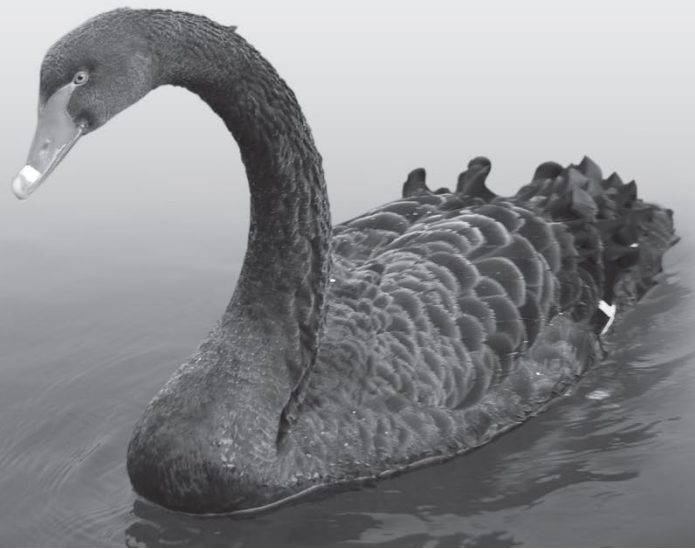




February 2024

# **Metropolitan Region Scheme Amendment 1404/41**



## **Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation)**

Report on Submissions

City of Fremantle  
City of Cockburn



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## **Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation)**

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### **Report on Submissions**

**City of Fremantle  
City of Cockburn**



February 2024

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

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

Locked Bag 2506  
Perth WA 6001

MRS Amendment 1404/41      Report on Submissions  
File 809-2-1-102 Pt 1

Published February 2024

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

## Introduction to Metropolitan Region Scheme major amendments

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

The 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.

A 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 substantial amendment, often referred to as a major amendment (made under section 41 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 and to the Governor for approval. Both Houses of Parliament must then scrutinise the amendment before it can take legal effect.

In the process of making a 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. Should it require formal assessment, an environmental review is 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 recommendations of the WAPC 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.

### **Transcript of hearings**

A person who has made a written submission may also choose to appear before a hearings committee to express their views. The hearings proceedings may be recorded and transcribed, and the minutes of all hearings will be published and made available.



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	Schedule 3	Amendment Figures - Proposals 1-3 (as advertised)
	Appendix 1	List of detail plans as advertised

***Published under separate cover***

## **Submissions**





## **Report on Submissions**



**Metropolitan Region Scheme Amendment 1404/41**  
**Roe 8 Remainder and Roe 9**  
**(Removal of Primary Regional Roads Reservation)**

**Report on Submissions**

## **1 Introduction**

In March 2023, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of (former) section 41 of the *Planning and Development Act 2005*.

The amendment was initiated as a major amendment to the MRS as it represents a significant change to the current planning framework and recognises the strong community interest in the future zoning and land uses of the remaining portions of the Roe 8 and Roe 9 Primary Regional Roads corridor.

## **2 The proposed amendment**

The amendment proposes to transfer portions of the Primary Regional Roads reservation and some nearby Urban zoned land to the Parks and Recreation reservation. Other portions of the Primary Regional Roads reservation are proposed to be transferred to the Urban zone.

The proposed Parks and Recreation areas are considered to have significant environmental and/or cultural heritage values. The proposed Urban areas are considered to present an opportunity for a range of urban land uses to be contemplated through the local planning framework. These proposed modifications are depicted in Schedule 3 (*Amendment Figures - Proposals 1-3*).

## **3 Environmental Protection Authority advice**

On 31 May 2023, the Environmental Protection Authority (EPA) advised that the amendment does not warrant formal environmental assessment under 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 7 July 2023 to 6 October 2023.

The amendment was advertised for public inspection during ordinary business hours at the:

- i) Western Australian Planning Commission, Perth
- ii) J.S. Batty Library, Perth
- iii) City of Perth
- iv) City of Cockburn
- v) City of Fremantle
- vi) City of Melville

During the public inspection period, notices of the amendment were published in *The West Australian*, *The Sunday Times* and community newspaper/s circulating in the Hamilton Hill, Coolbellup and Bibra Lake localities.

## 5 Submissions

207 submissions were received on the amendment. An index of all submissions is provided at Schedule 1. Ten submissions were received from State Government agencies and two from service providers.

A summary of each submission with WAPC comments and determinations is at Schedule 2. A complete copy of all written submissions is published under separate cover.

## 6 Hearings

Former section 46 of the *Planning and Development Act 2005* provides that each person who makes a submission is to be offered the opportunity of being heard by the WAPC or a Committee formed by the WAPC for that purpose.

All persons who made submissions were invited to present their submission to the WAPC.

Thirty-one hearings were requested. Five presentations were made at the WAPC meeting on 17 January 2024.

## 7 Main issues raised in submissions

Key issues raised in the submissions include:

- (a) **The entire Primary Regional Roads reservation should be reclassified as a Parks and Recreation reservation in the interests of establishing an ecological/wildlife corridor. Some submissions advocating for this outcome also mention the opportunity for degraded portions of the site to be fully revegetated.**

*WAPC Comment: The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.*

*Although it is possible for degraded areas to be revegetated, the reclassification of the entire Primary Regional Roads reservation for Parks and Recreation purposes is not considered to be a balanced planning outcome. This aspiration fails to acknowledge the mix of existing uses currently being undertaken in the corridor including residential, commercial, and community (educational) uses.*

*The MRS amendment seeks to strike a balance between environmental protection, the governments urban consolidation objectives and other community benefits and opportunities that can be facilitated by way of residential, commercial and school expansion in the corridor. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some additional local public open space and environmental conservation reservations under the local planning framework, in due course.*

- (b) **An uninterrupted and contiguous nature link/wildlife corridor should be provided, uninterrupted by urban zoned pockets of land. Some of the submissions advocating for this outcome are not opposed to some urban zoned land being provided on either side of the nature link/wildlife corridor.**

The suggested width of the nature link is not detailed in most submissions advocating for this outcome. One of the submissions (from NatureLink Perth) suggests the link should have a minimum width of 15 metres although the submitter suggests this width could be reduced if the path abuts an area of bushland.

