



Cape Peron

(including Mangles Bay)

Planning Investigation Area

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

Key recommendations are:

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



Aerial images courtesy: City of Rockingham

Background

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

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

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

They considered:

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

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

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



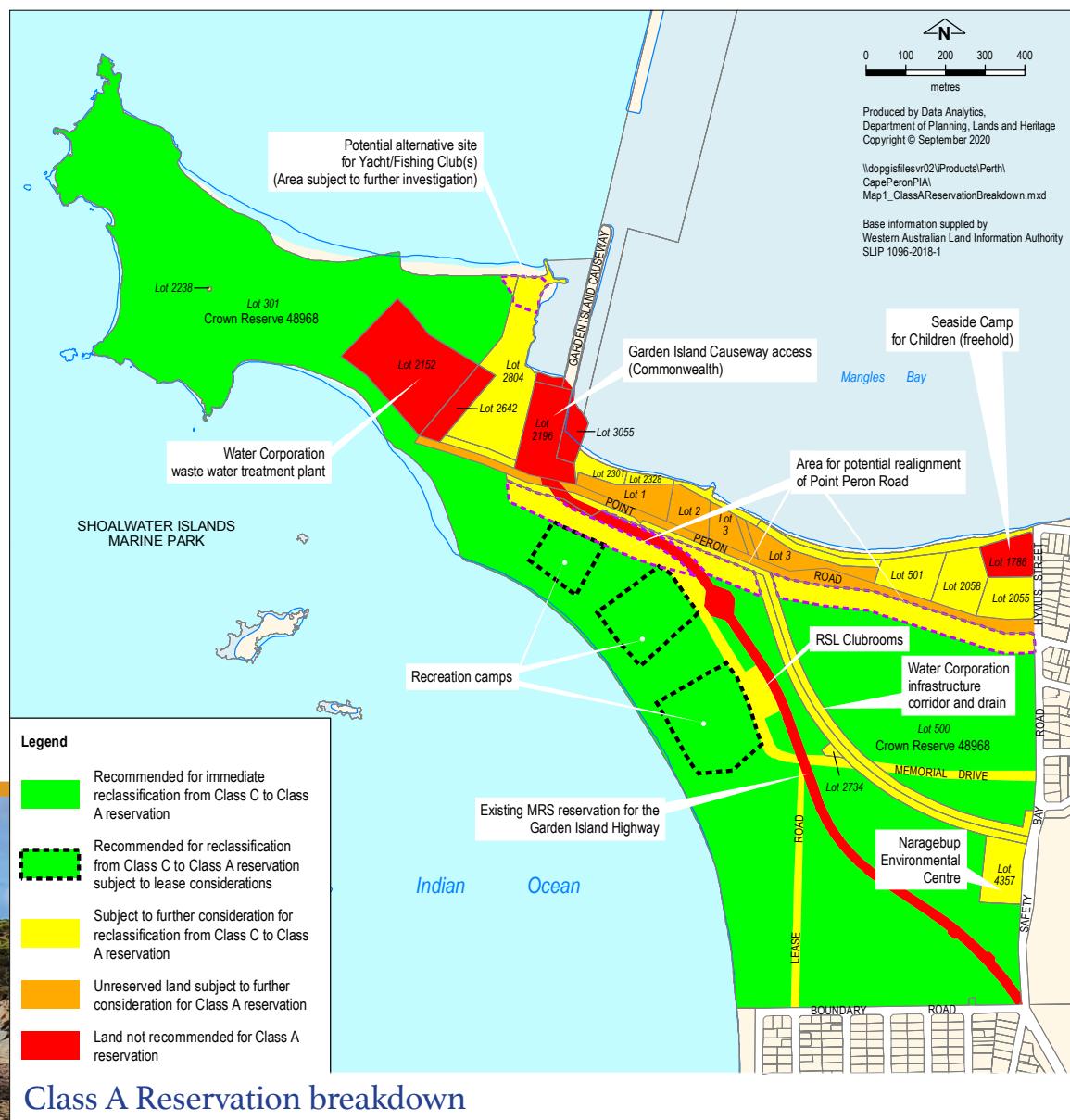
Recommendations

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

I. Class A Reserve

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

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



Stage 1 does not include:

