre and are prejudicial to nature.

And finally I think it is disappointing that so much time has elapsed and so little has been done while public interest in the Cape is waning and volunteers energy for contributing to something really worthwhile is reducing.

COMMENTS

IN GENERAL

I affirm the decision to reclassify the foreshores of Mangles Bay from Port Installations (as in the Minister's Statement of August 2021). This is long overdue since the proposal to construct a container port was denied back in the 1980s because of impacts on seagrass.

ISSUES

However I believe there remain four kinds of issue with this amendment as an outcome of this Planning Investigation Process: there are

Ten errors or omissions regarding the Amendment Report.

Concerns regarding what the Amendment Report fails to do, and

Wider issues to do with planning for Cape Peron.

Failures to comply with SPP 2.0 and 2.8

ERRORS AND OMISSIONS

- 1 The statement (p1) that “The amendment will allow for the continued use of the land for public foreshore access ...” is inaccurate. Public access to Lots 501 and 2058 has been forbidden by Development WA as announced by signs on the two lots.
- 2 The text (Background p1) refers to Reserves 41965, 32771, 53546, and 32711 but none of these are included in the Amending Figure Proposal 1.
- 3 It is also not clear why this is proposal 1. What are the other proposals ?
- 4 **The claim (p2) that rationalising the Parks and recreation reserves provides an opportunity for DBCA to include the area in the review of the RLRP Recreation Master Plan is misleading. My understanding is that until the Class A declaration is made DBCA’s Recreation Master Plan is on hold. Certainly the many useful measures in that plan have not been able to be implemented. The statement is unclear – how does it provide an opportunity if DBCA can take no action ?**
- 5 **The claim of consistency with State Planning Policy 2.0 is misleading. The Report claims that the amendment is consistent with SPP 2.0 as it “proposes to reserve land as Parks and recreation which is used for recreation and conservation purposes. Four of the lots are reserved for recreation, not conservation: Lots 1,2 and 3 are for the clubs, Lot 1786 is for the seaside. Lots 501 and 2058 are owned by DevelopmentWA which does not do conservation but rather comprise large scale developments that would severely compromise the area.**
- 6 **The claim of consistency with SPP 2.8 Bushland Policy is similarly suspect. There are two issues here. This policy (p4) aims to “... ensure bushland protection and management issues are address and integrated ...” but it is clear that the majority of the land will be reserved for recreation purposes, not conservation.**
- 7 **Second issue with SPP 2.8 is the claim that the Commonwealth Government reserve is “unlikely to encourage any major increase to land use intensity, nor large scale development that will prejudice the adjacent Bush Forever Site 355. This is not true. Stirling Base is currently undergoing massive expansion with more likely in the near future. Traffic is already congested. As the Minister’s statement states the land for the Garden Island highway and a strip on the south side of Pt Peron Road are already or likely to be taken for roads. I contend that these would BF 355 and any future Class A reserve. A total area of at least 4 hectares taken out for potential new road reserves. As well the proposed GIH would bisect the most pristine largest area of Cape Peron**

and the weed infestation along both roads would threaten biodiversity for at least 50 metres on either side of the roads, totally another four hectares. The presence of such roads would serve to further decimate the local mammal, reptile and insect populations. Examples showing weed infestation are evident on Lots 501 and 2058 and most strikingly on the two areas discussed next.

- 8 Here on the east end of Lot 3 and Lot 303 and the west end of Lot 1 and 2 and the unnamed lot to the north major infestations of *Schinus terebinthifolia* have almost completely replaced the remnant native vegetation. The statement in the Report that “Lots 1, 2 and 3 are stated to have “remnant vegetation either side” is not correct. Local landcarers familiar with the Cape and its weeds can assist here, if asked. The trees here are a dramatic example of what can happen if a reserve is not cared for and what happens when planners do not look at the ground.
- 9 The location of Lot 5 on the map appears to be an error. The Water Corporation drain does cross under Pt Peron Road at the site implied on the map does not continue to the sea at this point but continues westwards along Pt Peron Road past Memorial Drive before heading for the sea at the west end of the Fishing Club.
- 10 There appears to be no clarification on the map about some of the Reserves quoted. “Both recreation clubs encroach into Reserve 32771 vested to the Minister for Transport.. The CYC is stated to have a lease over Reserve 53546. What are these reserves ? What is their status ?