*WAPC Comment: The concept of a reduced-width, contiguous corridor of Parks and recreation reserved land from Beeliar wetlands to the western portion of the site would be difficult to support and achieve for similar reasons as outlined in issue (a). Noting that the corridor is already 'interrupted' by existing north-south local roads, it is possible for connectivity between pockets of land reserved for Parks and Recreation purposes to be achieved (despite not being contiguous areas) through the local planning framework.*

*Measures such as carefully positioned local scheme reserves, densely vegetated road verges, vegetated pedestrian/cycle paths, and specific provisions in the local planning scheme and/or through local structure planning process to address vegetation retention, increased landscaping and built form requirements, can assist to achieve a connected corridor, in so far as practicable.*

*The suggested alignment of a 15 metre wide corridor by NatureLink Perth raises concerns as it:*

- *seeks to pre-empt all other planning considerations for the study area*
- *is not integrated with future land use planning for the study area*
- *traverses some areas mapped as having high ecological value*
- *appears to traverse some existing developed residential areas and culturally sensitive areas*
- *has not been drawn at an appropriate scale to enable detailed examination*
- *has not been endorsed by the Department of Transport.*

It is anticipated that opportunities for further consideration and establishment of a 'nature link' can occur through further planning processes.

- (c) **The Stock Road intersection at Forrest Road should be included in the proposed MRS amendment. The submissions advocate for more land at this intersection to be classified as Parks and Recreation, particularly due to land in this area containing significant vegetation and having relatively high ecological value.**

*WAPC Comment: The exclusion of the Stock Road intersection from the amendment is due to an ongoing network assessment being undertaken by MRWA to confirm the future form and function of Stock Road between Leach Highway and Rowley Road. It would be premature to amend the Primary Regional Roads footprint at this intersection prior to MRWA completing its network assessment and future planning for Stock Road. Having regard to the anticipated timeframe for MRWA to complete its analysis and planning for Stock Road, it was considered appropriate to exclude this land from the proposed MRS amendment. Once MRWA has concluded its analysis and planning for Stock Road, the footprint of the Primary Regional Roads reservation at this location can be reviewed. If appropriate, some rationalisation of the Primary Regional Roads reservation at this intersection could be considered later, pursuant to a separate MRS amendment.*

- (d) **The scope of the amendment should be broadened to include additional land (such as the portion of the Clontarf Hill Aboriginal Heritage Site (No. 18332) to the north of the amendment area, land south of Rockingham Road associated with the Fremantle – Rockingham Access Corridor, nearby urban zoned land parcels owned by Development WA and land east of Beeliar Wetlands near Murdoch Drive).**

*WAPC Comment:* Although some of the suggested expansion areas may have merit, broadening the scope of the MRS amendment to include substantial areas that have not been included as part of the consultation is not considered to be consistent with proper and orderly planning.

Furthermore, most of the suggested expansion areas are beyond the scope of work undertaken by the environmental and bushfire planning consultants engaged by Department of Planning, Lands and Heritage. It would not be appropriate to expand the scope of the amendment without adequate supporting technical information. It is possible for the rezoning of some nearby land to be considered later, pursuant to a separate MRS amendment.

- (e) **Additional land in Roe 9 should be identified as Parks and Recreation.**

*WAPC Comment:* The extent of Parks and Recreation reserves proposed within the Roe 9 corridor is considered appropriate having regard for the existing uses currently being undertaken within the reserve and noting the areas of degradation elsewhere across the corridor. The proposed Parks and recreation areas in Roe 9 area has been applied to the land exhibiting the highest ecological values in the environmental assessment study as well as some areas identified with medium values. There is scope for additional land or areas of local environmental and community value within the Roe 9 corridor to be identified as local open space or conservation reserve under the local planning framework, if appropriate.

- (f) **State-led master-planning is required to coordinate future planning within and beyond the Primary Regional Roads corridor.**

*WAPC Comment:* Under section 124(3) of the Planning and Development Act 2005, the local government is required to initiate an amendment within 90 days to bring its local planning scheme into alignment with the relevant region planning scheme once a region planning scheme is amended.

It is understood the local government and other interested parties may be advocating for the State government to take a lead role in advancing the local planning framework in this instance (such as master planning or structure planning) due to most of the land being owned by State government entities. The Indicative Concept Plan has been compiled by the State with a view to assisting the local government and the community to understand what is possible and preferred within the corridor, without necessarily binding the outcome ahead of further planning work and engagement. It is considered that the local government is the most appropriate planning authority to take carriage of the subsequent planning for the corridor, including an expanded area adjacent to/at the interface of the subject area.

In the first instance, the local government is required to fulfill its obligations under S.124, noting that the Department of Planning Lands and Heritage is willing to assist the local government with any subsequent structure planning exercise it initiates thereafter.

- (g) There should be no development on Cardigan Street, primarily due to it providing access to Randwick Stables.**

*WAPC Comment: The proposed Urban zoning for Cardigan Street and the 13 lots to the north of Cardigan Street is considered appropriate as this land:*

- *has predominantly urban characteristics arising from existing residential development*
- *is mapped as having low ecological values*
- *is not within a designated Aboriginal heritage area.*

*The amendment and indicative concept plan do not suggest that Cardigan Street should cease to function as a local road; most local roads in this context are allocated an Urban zoning.*

- (h) Potential for relocation / redevelopment of Wally Hagan Basketball Stadium (basketball centre).**

*WAPC Comment: The City of Cockburn is currently undertaking a detailed study/business case to build a new multi-purpose recreation centre to replace the aging Wally Hagan basketball stadium. The City is seeking to construct the new centre, anticipated to be approximately \$60 million, in the former road reserve adjacent to Rockingham Road, approximately 50 metres from the existing stadium. A number of submissions from user groups and the community provide general, yet qualified support for the idea.*

*The land identified by the City and the Cockburn Basketball Association as a potential site for a new centre is held by multiple State Government Agencies, with exception of one privately owned lot that also partially lies outside the corridor (not in the Roe 9 corridor) and was allocated an Urban zoning for consultation purposes. The City is seeking for the potential site to be assigned a Parks and Recreation reserve.*