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

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

2. MRS amendment

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

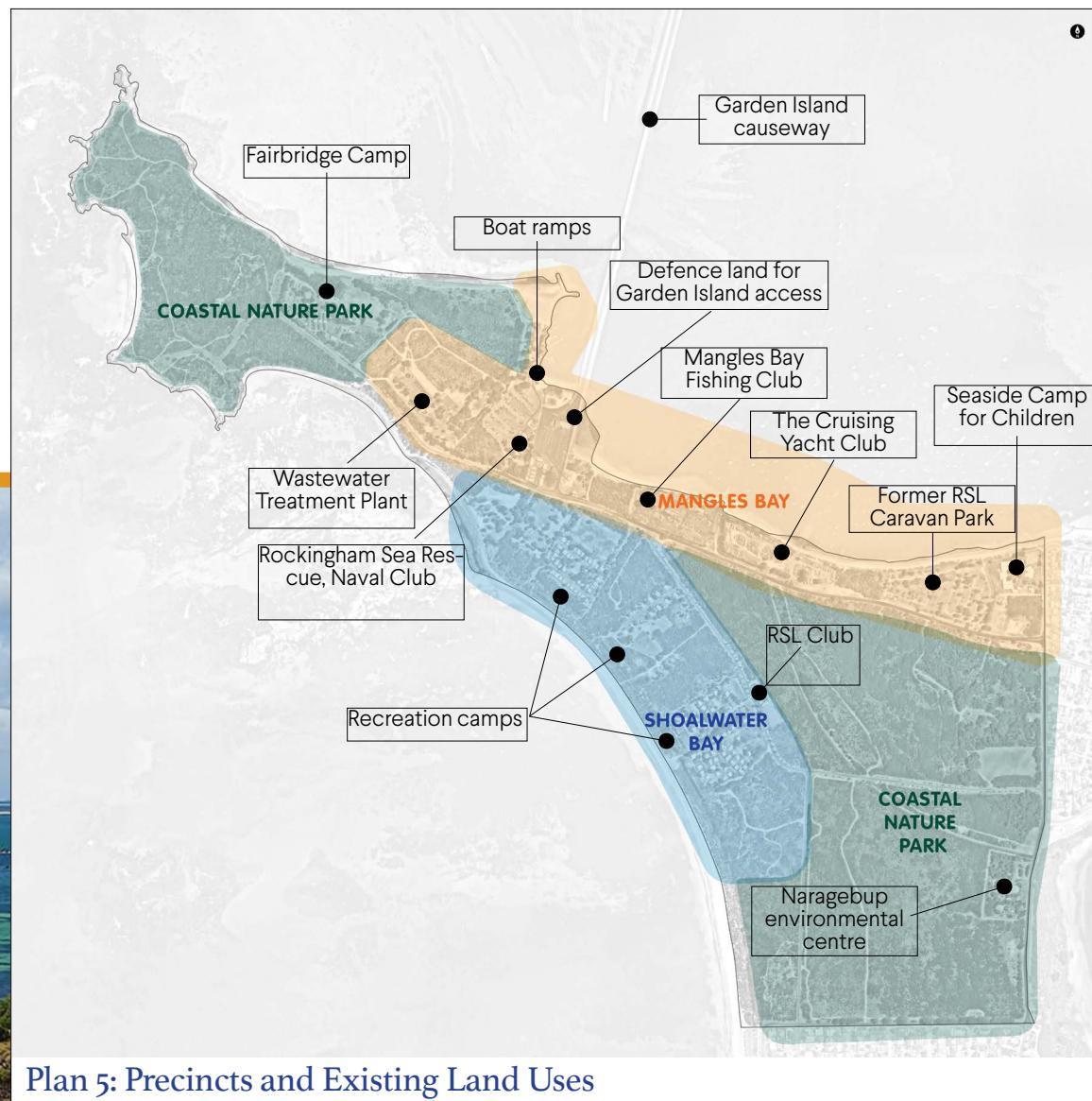
- Public Purposes – Commonwealth Government reservation, for land owned or managed by the Commonwealth
- Parks and Recreation reservation for the balance.