WHAT THE AMENDMENT FAILS TO DO

11. The Minister’s statement of August 2021 that the State Government accepted recommendations from the Cape Peron Working Group to designate the vast majority of the peninsula as a Class A reserve has been ignored. In effect **the present Amendment fails to do anything towards Class A status and even fails to mention that this is a preliminary measure towards that declaration.** I am conscious that the planners will say it is not intended to do that. But this does not pass the pub test nor the view from the grassroots. Amendments put out for public approval and comment need to make sense to the public.
12. The Minister’s Statement goes on to state regarding Class A reservation that “Stage 1 comprises most of the area currently classified as a Class reserve and makes up around two-thirds of the entire site. Work to achieve this starts within three months of the

recommendations being endorsed.” There is no explanation in the Report why this stage 1 has been shelved and this amendment now appears to be the first stage. Will it be the final stage ?

13. WIDER ISSUES: THE AMENDMENT PROCESS

Underlying my critique of this Amendment Report is the argument that there is a gap and contradiction between the language and expressed purposes of the MRS and Government Planning in Western Australia and the onground reality and consequences of planning decisions.

On a rhetorical level the MRS is claimed to define what land “must be identified for future housing, employment opportunities, transport, conservation and recreation” (page v) The order of these items will be said not to be significant but I would argue that that order reflects the loud activist voices lobbying for the first three far which far outweigh any speaking for the other two. And plants don’t tend to make much noise!

The assumption is that the MRS is able to evaluate those needs in meaningful and realistic ways. As the Report states “The MRS uses a set of maps and a scheme text to set the planning rules and identify the various zones and reservations.” No mention of the planners actually visiting the lands in question. Instead the needs for housing, employment and transport are believed to be validly assessed through consideration of maps, the scheme text and statistical evidence of current and predicted demographic trends.

That procedure may be to some extent valid but I believe it biases decisions in favour of the built environment and human needs. The deeper question is whether the MRS is able to validly identify needs for conservation and recreation through this book-bound approach. Evidence for these, particularly for conservation, is much harder to quantify and evaluate.

It may be argued that the WAPC relies on the EPA and DBCA for such evaluations. However both the MRS and the EPA do their evaluations in a desktop databased bound manner. In my experience they do not venture out to view the land under questions, let alone venturing to grasp the numbers of the trees and shrubs and weeds on the land, the nature of the soil organisms, the health of the vegetation, the interactions between the nearby buildings and vehicles and nature. Even more unlikely do they attempt to appreciate the emotional and existential experiences of humans living nearby. Some ineffectual attempt has been made recently to take into account the spiritual and psychological reality of First Nations peoples but as Djukan Gorge illustrates this is far from effective. Most DBCA staff, from my observation, are too flat out

maintaining reserves, burning off and fighting fires, fencing and graffiti to be able to critique planning documents with onground knowledge.

One contemporary example of this failure to become acquainted with the reality on the ground is the recent EPA visit to the Peel Harvey Estuary. As guests of PHCC, the EPA were firstly flown over the area and then later met with local people and scientists to talk about the issues. Again no mention of the planners actually visiting the lands in question.

The Planning Investigation Area process leading to this Amendment also illustrates this gap and contradiction. The invitation was made during a meeting of the Community Reference Group by Friends of Point Peron, the community landcare group assisting DBCA to regenerate, to the CRG and the Working Group to have a short tour on site of some of the ecological aspects of Cape Peron. The offer was not taken up.

As a consequence of this gap-riddled process we have an essential contradiction between this present Amendment and the Minister's statement in August 2021. To media fanfare the Minister proclaimed the declaration of Class A status for at least 2/3rds of Cape Peron. But this Amendment ignores this declaration and focusses only on the issue of rationalising the Port Installations reserve. And there is nothing for the conservation of that area.