*Allocating a Parks and Recreation reserve, particularly to privately owned landholdings post-advertising, is not considered appropriate. Importantly, a new recreation or basketball facility can be accommodated within the MRS Urban zone, subject to the local planning scheme rezoning process. The local government can establish various zones and reservations under its local planning scheme and give due consideration to the specific requirements of the new facility through those subsequent planning stages to ensure that it is appropriately integrated with the surrounding land uses.*

- (i) Retention of the Roe 8 and 9 Primary Regional Roads reservation / concerns regarding potential impacts on the local road network in the absence of the highway being constructed.**

*WAPC Comment: A number of submissions advocated for the Primary Regional Roads reservation to remain, expressing support for the construction of Roe 8 and 9 as a road in the future.*

*The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; it remains firmly committed to this position having requested the Department of Planning, Lands and Heritage to investigate the rezoning and repurposing of the remainder of the corridor, where possible.*

*The removal of the Roe 8 and Roe 9 reservation is not expected to have significant impacts on the local and surrounding road network; the capacity of the existing road network is expected to cater for future volumes arising from localised traffic.*

*While the indicative concept plan may provide a suggested and future proposed local road network, such changes are beyond the scope of the MRS amendment. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.*

*The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.*

- (j) A number of stakeholders who currently use or lease land in the corridor expressed interest in formalising their arrangements or outlined expansion aspirations (through acquisition) and similarly, some State Government agencies have enquired about the land disposal / transfer processes or development opportunities.**

*WAPC Comment: A significant proportion of the corridor is currently in Main Roads WA ownership. The proposed reclassification of the land to Urban and Parks and Recreation has generated discussion regarding land transfer, payment and future vesting arrangements, noting the following interest expressed through submissions:*

- The City of Cockburn is keen to understand the transfer and management arrangements of any land proposed for Parks and Recreation, and seeking to obtain land to facilitate a new multi-purpose recreation centre.*
- The Department of Communities and Development WA both have land within or adjacent to the Roe 8 and 9 corridors and have expressed an interest in being party to future land disposal discussions.*
- Three educational establishments (Fremantle Christian College, Kerry Street School and Port School) have expressed a desire to formalise their current (lease) arrangements by way of acquisition or permanent tenure.*

*It is difficult to predict the outcome of future discussions relating to land ownership, land tenure and land disposal, however, the Department of Planning, Lands and Heritage is keen to receive advice from the Government through its deliberations on the MRS Amendment, or upon its conclusion, as to the Government's preferred approach to land disposal matters, and to assist with these discussions.*

- (k) A number of submitters advocated for the provision of fauna bridges or underpasses to be provided to facilitate wildlife movement across busy roads such as Stock Road and Carrington Street.**

*WAPC Comment: Consideration of infrastructure related to fauna movement is beyond the scope of the MRS amendment rezoning process. This matter would be best examined at later stages of planning, when there is greater certainty regarding classification of the land under the local planning scheme zoning. The completion of the Stock Road network assessment by Main Roads in due course may also inform the possibility of such infrastructure being provided. Similarly, upgrades and improvement to the local road network by the City of Cockburn can consider the need and provision of such infrastructure.*

## **8 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.



## 9 Coordination of region and local scheme amendments

Under section 126(1) of the *Planning and Development Act 2005*, if a region planning scheme delineates land comprised in a local planning scheme as a reserve for any public purpose, then the local planning scheme, in so far as it operates in relation to that land, is, by force of this section and without any further action under this Act, amended to such extent (if any) as is necessary to give effect to the reservation under the region planning scheme.

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.

A limitation of section 126 is that it cannot be used to reclassify land for local open space purposes. Section 126 could potentially be used to reclassify portions of the site for residential purposes (such as the existing residential area in the vicinity of Cardigan Street), or to a development zone, (such as land along Carrington Street with potential commercial suitability and potential school expansion areas near Fremantle Christian College and Port School). However, areas identified as having potential suitability for such purposes on the concept plan are largely indicative at this stage.

In this instance, the use of section 126(3) to apply a uniform development zone over the site is not supported as:

- a blanket "Development" zone limits the early consideration of unconstrained land being transferred directly to another zone or reserve, such as residential and local open space, should it be deemed appropriate, increases uncertainty about development outcomes and delays the planning process due to the need for a structure plan to be developed and approved;
- the indicative spatial boundaries of potential residential areas and potential development zone areas shown on the concept plan may evolve over time as they are subject to more detailed examination and community feedback; and
- the City of Cockburn has initiated a local planning scheme amendment (No. 166) on 14 December 2023 which identifies an area that it seeks to be subject to local structure planning requirements, which extends beyond the cadastral boundaries of the MRS Amendment. The local scheme amendment has been forwarded to the WAPC for consent to advertise and is in the process of being examined.

## 10 Conclusion and recommendation

This report summarises the background to MRS amendment 1404/41 and examines the various submissions made on it.

The WAPC, after considering the submissions, is satisfied that the advertised amendment as shown generally on the *Amendment Figures - Proposals 1-3* in Schedule 3, and in detail on the MRS Amendment Plans listed in Appendix 1, should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning presents the amendment to His Excellency the Governor for consideration and approval and subsequently commend the amendment to both houses of Parliament.



## **Schedule 1**

### **Alphabetical listing of submissions**



## Alphabetical Listing of Submissions

### MRS Amendment 1404/41

#### Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads reservation)