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



3. Precincts

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



Coastal Nature Park Precinct

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

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

Mangles Bay Precinct

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

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

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

Shoalwater Bay Precinct

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



4. Garden Island Highway

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

5. Transport needs

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

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

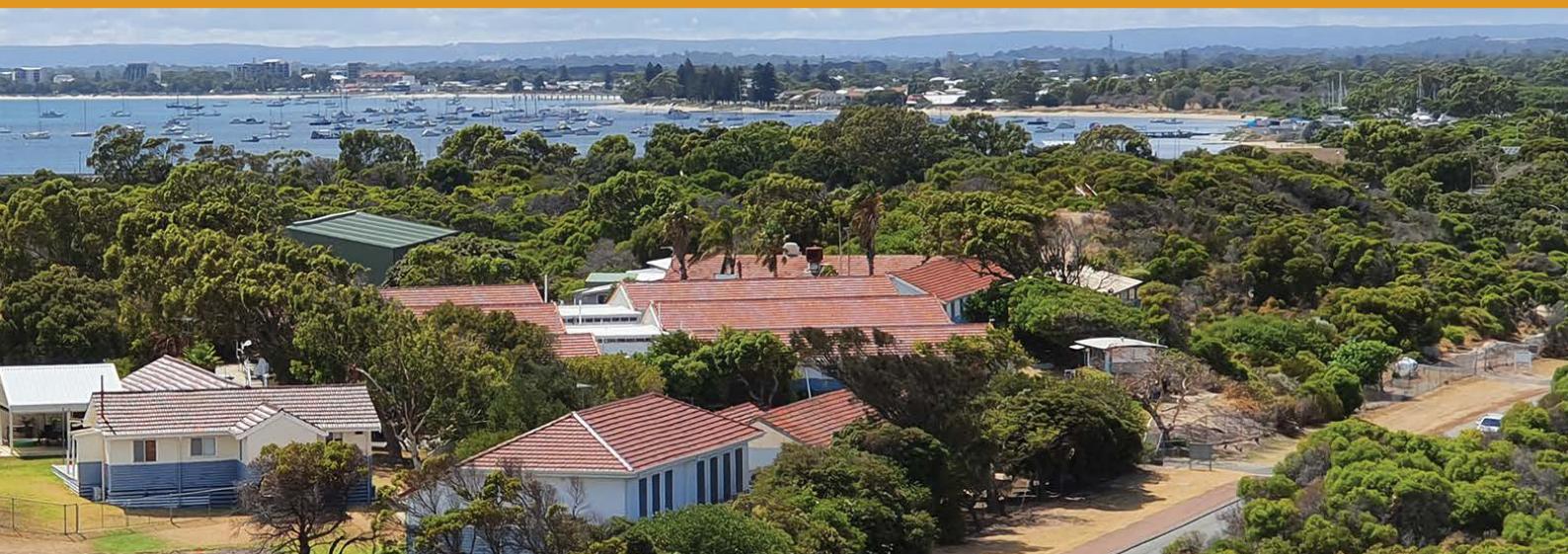
6. The Cruising Yacht Club and Mangles Bay Fishing Club

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

Considerations include:

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

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



7. Recreation camps

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

8. Regional Park management

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

9. Governance

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



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

Disclaimer

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Published by the
Western Australian Planning Commission
Gordon Stephenson House
140 William Street
Perth WA 6000
Locked Bag 2506
Perth WA 6001
Published August 2021

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

Cape Peron (including Mangles Bay)

The State Government has accepted recommendations from the Cape Peron Working Group to designate the vast majority of the peninsula as a Class A reserve.