14. TIMING

It is pleasing that the Planning Investigation Area Process, begun in 2019, has finally produced a result in terms of seeking community input to one aspect of the whole decision and it is reassuring that the rezoning proposed by this amendment contains all of the Mangles Bay foreshore.

However it is puzzling, disappointing and frustrating for several reasons. Why has it taken so long for something to be published? Why has only one part of the Working Group's recommendations has been followed up? Why has the parliamentary decision to confirm the Class A status for Cape Peron has gone nowhere? Why has the implementation of the Cape Peron Recreation Master Plan prepared by DBCA with solid public consultation has been delayed so long; and community group Friends of Point Peron's landcare work has been conducted blind for over three and a half years now?

15. THIS PIA PROCESS

This process began well as promised following the welcome refusal to rezone Cape Peron by the Minister for Planning on recommendation of the WAPC in March 2018. The Minister for Planning's media release in August 2021 contained the claim of 2/3rds of the Cape to be Class A Reserve and the promise

of community consultation on twelve areas labelled “Subject to further consideration for reclassification from Class C to Class A reservation”, five areas labelled “Unreserved land subject to further consideration for Class A reservation” and four areas labelled “Land not recommended for Class A reservation” including most controversially the Garden Island Highway.

We now have invitation to the community to comment over three months on only the land areas to the north of Pt Peron Road. Why is there no timetable for consultation on the remaining recommended excisions ? Surely the community should see that our planners are able to encompass the whole of Cape Peron and come up with a coherent and consistent plan that meets the purposes of SPP 2.0, 2.6 and 2.8

16. PLANNERS’ LACK OF RESPECT FOR NATURE

The history of colonial impact on Cape Peron is the sad story of careless destruction seen so often in Australia which I fear this current Amendment and what it fails to attempt will see repeated. It demonstrates the pre 19th century mentality in which humans are entitled to take what we want from nature and to assume impacts on nature can be ignored. Attempts by the early colonists to grow food and graze animals stripped natural vegetation from the Cape as shown by photos taken of the Tenth Light Horse in 1915 and by Landgate photographs in the 1940s and 50s.

Fence posts from this period still remain in a few parts of the Cape. Rabbits are threatening vegetation on the rocky area to the west in spite of regular attempts to eliminate them.

Since World War Two the Cape has been viewed as fair game for whatever government feels is required. There have been defence facilities, at least seven leaseholds for groups removed from Garden Island for defence reasons, four roads, an oval, fortyseven buildings with associated septic tanks constructed for defence purposes in the 1960s and then removed by 1985, a causeway, a drain from Lake Richmond, a water treatment station, a sewer pipe now duplicated through the Reserve, housing developments to the east and south, the most recent in the early 2000s, and finally the neglect of the two large blocks 2058 and 501 along the waterfront by DevelopmentWA.

As well there have been seriously entertained proposals for a waterski park in Lake Richmond, marinas in the seagrass meadows of Mangles Bay and in the coastal bush of the Class C Reserve and Bush Forever site. The concrete for the waterski park and the septic tanks on the Cape have been left on site.

RESULTS OF PREVIOUS PLANNING DECISIONS

At present the ~180ha of Cape Peron is excised or cut by at least THIRTY excisions (not including firebreaks of which there are seven) all made for what at the time and still today for many were sufficient good reasons . I estimate that the total area of these excisions is around 30ha or 16%. The excisions are

- Pt Peron Road
- Northern Carpark
- Shoalwater north carpark
- Southern Carpark
- Military Lookout
- Two batteries
- Northern access road to John Point
- Camp School
- Water Treatment Station
- Causeway Launching Ramp and carpark
- Gatehouse and Road access to Garden Island
- Mangles Bay Fishing Club
- The Cruising Yacht Club
- Lot 501 owned by Development WA
- Lot 2058 owned by Development WA
- Lot 2055 Council depot
- Seaside Camp for Children (Freehold)
- Memorial Drive
- Former APEX lease
- MUA Leasehold
- RSL Leasehold
- Sister Kate's (partly cleared)
- Aquatic and Family Recreation Leasehold
- RSL Clubrooms
- Water Corporation Drain
- Water corporation SDOOL easement recently enlarged
- Oval
- Naragebup Environment Centre
- Two Water Corporation Pumping stations
- Lease Road

In terms of the integrity of the Cape's biodiversity this already represents a serious loss.