Submission Number	Name
154	Antoine, Madeleine
26	Arangio, Tony
14	Arapolu, Richard
175	ATCO Gas Australia
114	Back, Katie
163	Bairstow, Felicity
191	Beaumont, (PhD) Ana & Bodlovich, Andrew
180	Beeliar Regional Park Community Advisory Committee (BRPCAC)
93	Bleeker, Timo
168	Brady, Danielle
64	Brennan, Pip & Knapp, Leah (on behalf of Coolbellup Community Association)
155	Bruce, Jacqueline
57	Bulbeck, Chilla
49	Bulcock, Tamara
56	Butta, Fausto
128	Cadzow, Maria
25	Carboni, Valentina
206	Casal, Nathalie
37	Caulfield, Vicki
48	Cironis, Olga
185	City of Cockburn
188	Cockburn Basketball Association
84	Cockburn Community Wildlife Corridor Inc. and Friends of Clontarf Hill Inc.
146	Colledge, Robyn
190	Collinge, Toni
152	Conservation Council of WA
149	Copcutt, Madeline (on behalf of NatureLink Perth)
92	Corke, Phoebe
80	Cummins, Josephine
27	De Barre, Carole
198	De Ruiter, Jozina (on behalf of the Hamilton Hill Community Group)
199	De Ruiter, Jozina (on behalf of The Pinakarri Community)
182	Department of Biodiversity, Conservation and Attractions
197	Department of Education
195	Department of Fire and Emergency Services (DFES)
205	Department of Mines, Industry Regulation and Safety
178	Department of Primary Industries and Regional Development
183	Department of Transport
176	Department of Water and Environmental Regulation
40	Di Prinzio, Giuliano
143	Doyle, Nicholas
192	Dravnieks, Kim
81	Duce, Catherine
136	Duckham, Christine
157	Dudley, Jennifer
44	Elias, Eliana
31	Elson, Sarah
200	Finch, Barry (on behalf of the Board of Port School Inc.)
88	Flavell, Helen

29 Flavell, Susan  
123 Flynn, Amber  
184 Fogarty, Judith  
100 Foley, Brendon  
71 Fremantle Christian College  
59 Fremantle, City of  
169 Friends of Blackwood Avenue Bushland  
160 Friends of Manning Park Ridge Inc.  
38 Friends of Mosman Park Bushland  
193 Gaynor, Professor Andrea (on behalf of The Beeliar Group: Professors for Environmental Responsibility)  
77 Gianatti, Rebecca  
134 Gosselink, Yvonne  
105 Grant, Bevan  
107 Grant, Lorena  
130 Grenfell, Raymond  
131 Griffin, Taylah (on behalf of Kerry Street Community School)  
103 Hemsley, Tim  
194 Heyne, Tania  
106 Hickling, Hermione  
187 Hine, Lilianna & Michael  
47 Hoft, Caralynn  
166 Holwerda, Lisa  
28 Howell, Travis  
139 Hutchinson, Colene (on behalf of Friends of Clontarf Hill, Randwick Stables and Community Garden and Hamilton Hill Community Group CCWA and Save the Black Cockatoos)  
116 Ilott, Chloe  
85 James, David  
144 Jarvis, Christine  
34 Jones, Tony  
22 Kimmel, Tom  
167 Kingsford, Elizabeth  
63 Knapp, Leah  
112 Koppen, Madeleine  
162 Koppen, Samuel  
7 Lewis, Annabelle  
30 Lewis, Jonathan  
61 Loizou, Danielle  
70 Lukey, Dale  
69 Lukey, Nicola  
20 Maddox, Jade  
186 Main Roads WA  
120 Manners, Allison  
113 Marshall, Frank  
33 McKnight, Lia  
18 Melville, City of  
110 Meredith, David  
102 Michelakos, Timmie  
21 Morris, Petra  
129 Mountjoy, Antony  
142 Moylan, Lynda  
109 Murfit, Jordan  
101 Murray, Ashe  
172 Nairn, Pam  
2 *Name removed at the request of the submitter*  
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161 *Name removed at the request of the submitter*  
173 *Name removed at the request of the submitter*  
201 *Name removed at the request of the submitter*  
72 Nature Reserves Preservation Group of Kalamunda  
148 NatureLink Perth  
132 Nelson, Sarah  
68 New Life Church Fremantle  
174 Newman, Professor Peter

99	O'Connor, Beliam
121	O'Neill, Mathew
189	Owen, Margaret
67	Peck, Adam
165	Peck, Mary
127	Pennock, Hailey
135	Pensabene, David
164	Pettitt, MLC, Hon Dr Brad
1	Phillips, Peter
90	Potts, Cameron
86	Price, William
179	Public Transport Authority
177	Rath, Mary Ann
97	Rattigan, Peter
181	Read, Professor Richard
119	Rivera, Maria
126	Rojahn, Trent
133	Rossi, Gabriele
79	Sallur, Rex
147	Save Beeliar Wetlands Inc
171	Smith, Daisy
170	Smith, Ritchie
54	Stables, Randwick
43	Stent, Pernille
8	Stromilova, Nadezhda
156	Sullivan, Shonali
12	Taylor, Emil
36	Thomas, Lisa
98	Trivett, Adrian
89	Urban Bushland Council WA Inc.
46	Walk, Great
159	Walker, Steve
117	Wall, Olga
96	Walsh, Robyn
202	Water Corporation
60	Wetlands Conservation Society Inc
115	Whisson, Alex
203	Wildflower Society of WA
204	Wildflower Society of WA (Murdoch Branch)

<b>Late Submissions</b>	<b>Name</b>
196	Development WA
207	Tauss, Catherine (on behalf of the Manning Park Conservation Society)



## **Schedule 2**

### **Summary of submissions and determinations**



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**A FULL COPY OF EACH WRITTEN SUBMISSION AND SUPPORTING INFORMATION HAS BEEN PUBLISHED UNDER A SEPARATE COVER/REPORT**

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**Submission:** 176, 178, 179, 186, 205

**Submitted by:** Department of Water and Environmental Regulation (DWER), Department of Primary Industries and Regional Development, Public Transport Authority (PTA), Main Roads WA, Department of Mines, Industry Regulation and Safety (DMIRS)

**Summary of Submissions:** 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.

**Determination:** Submission noted.

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**Submission:** 175, 202

**Submitted by:** ATCO, Water Corporation

**Summary of Submission:** COMMENT

Both service providers have existing piped assets buried within the current road reservation which include, gas pipes, water mains running and some sewerage gravity pipes traversing amendment area. These assets will need to be adequately accommodated within the designs for the future local roads' construction and in some areas these pipes will need to be relocated and or protected through easements.

**Planning Comment:** All matters raised by can be addressed when any future development works are undertaken within the amendment area.