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- › [Recommendations](#)
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[Cape Peron \(including Mangles Bay\) brochure](#)

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Cape Peron was identified as a Planning Investigation Area (PIA) in 2018 after a proposal for a marina development at Mangles Bay was withdrawn by the Minister for Planning. PIAs are areas which require further detailed planning to establish an appropriate range of land uses and compatible activities.

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

The study area comprises mostly State-owned land with a complex tenure arrangement and is mostly reserved under the Metropolitan Region Scheme (MRS) for Parks and Recreation.

Working Group

A Working Group, comprising representatives of State Government agencies and the City of Rockingham and supported by a Community Reference Group was established to consider:

- land tenure
- tourism opportunities
- tenure/lease management issues
- recreation and community needs and impacts
- environmental protection
- Aboriginal and historic heritage
- coastal setbacks
- regional roads
- bushfire risk.

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The Working Group comprised representatives from:

- Department of Planning, Lands and Heritage (including Working Group Chair)
- City of Rockingham
- Department of Transport
- Department of Water and Environmental Regulation
- Department of Biodiversity, Conservation and Attractions

The Community Reference Group comprised representatives from:

- Department of Planning, Lands and Heritage (Chair)
- Cape Peron Coastal Park Steering Committee
- Mangles Bay Fishing Club
- Palm Beach Community Association
- Rockingham Kwinana Chamber of Commerce
- Rockingham Lakes Regional Park Community Advisory Committee
- The Cruising Yacht Club
- Tourism Rockingham
- Point Peron Rehabilitation Committee

The Working Group's deliberations were also informed by extensive community consultation including 853 responses to an online survey and 2,662 visits to an interactive map. Responses focused on:

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



(Click the above image to view a large version of the map).

Recommendations

The Working Group made nine recommendations that have been accepted by the State Government. See the attached brochure for more detailed information.

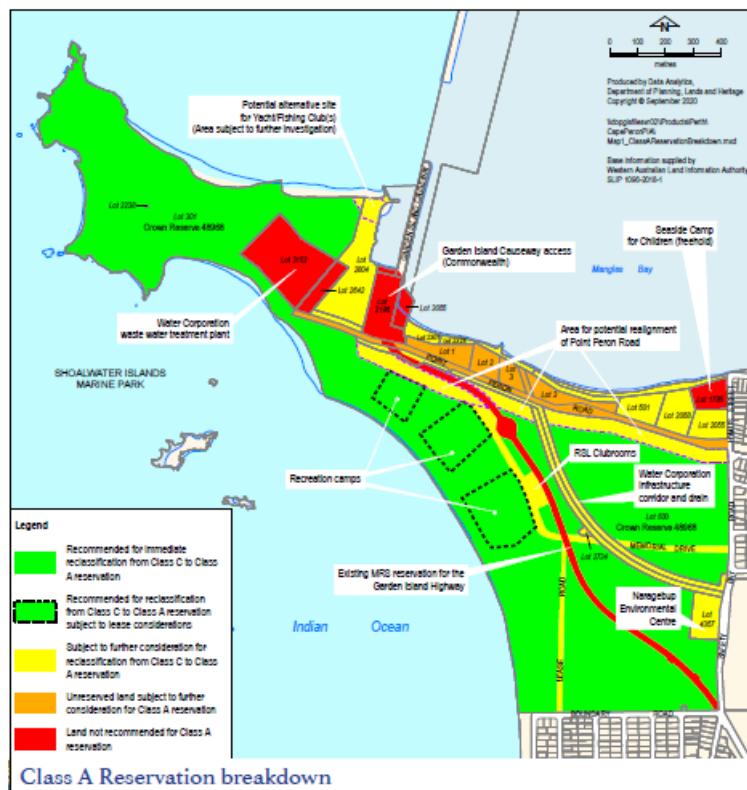
The recommendations are:

1. Class A Reserve

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

Stage 1 comprises most of the area currently classified as a Class C reserve and makes up around two-thirds of the entire site. Work to achieve this starts within three months of the recommendations being endorsed.