17. CONSEQUENCES FOR BIODIVERSITY

The results for biodiversity of this destruction and ignorance are distressing. Much of the Cape has lost its original vegetation; at least 20 species of weeds

including woody weeds up to 8metres in height have invaded parts of the Cape. Wildlife including kangaroos and wallabies have not been seen for years, and the only quenda Friends of Point Peron have seen in 16 years have been dead, killed by vehicles on the roads. Unknown numbers of birds, reptiles and insects have been killed.

Restoring natural values at Cape Peron is currently costing DBCA a unknown amount each year plus nominal value of volunteers at \$51,000? a year.

18. THREATS TO BIODIVERSITY FROM CURRENT PROPOSALS

Concept of the Garden Island Highway: The mooted three or four lane highway (70m road reserve) will bisect the most intact area of the Cape, spread weed seeds on both sides for up to 50 metres on either side for at least 1 kilometer (a total of seventeen hectares lost to roads or requiring intensive weed control). As well it will reduce the connectivity of one half of the Reserve from the other half and thus further isolate reptiles and mammals further threatening their genetic diversity. Naturelink Perth has discovered distances between natural habitats which different species require in order to maintain genetic diversity and longterm health. This distances begin at 50 metres for some reptile and insect species.

Thank you for your attention.

Submitted to Metropolitan Region Scheme amendment 1397/57 – Rationalisation of Mangles Bay Foreshore
Submitted on 2022-09-29 18:38:39

About you

1 What is your first name?

First name:

Name removed at the request of the submitter

2 What is your surname?

surname:

3 What is your company name?

Company name:

N/A

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Submissions

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I would like the natural beauty of Point Peron to preserved for future generations

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1397/57 Rationalisation of Mangles Bay Foreshore
Submitted on 2022 10 07 14:48:02

About you

1 What is your first name?

First name:

Name removed at the request of the submitter

2 What is your surname?

surname:

3 What is your company name?

Company name:

Self

4 What is your email address?

Email:

5 What is your address?

address:

6 Contact phone number:

phone number:

7 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

Yes

Submissions

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Oppose

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

I ticked Oppose, however it is only part of the Amendment that I oppose. I request that the Seaside Camp for Children be treated differently.

I am not directly involved with the Seaside Camp for Children but do have freinds who have attended camps there. I am a resident of the. City of Rockingham and am keen to see this organisation continue for many years to come.

They are an established organisation that is well used by a number of organisations, both private and public. It has the added advantage of being accessible to people of all abilities, particular wheelchair people, which is not always possible with other similar campsites.

I understand that the amendment report does recognise that the Camp property is in private ownership and supports the continuation of the camp. However the rezoning of the Camp land at No. 1 (Lot 1786) Hymus Street, Peron from Port Installations to a Reserve for Parks & Recreation is not the best solution to the rezoning.

To help the ongoing use and future improvements of the Seaside Camp for Children, rezoning of the property to "Private Recreation" rather than reserving the land for Parks & Recreation would be preferred.

I understand that once land is Reserved under "Reserve for Parks & Recreation" there are provisions for the State Government to take ownership and control of the land. This is not supported.

In summary I request that the zoning be left as it is for lot 1786, Hymas St, Peron or changed to Private Recreation.

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

Submitted to Metropolitan Region Scheme amendment 1397/57 Rationalisation of Mangels Bay Foreshore
Submitted on 2022 11 05 11:07:57

About you

1 What is your first name?

First name:

Jarl

2 What is your surname?

surname:

Andersen

3 What is your company name?

Company name:

4 What is your email address?

Email:

jarl.andersen@bigpond.com

5 What is your address?

address:

19
McKenzie Road
Shoalwater 6169

6 Contact phone number:

phone number:

0427984620

7 Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?