**Determination:** Submission noted.

---

**Submission:** 1

**Submitted by:** Peter Phillips

**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing that the current heavy vehicle loading on Leach Highway and High Road is unacceptable and unsafe, and that the decision to give up land reserved for Roe 8/9 is a long term mistake.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community

opposition, and remains firmly committed to this position having requested the Department of Planning, Lands and Heritage (DPLH) to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 2

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

**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, believing that it goes against proper and orderly planning for the future of Perth's transport needs.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

---

**Submission:** 3

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter is pleased that the amended plan has kept much more of the Blackwood Avenue bushland but is concerned about the banksia woodlands near the intersection of Forest and Stock roads.

The submitter calls for thoughtful, nature-based eco-design for urban development, play spaces, dwellings, and potentially small-scale commercial.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Local planning processes will follow this MRS Amendment process to plan for local public open spaces and to further define zoning.

**Determination:** Submission noted.

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**Submission:** 4

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

**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing that the extension of Roe Hwy needs to be built urgently to reduce congestion and improve accessibility.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 5, 19

**Submitted by:** *Names removed at the request of the submitters*

**Summary of Submission:** SUPPORT

**Determination:** Submission noted.

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**Submission:** 6

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

**Summary of Submission:** OPPOSE

Environmental and noise concerns

Opposes the amendment as follows:

- Introducing a highway would disrupt the peaceful atmosphere of the area and result in increased noise levels, diminishing the overall quality of life.
- The highway would encroach upon local parks and pose potential risks to the habitat of native wildlife.

**Planning Comment:** The submitter misinterpreted the amendment proposal which reclassifies portions of the Primary Regional Roads reservation under the MRS.

**Determination:** Submission dismissed.

---

**Submission:** 7

**Submitted by:** Annabelle Lewis

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and transport concerns

The submitter argues that the areas with environmental stability such as the area between Coolbellup Ave and North Lake Rd should be left alone and that alternatives to the highway should be investigated.

**Planning Comment:** The submitter misinterpreted the amendment proposal which reclassifies portions of the Primary Regional Road reservation under the MRS, such as the land between Coolbellup Ave and North Lake Rd.

**Determination:** Submission noted.

---

**Submission:** 8  
**Submitted by:** Nadezhda Stromilova  
**Summary of Submission:** OPPOSE

Road noise concerns

The submitter argues that the amendment would result in the removal of bushland, which would allow for construction of new roads and new dwellings to be built. This would result in high levels of sound leakage from the road/s and undermine the residents' choice to stay away from roads.

**Planning Comment:** The amendment seeks to remove the possibility of a four-lane highway being built in the Roe 8 and 9 corridors. Any noise impacts arising from the proposed Urban zoned areas and proposed Parks and Recreation reservations are expected to be manageable. Traffic volumes on the existing local road network are not expected to experience volumes that would warrant consideration of potential noise attenuation measures.

**Determination:** Submission dismissed.

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**Submission:** 9  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing that the Roe 8 and 9 should be built as originally planned.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 10

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

**Summary of Submission:** SUPPORT

The submitter argues that the land could make a useful wildlife corridor and urban habitat.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 11

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Opposed to Development

The submitter would prefer if the urban areas remained as undeveloped as possible.

**Planning Comment:** The MRS Amendment, and specifically the Urban portions provide for an alternative and mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Further, an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 12

**Submitted by:** Emil Taylor

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Cycle paths concern

The submitter argues that the scope of the proposed cycle path needs to be improved and that it should be the principal requirement for the land.

**Planning Comment:** Urban zoned land can accommodate a range of infrastructure that facilitates the establishment of shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 13

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

**Summary of Submission:** OPPOSE

Environmental and density concerns

The submitter argues that the area is a biological hotspot that has been preserved by the current government, and that developing it would be a backflip on their election promises. The submitter calls for government to protect the trees and wildlife and developing regional towns and reducing traffic in residential areas, rather than continuing to urbanise Perth.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having:

- rezoned the Beelihar Wetlands from a Primary Regional Roads reserve to a Parks and Recreation reserve through the *Metropolitan Region Scheme (Beelihar Wetlands) Act 2021*, and
- requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment allocates an Urban zoning which provides for an alternative and mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission dismissed.

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**Submission:** 14

**Submitted by:** Richard Arapolu

**Summary of Submission:** OPPOSE

Environmental concern

The submitter calls for the four corners of bushland at the intersection of Forest and Stock Road to be classified as parkland and not main roads, as these are unique ecosystems with quenda, silvereye, and nesting goshawks.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available



until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission dismissed.

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**Submission:** 15

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

**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing as follows:

- Roe 8 and 9 are significant road corridors for Perth and particularly southern metropolitan.
- Removing the road will drastically impact commuting times and Leach Highway is unsuitable for a modern/developed city.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 16

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

**Summary of Submission:** OPPOSE

Transport concern

The submitter argues that Roe 8 and 9 are key components of an integrated transport system for Perth that was carefully and meticulously planned many years ago, and that its removal will have deleterious effects for all Fremantle residents for decades to come.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 17

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

**Summary of Submission:** OPPOSE

Environmental concern

The submitter argues that the area should be left as it is for the sake of the flora and fauna.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative and mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission dismissed.

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**Submission:** 18

**Submitted by:** City of Melville

**Summary of Submission:** OPPOSE

Transport concern

The submitter opposes the amendment as follows:

- It diminishes long term opportunities to investigate suitable responses to east-west regional transport needs and associated adverse impacts on congestion, safety, and amenity and that the proposed amendment does not include a comprehensive transport modelling assessment of wider and long-term options to respond to east-west transport solutions in the region.
- The removal of the remaining Reserve is short sighted, and in this regard the submitter opposes the proposed amendment. Isolated assessment of potential links between Stock Road and North Lake Road and Stock Road and Cockburn Road and brief commentary on impacts on local traffic on Forrest Road is not sufficient for a major MRS amendment and does not address wider long-term opportunities associated with the potential role of this corridor in an ultimate connection to the Kwinana Freeway.
- The government decision to not proceed with Roe 8 and Roe 9 included a range of justifications and alternative compromise actions, however, these actions are either unrealistic, delayed, or insufficient to address the long-term east-west transport needs of the region.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available

until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

While the indicative concept plan may provide a suggested and future proposed local road network, such changes are beyond the scope of the MRS amendment. Main Roads WA has provided advice that the removal of the Roe 8 and Roe 9 reservation is not expected to have significant impacts on the local and surrounding road network; the capacity of the existing road network is expected to cater for future volumes arising from localised traffic. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.