Further work is required by State Government agencies on other identified sites and these will be considered for classification as Class A reserves under future stages.



2. MRS amendment

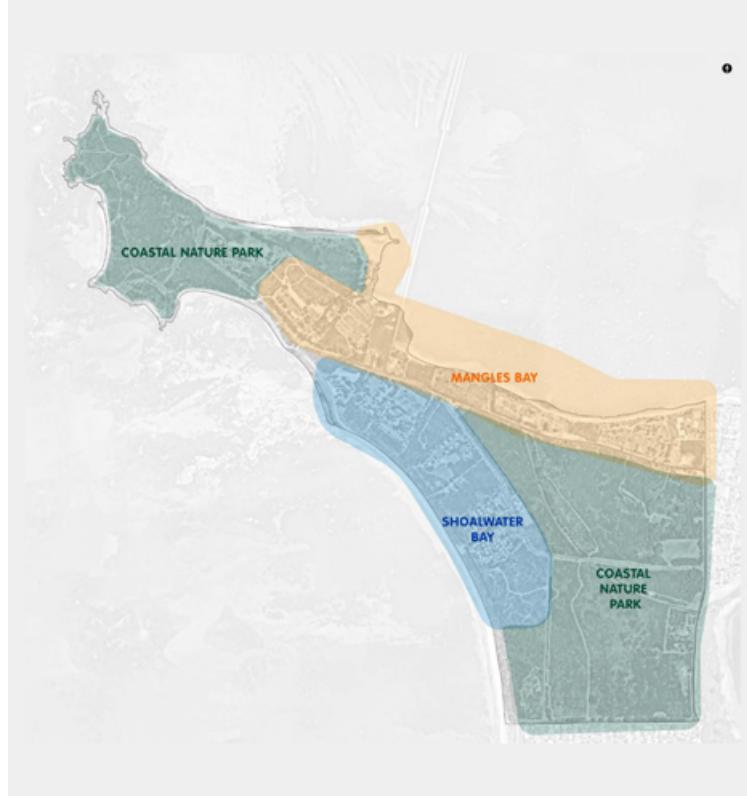
The Department of Planning, Lands and Heritage will prepare an amendment to the Metropolitan Region Scheme to transfer land at Mangles Bay from the Port Installations reservation to:

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

3. Precincts

The Working Group identified three precincts:

- Coastal Nature Park precinct
 - Mangles Bay precinct
 - Shoalwater Bay precinct



Coastal Nature Park precinct

This comprises the western end of the Cape, and the eastern area south of Point Peron Road and east of Memorial Avenue-Lease Road. These areas are largely undeveloped.

There will be no change to land use in these areas, thereby preserving and enhancing the existing cultural and environmental values, but with improved public access and facilities.

Mangles Bay precinct

This area comprises land north of Point Peron Road, and includes the following land uses:

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

It is unlikely that any change will be made to the Commonwealth land, wastewater treatment plant, public boat ramp facilities, Rockingham Sea Rescue, Navy Club and the Seaside Camp for Children.

However, the future of the yachting and fishing clubs require further consideration, as they are located within a coastal erosion hotspot – **refer to recommendation 6.**

In addition, consideration could be given to the site of the former RSL caravan park on Point Peron Road as a caravan park again (but not for permanent residents), however this would be subject to an operator obtaining the necessary approvals.

Shoalwater Bay precinct

This area, southwest of Memorial Drive, includes four existing recreation camps (holiday homes leased by private groups) and the RSL clubrooms, and former recreation camp sites, now vacant.

The former recreation camp sites present an opportunity for low-impact, short-stay accommodation, such as eco-tents, 'glamping' or cabins.

Further consideration will be given to this proposal as part of a policy on the future management of the remaining recreation camps to be prepared by the Department of Biodiversity, Conservation and Attractions – **refer to recommendation 7**.