No

Submissions

8 Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?

Support

9 Please type your submission (reasons for support/opposition) into the the box below. Any supporting documents may be uploaded below your submission text.

Submission:

Dear Metropolitan Region Scheme amendment 1397/57, my support is purely guided by a longstanding want for the Mangels Bay area, along with the long neglected Cape Peron Reserve, to be developed in keeping with the area's overall reserve status. Primarily, that is high quality safe public access, disconnected from the only current access reserved for car traffic. The present state of the collective Cape Peron Reserve, denies the public the experience of safe, enjoyable and adventurous access to this unique Perth Metropolitan coastal asset. For too long there has been absolutely no interest (any initiatives trumped by mothballing) shown by the State Government to move this forward in spite of (just in the last twenty years) numerous public consultations, surveys, expressions of interests, talkfests, protests etc. Even the State Premier, who lives here, has only managed to enlarge a carpark (of all things?) and put in a couple of extra boat ramps. But what about building a network of cycle/pedestrian pathways to the quality standard of metropolitan cycleways, OR has the money been reserved for the proposed Victoria Park East Perth magnificent shared path bridge across the Swan River via Heirisson Island? Presently, the ONLY Cape Peron safe access is by car. For Christ's sake don't risk serious injury (perhaps even death) by tempting a bicycle ride along the existing narrow roads (especially, if past by a boatie, towing his/her boat trailer en route to/from the Premier's boat ramps carpark). If one is blessed with good health and fit, it is possible to hike around the Cape Peron reserve along the beach, a wonderful experience, but not for everyone. Even so, make sure to do the hike at low tide for firm sand to walk on. In this context, transfer of lot ownerships between State Government entities is neither here, nor there. What matters is to (long overdue) develop the area, to serve safe public access and provide improved amenity to enhance the community experience of the natural beauty of the Cape Peron reserve. There might even be a tourist dollar in it. Kind regards

Upload supporting documents:

Cape_Peron_Reserve_SharedPath_20220324.pdf was uploaded

Upload supporting documents:

No file uploaded

Upload supporting documents:

No file uploaded

24/03/2022



The question begs; when are we likely to see serious progress with converting the Cape Peron Reserve into a user-friendly environment that meets the broader community's recreational needs?



Department of Biodiversity,
Conservation and Attractions

**SUBMISSION
14**



Your ref: RLS/1032
Our ref: 2017/005478 (PRS 48002)
Enquiries: Catherine Prideaux
Phone: 08 9442 0300
Email: Catherine.Prideaux@dbca.wa.gov.au

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

Attention: Ms Emily Berry

Dear Ms Fagan

PROPOSED MRS AMENDMENT 1397/57 – RATIONALISATION OF MANGLES BAY FORESHORE

Thank you for your letter of 13 September 2022 referring the above proposed Metropolitan Region Scheme amendment to the Parks and Wildlife Service of the Department of Biodiversity, Conservation and Attractions (DBCA) for comments.

DBCA supports the proposed amendment to transfer land from the Port Installations reservation to Public Purposes – Commonwealth Government and Parks and Recreation reservation. The MRS amendment is one of the State Government endorsed recommendations from the Cape Peron (including Mangles Bay) Planning Investigation Area.

Should you have any queries regarding the above comments, please contact Planning Officer Catherine Prideaux of this office on telephone 9442 0300 or by email catherine.prideaux@dbca.wa.gov.au.

Yours sincerely

Benson Todd
REGIONAL MANAGER

17 November 2022

cc. Kathleen Lowry, Director Conservation and Parks Commission

Swan Region
Cnr Australia II Drive and Hackett Drive, Crawley WA 6009
Locked Bag 104, Bentley Delivery Centre, Western Australia 6983
catherine.prideaux@dbca.wa.gov.au
www.dbca.wa.gov.au



Enquiries: Rebekah Hampson (08) 9323 4227
Our Ref: 15/5035 (D22#1190909)
Your Ref: 833-2-28-60 Pt 1 (RLS/1032)

10 November 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001
Attn: Emily Berry

Dear Sir/Madam,

**FEEDBACK REGARDING – PROPOSED METROPOLITAN REGION SCHEME
AMENDMENT – RATIONALISATION OF MANGLES BAY FORESHORE**

Thank you for your correspondence dated 7 September 2022 requesting Main Roads comments on the above. Main Roads has reviewed the proposed amendment and has no objection to the rationalisation.