**Determination:** Submission dismissed.

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**Submission:** 20  
**Submitted by:** Jade Maddox  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter argues that the area should remain undeveloped because it is important habitat for endangered black cockatoos and other native animals.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission dismissed.

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**Submission:** 21  
**Submitted by:** Petra Morris  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter argues that the amendment would destroy habitat for the red-tailed black cockatoo, which is already endangered.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region.

Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission dismissed.

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**Submission:** 22  
**Submitted by:** Tom Kimmel  
**Summary of Submission:** SUPPORT

Environmental concerns

The submitter argues that it is important to preserve bushland in the Roe 8 corridor, as it is rare to have such natural land in an urban or suburban setting.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission noted.

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**Submission:** 23  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter seeks for the corridor to be rezoned to a full green corridor.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 24

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

**Summary of Submission:** SUPPORT

Environmental concerns

The submitter outlines that the continuity of wildlife corridors is important for the health of the ecosystem.

**Planning Comment:** Under the local planning framework, the Urban zoned can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives.

The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 25

**Submitted by:** Valentina Carboni

**Summary of Submission:** OPPOSE

Environmental concerns

The submitter opposes the amendment as follows:

- The current development plans pose a significant threat to the ecological integrity of the corridor, particularly regarding the Stock and Forrest Road intersection, where the entirety of the intersection has been inexplicably designated as Main Roads land.
- This decision threatens to irreversibly damage a unique and precious natural environment by inflicting severe harm on the corridor, which hosts some of the most remarkable biodiversity in the area.

The submitter urges that the DPLH reconsiders the current development plans and explore alternative solutions that prioritise the preservation and enhancement of this irreplaceable natural asset.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally

significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission dismissed.

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**Submission:** 26, 32

**Submitted by:** Tony Arangio, *Name removed at the request of the submitter*

**Summary of Submission:** OPPOSE

#### Environmental concerns

The submitter opposes the amendment as follows:

- No more bushlands should be cleared, especially black cockatoo habitat and Threatened Ecological Communities.
- Current green spaces should be connected from Bibra Lake to the ocean, that a fauna bridge should be built across Stock Road, and that 15-metre-wide paths and cycleways (i.e.: Naturelink) should be provided to connect nature through developed areas.
- Energy efficient, climate-adapted high/medium density development with biodiverse green space linking with the rest of the corridor should be built.

**Planning Comment:** Consultants were engaged to identify the key environmental attributes of the area. Areas of high and some areas of medium ecological value are proposed to be reserved as Parks and Recreation reservation to protect the environment and its biodiversity. Bushland exhibiting these values will be protected through the application of the parks and recreation reserve. Other vegetated areas of localised importance can be incorporated into local public open space through local planning processes that will follow from this MRS Amendment process.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 27

**Submitted by:** Carole De Barre

**Summary of Submission:** OPPOSE

#### Environmental concerns

The submitter argues that native bushland should not be destroyed for more housing and calls for the bushland has been nurtured, cared for, and replanted by the local government and many groups of dedicated and passionate people in the years since the Roe 8/9

highway was cancelled, vegetation which should be retained and maintained for future generations to come.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes. Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas.

**Determination:** Submission dismissed.

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**Submission:** 28

**Submitted by:** Travis Howell

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and density concerns

The submitter argues as follows:

- The area around Cardigan Street to the basketball courts should be zoned as strictly Parks and Recreation. The submitter is a resident of Hamilton Hill and uses the wildlife corridor daily and is concerned about the birds' migration and feeding grounds for the birds alongside Forest Road around the Stock Rd intersection.
- The need to retain open space and bushland around the Randwick Stables.
- Development should be limited around Cardigan Street given increased population will inevitably result in traffic, waste, noise and land clearing.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

Not all the land identified by the City of Cockburn and the Cockburn Basketball Association as a potential site for a new basketball facility is within the corridor proper, nor is it solely within State Government ownership, whereby allocating a Parks and Recreation reserve to privately owned landholdings post-advertising, is not considered appropriate. Importantly, a new recreation or basketball facility can be accommodated within the MRS Urban zone, subject to the local planning scheme rezoning process. The local government can establish various reservations under its local planning scheme and give due consideration to the

specific requirements of the new basketball facility through those subsequent planning stages to ensure that it is appropriately integrated with the surrounding land uses.

Future land development must be undertaken under subdivision and development approval conditions as well as complying with the *Environmental Protection (Noise) Regulations 1997* and any applicable local government noise control provisions that apply to new subdivisions and development.

The reclassification of Cardigan Street and the 13 lots to the north of Cardigan Street to the Parks and Recreation reservation is not supported as this land:

- Has predominantly urban characteristics arising from existing residential development;
- Is mapped as having low ecological values; and
- Is not within a designated heritage area.

In contrast, the six undeveloped lots on the southern side of Cardigan are mapped as having medium ecological value, are within the Clontarf Hill Aboriginal heritage place and are therefore considered better suited to be classified as Parks and Recreation reservation. No changes are recommended in relation to the proposed Urban zone and Parks and Recreation reservation in this area.

**Determination:** Submission noted.

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**Submission:** 29, 31, 33, 48, 74, 81

**Submitted by:** Susan Flavell, Sarah Elson, Lia McKnight, Olga Cironis, *Name removed at the request of the submitter*, Catherine Duce

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

#### Environmental concerns

The submitter supports the amendment with modifications or opposes the amendment as follows:

- Support the retention of the Blackwood Ave bushland, a large bushland buffer zone around the Randwick Stables, the expansion of Kerry Street and the Christian College schools, and the parks and recreation zoning for Dixon Park.
- Oppose that the Stock Road / Forrest Road intersection is not included in the amendment, as this is high value bushland.
- The Cockburn Community Wildlife Corridor is very important and should be protected.
- Bushland and large trees are disappearing in Cockburn, a concerning trend that threatens the city's liveability and the well-being of its residents. Preserving existing bushland, increasing canopy cover, and planting more green areas should be prioritised to mitigate heat island effect, and safeguard the city's natural environment.
- Supports the construction of underpasses and overpasses to connect wildlife.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.



Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission noted.

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**Submission:** 30  
**Submitted by:** Jonathan Lewis  
**Summary of Submission:** OPPOSE

Environmental and heritage concerns

The submitter opposes the amendment as follows:

- The land should be left intact for future generations and that we should be protecting the natural environment, not destroying it.
- We need to hear the cries of the land and the animals that live there.

The submitter mentions poems/ songs written by him.

**Planning Comment:**

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission dismissed.

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**Submission:** 34  
**Submitted by:** Tony Jones  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter provides the following comments on the amendment:

- The submitter participated at the Roe 6, 8 and 10 protests and has witnessed the dwindling numbers of birds in his business in O'Connor, particularly the Carnaby cockatoo.
- Concerns about the retention of significant amounts of remnant bushland, with all its diversity and potential to support struggling bird and other native species endemic to the metropolitan area.
- The submitter calls for the retention of the areas specified by others with greater knowledge of the addresses.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission noted.

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**Submission:** 35

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter provides the following comments on the amendment:

- Supports the wildlife corridor stretching from Bibra Lake to the ocean due to its importance for the wider community, the native fauna/flora, climate change mitigation, and the health of future generations.
- Supports the land being removed from the MRS but would like the entirety of the wildlife corridor rezoned as Parks and Recreation rather than urban, including the whole of the wildlife corridor from the Beeliar Regional Park through to the Indian Ocean.
- Is concerned about the future due to climate change and calls for no more bushland to be cleared, and existing bush should be enhanced.
- the City of Cockburn has one of the lowest levels of tree canopy in the whole of Australia and that there is a very real need to keep and enhance our natural environment to mitigate the threatening effects of climate change.
- Calls for carbon sequestration and planning to consider climate change resilience, protection and enhancement of ecological linkages to keep and strengthen biodiversity is so important. The corridor crosses 7 distinct ecological zones including wetlands, paperbark forest, banksia/tuart woodlands (federally listed as threatened ecological communities) and 3 dune systems.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance

between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission noted.

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**Submission:** 36  
**Submitted by:** Lisa Thomas  
**Summary of Submission:** OPPOSE

The submitter opposes the amendment for the following reasons:

Environmental concerns

- the east-west urban corridor is environmentally significant and should be protected. It crosses 7 distinct ecological zones and three dune systems which allow for great biodiversity and mentions growing impacts of climate change on both our environment and the physical and mental impacts to humans.
- Investment should be put in to restoring this corridor and regenerating it for flora and fauna.
- urges to stop plans to develop Roe 8 and 9 and instead regenerate this wildlife corridor.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 37  
**Submitted by:** Vicki Caulfield  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter argues that the entire corridor should be rezoned to Parks and Recreation, that no existing native vegetation should be cleared, and that the wildlife corridor should be expanded and strengthened.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Under the Planning and Development Act, the local government is expected to align its local planning scheme with any MRS amendment. In doing so, the local government can establish various reservations under its local planning scheme, including local public open space and environmental conservation reservations. The MRS amendment seeks to strike a balance between environmental protection and development needs and opportunities.

**Determination:** Submission noted.

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**Submission:** 38

**Submitted by:** Friends of Mosman Park Bushland (FoMPB)

**Summary of Submission:** OPPOSE

The submitter strongly supports the protection of the entire Roe 8/9 corridor as a Parks and Recreation zoned functional ecological corridor and passive recreation area from the Bibra Lake Wetlands to the waves. The submitter opposes the amendment for the following reasons:

- The area contains a high level of biodiversity, including endangered black cockatoos and rare flora.
- There is significant remnant of native vegetation in an area that has been extensively cleared.
- Clearing the vegetation is likely to have a negative impact on the environmental values of adjacent or nearby conservation areas, including the Jandakot drinking water mound.
- The submitter believes that the amendment would conflict with several government commitments around tree canopy cover and urban forest.
- The submitter believes that the amendment would exacerbate the effects of climate change.

The submitter calls for:

- Plan to protect nature with the expected loss of nature for Westport access.
- No further clearing of the Roe 8/9 corridor.
- Restoration of the Roe 8/9 corridor to help FoMPB's commitment to restore coastal and riparian linkages and protect 30% land for conservation.
- Protection of the area to uphold the government's pledge to save the Roe 8 9 for people's health, well-being and prosperity.
- Protection of the area to promote the Urban Forest Strategy's goal of 30% canopy cover by 2040.
- Protection of Aboriginal culture and heritage.
- Consideration of climate change impacts and the role of vegetation in moderating extreme weather events.

- Construction of wildlife bridges over intercepting roads.
- Installation of signage along the corridor to acknowledge the historical path that Aboriginal people took.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard, and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

The Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission dismissed.

**Submission:** 39

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

**Summary of Submission:** OPPOSE

Environmental and Aboriginal heritage concerns

The submitter opposes the amendment for the following reasons:

- Opposes clearing of native vegetation.
- The land has high ecosystem values and is a biodiverse remnant, that protecting the land protects Aboriginal culture.
- It is important for urban forest cover, water use, groundwater pollution protection, climate change, and health.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS

amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Clearing of native vegetation in WA is prohibited, unless clearing is authorised by a clearing permit obtained from the DWER or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. This MRS Amendment in and of itself does not provide for clearing of land/significant vegetation.