4. Garden Island Highway

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

5. Transport needs

The City of Rockingham, in consultation with the Department of Planning, Lands and Heritage and the Department of Defence, will prepare a transport study that will include, but is not limited to:

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

6. The Cruising Yacht Club and Mangles Bay Fishing Club

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

Considerations include:

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

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

7. Recreation camps

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

8. Regional Park management

The Department of Biodiversity, Conservation and Attractions will consider the investigations and recommendations of the Working Group as part of any updated Recreation Masterplan for Cape Peron/Lake Richmond and any review of the Rockingham Lakes Regional Park Management Plan.

This will include potentially incorporating the land at Mangles Bay that is proposed to be transferred from the Port Installations reservation to the Parks and Recreation reservation under the MRS.

9. Governance

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

Frequently asked questions

What is a Class A reserve and what protection does it give Cape Peron?

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Under the *Land Administration Act 1997*, the Minister for Lands may classify a Crown reserve as a Class 'A' reserve, which provides the greatest degree of protection for areas of high conservation or high community value. All Crown reserves must be used for the specified reserve purpose, and in line with all statutory and planning requirements.

To amend Class 'A' reserves, the Minister for Lands is required to advertise the proposed amendment for public comment and table the proposal to amend the reserve to be passed through both Houses of State Parliament.

Why wasn't this option extended to all sites across Cape Peron?



The existing land tenure arrangement across the site is complex, with multiple land parcels held in various ownerships and used by numerous leaseholders.

The Working Group has identified land comprising around two-thirds of the Cape to become a Class A reserve, so as much of the Cape as possible is to be converted from a Class C reserve to a Class A reserve as part of a staged transition.

Additional areas will be considered for a Class A reserve once further work by the State Government is completed and there is more certainty about the remaining existing and future land uses for example, the recreation camps and other sites used by recreation groups.

What feedback resulted from the community consultation?



Western Australians had the opportunity to have their say about the future of Cape Peron through an online survey, which generated 853 responses and an interactive online map which recorded 2,662 visits and 428 comments.

The key theme focused on protecting the natural environment, with some support to improve recreation access and facilities. Concerns were raised about potential development and commercialisation of community land and potential environmental damage through increased access and use.

Some of the recreation dwellings are privately owned - what happens to them?



The existing recreation camps are located on State land and have dwellings that have been used by private groups for many years.

Nothing will change in the short term, however the Department of Biodiversity, Conservation and Attractions will prepare a policy for the long-term management of the recreation camps.

This could include their transition for use by the wider community, potentially as low-impact, short-stay accommodation or as publicly-accessible recreation areas.

What future tourism accommodation is being proposed?



Cape Peron is a significant State asset, and accommodation for tourists would provide an opportunity for regional visitors to enjoy the Cape.

Given the environmental and scenic values of the Cape, only low-impact, short-stay, tourism accommodation should be contemplated.

Locating accommodation in areas that are already cleared, including areas currently or previously used for accommodation, will protect the environment and help address bushfire management issues. For example, the site of the former RSL caravan park in the Mangles Bay Precinct could be used as a caravan park again, but not for permanent accommodation.

Proposals for new accommodation would be subject to operators obtaining the necessary approvals.

What happens next?



The State Government will establish an appropriate governance structure to oversee and coordinate the implementation of the Working Group's recommendations. We will consult with relevant stakeholders on appropriate representation and how we progress the recommendations over the coming months.

We would like to thank all those who have committed their time and expertise to progress a resolution for the Cape Peron Planning Investigation Area, particularly representatives on the Working Group and the Community Reference Group.

Contact us



For more information or assistance with a query, contact capeperon@dplh.wa.gov.au

Page last reviewed 5 August 2021

Acknowledgement of Country

The Government of Western Australia acknowledges the traditional custodians throughout Western Australia and their continuing connection to the land, waters and community. We pay our respects to all members of the Aboriginal communities and their cultures; and to Elders both past and present.

Aboriginal and Torres Strait Islander people are advised that this site may contain images of people who are deceased.

Keep in touch with what's happening

I'm interested in:

- Bushfire reform
- Heritage Matters newsletter
- WAPC News
- Website updates

Name:

Email:

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