Main Roads requests that should further amendments to the current documents and/or proposal take place, then these amendments are to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above for review and possible further comments.

If you require any further information, please contact Strategic Planner Rebekah Hampson on (08) 9323 4227 or via email at rebekah.hampson@mainroads.wa.gov.au.

Yours sincerely

Lindsay Broadhurst
Director Road Planning

Our Ref: LUP/2143; D22/209106
Your Ref: 833-2-28-60 Pt 1 (RLS/1032)
Enquiries to: Mr David Banovic

Department of Planning
Lands and Heritage
Re
21 NOV 2022
Scan No
Form No
Scan Qr
Doc No
File No



16th November 2022

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

ATT: Ms Emily Berry

Dear Sir/Madam

Re: Proposed Metropolitan Region Scheme Amendment 1397/57 (Minor Amendment) - Rationalisation of Mangles Bay Foreshore

The City of Rockingham appreciates the opportunity to provide a submission to the Western Australian Planning Commission (WAPC), on the proposal to transfer approximately 19.8ha of land along the Mangles Bay foreshore from the 'Port Installation' reserve to the 'Public Purpose - Commonwealth Government' and 'Parks and Recreation' reserves, under the Metropolitan Region Scheme (MRS).

Cape Peron

The subject land and the wider locality known as Cape Peron is located within the City of Rockingham. Cape Peron is highly valued by the community as a coastal park in an urban setting, with significant environmental and heritage values. It is also popular for a range of recreational activities and is home to several clubs and community uses.

Control of Cape Peron was vested in the Commonwealth of Australia in 1964, when the land was transferred to the State Government on condition that future use was restricted for the purpose of 'Public Recreation' and/or 'Parklands'.

Cape Peron was identified as a Planning Investigation Area (PIA) in 2018, after a proposal for a private Marina development at Mangles Bay was withdrawn by the Minister for Planning.

Cape Peron (including Mangles Bay) Implementation Committee

This Amendment has been informed by the Minister endorsed recommendations of the Cape Peron (including Mangles Bay) Implementation Committee (the 'Implementation Committee') which was established to investigate and consider land use and management options for the Mangles Bay PIA and the broader Cape Peron (following withdrawal of the Marina development).

The Implementation Committee investigations established that the land within the Mangles Bay precinct was no longer required for a port facility and the existing MRS 'Port Installations' reserve can be rezoned and used for other purpose/s.



As a consequence, the Implementation Committee recommended that the existing MRS 'Port Installations' reserve be changed to a 'Parks and Recreation' reserve, except land owned or managed by the Commonwealth, which should be reserved for 'Public Purposes - Commonwealth Government'.

In this regard, the proposed MRS Amendment is consistent with the findings of the Implementation Committee.

Continuation of Landuse

The supporting MRS Amendment Report states that *"the Amendment will permit for the continued use of the land for public foreshore access and leased recreation club purposes, whilst protecting the Commonwealth owned access point to the Garden Island Highway"*.

When consulted prior to the subject MRS Amendment being initiated, the City confirmed its initial support on the basis (and upon confirmation from the Department of Planning, Lands and Heritage), that any future development as identified in the PIA, inclusive of existing land uses will be permissible within the future 'Parks and Recreation' reserve. By extension, this also includes Lot 1786 Hymus Street, occupied by the Alfred Hines Seaside Home for Children.

While it is likely to be an omission in the MRS Amendment Report, the City recommends a minor modification to the above referenced text to provide greater certainty.

Subject to the above text modification, the City supports the proposed MRS Amendment.

Should you have any enquiries with respect to this advice, please contact Mr David Banovic, A/Manager Major Planning Projects on 9528 0374.

Yours faithfully



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A/DIRECTOR PLANNING
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