**Determination:** Submission dismissed.

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**Submission:** 40  
**Submitted by:** Giuliano Di Prinzio  
**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing that it deletes a planning option that will be required in the future and that there is too much politics in the move.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 41, 45  
**Submitted by:** *Names removed at the request of the submitters*  
**Summary of Submission:** OPPOSE

Development and heritage concerns

Opposes development on Cardigan Street, arguing that it borders a significant Aboriginal heritage site, is primary access to the heritage listed Randwick Stables, makes up a part of the Cockburn Community Wildlife Corridor (CCWC), and the houses on Cardigan Street have considerable heritage value and are home to long term tenants.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. This reflects the current use of the land, which is low-value ecologically and not heritage listed. However, this does not mean that the area or existing dwellings will necessarily be redeveloped. The local

planning scheme response to the MRS amendment will determine whether further development, intensification, or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

**Determination:** Submission dismissed.

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**Submission:** 42

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environment and heritage concerns

The submitter provided the below comments to the amendment:

- There is very little bush left in the Perth region and that the Cockburn bush wildlife corridor should be left untouched, preserved, and if anything, more trees should be planted.
- The zone in Cardigan Street, which borders a significant Aboriginal Heritage site, should not be bulldozed as it is an entrance to the stable and community garden, and it is an existent corridor for wildlife.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. This reflects the current use of the land, which is low-value ecologically and not heritage listed. However, this does not mean that the area or existing dwellings will necessarily be redeveloped. The local planning scheme response to the MRS amendment will determine whether further development, intensification, or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

**Determination:** Submission noted.

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**Submission:** 43

**Submitted by:** Pernille Stent

**Summary of Submission:** OPPOSE

### Environmental concerns

The submitter opposes the amendment for the following reasons:

- There is little left of natural bush in Perth Metro and that what's left needs to be retained at all costs for future generations.
- The submitter has been through the corridor on horseback and witnessed flocks of black cockatoos, which are critically endangered.
- any jeopardising of these magnificent birds' habitat is a breach of environmental law.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 44  
**Submitted by:** Eliana Elias  
**Summary of Submission:** OPPOSE

There are a lot of people negatively affected.

**Planning Comment:** The submission lacks sufficient detail to enable comment.

**Determination** Submission dismissed.

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**Submission:** 46, 47  
**Submitted by:** Great Walk Network, Caralynn Hoft  
**Summary of Submission:** OPPOSE

### Environmental and density concerns

The submitter opposes the amendment for the following reasons:

- The entire area should be maintained and rehabilitated as Parks and Public Open Space, especially with the increasing heating of the city.
- Housing supply should be addressed by increasing density in already cleared areas.
- Modifying our housing requirements so that we do not sprawl over such an ever-increasing area.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or



degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission dismissed.

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**Submission:** 49  
**Submitted by:** Tamara Bulcock  
**Summary of Submission:** OPPOSE

Development concern

The submitter opposes the urbanisation of the few natural areas we have in Perth and specifically opposes the development of Cardigan Street.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area, or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission dismissed.

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**Submission:** 50  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** OPPOSE

Transport concerns

Opposes the amendment, arguing that the region needs to retain a transport corridor for the area to prevent gridlock in future years.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 51

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Heritage and Development concerns

The submitter argues for the complete protection of Randwick Stables and the adjacent open space and bushland and is against development of Cardigan St.

Environmental concerns

The submitter requests the rezoning of the entire wildlife corridor to Parks and Recreation.

**Planning Comment:** The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area, or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission noted.

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**Submission:** 52, 53

**Submitted by:** *Names removed at the request of the submitters*

**Summary of Submission:** OPPOSE

Transport concern

The submitter argues that there has never been a realistic alternative to Roe 8/9 proposed and that changing the status of the land reserved for the Roe Highway without implementing an alternative would be irresponsible.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; it remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 54  
**Submitted by:** Randwick Stables  
**Summary of Submission:** SUPPORT

Environmental, heritage and development concerns:

The submitter supports the amendment and provided the below comments:

- Calls for the protection of the whole wildlife corridor as Parks and Recreation due to the importance of connectivity for wildlife, the need to preserve endangered species and biodiversity.
- The opportunity to create a lasting and vibrant asset that could mitigate the effects of climate change, increase tree canopy, and reduce urban heat.
- The need for public access to the corridor which is of Aboriginal heritage importance.
- Opposes housing development in the corridor.

**Planning Comment:**

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment allocates an Urban zoning which provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 55  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter supports the amendment with modifications or oppose the amendment as follows:

- Support the retention of the Blackwood Ave bushland, a large bushland buffer zone around the Randwick Stables, the expansion of Kerry Street and the Christian College schools, and the parks and recreation zoning for Dixon Park.
- Oppose that the Stock Road / Forrest Road intersection is not included in the amendment, as this is high value bushland.
- the Cockburn Community Wildlife Corridor is very important and should be protected.
- Our bushland and large trees are disappearing at a frightening rate and that we need to keep all the bushland and large trees we have (and plant more green areas) to stop Cockburn becoming a huge heat island and has low canopy cover and that the natural environment is incredibly important for the physical and mental health of residents.
- Supports the construction of underpasses and overpasses to connect wildlife.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission dismissed.

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<b>Submission:</b>	56
<b>Submitted by:</b>	Fausto Butta
<b>Summary of Submission:</b>	SUPPORT

#### Environmental concerns

The submitter supports the amendment and provided the below comments:

- Rezoning of the Roe 8/9 lands to Parks and Recreation and their inclusion within the Beeliar Regional Park.
- Call for a plan that encourages environmental protection and Blackwood Avenue bushland to be kept as well as more bushlands kept as a buffer zone around the Randwick Stables.
- Keep a Wildlife Corridor from Beeliar Wetlands to the Indian Ocean to both protect native habitat and offer to the community better opportunities to re-connect to the environment.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 57  
**Submitted by:** Chilla Bulbeck  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter opposes the proposal, arguing that it does not go far enough in protecting the wildlife corridor. The submitter urges the State government to heed the voices of local residents and Bushcare groups, who have spoken out in support of a wider, continuous, and more protected wildlife corridor.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities sought by alternative parts of the community.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 58  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter envisions a "linear bush full of endemic trees, grasses, shrubs, flowers, seeds, fungi, bugs, bees, birds, bandicoots, slugs, snails, snakes, ants, lizards, and frogs, with a few nice spots for people (and their pets) to play, think, talk, idle and dream," a carefully

crafted linear bush with sensitively designed infrastructure which will improve the quality and longevity of amenity, environment, biodiversity, beauty, community, health, culture, and heritage.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 59  
**Submitted by:** City of Fremantle  
**Summary of Submission:** SUPPORT

Environmental and Wally Hagan concern

The City of Fremantle supports the proposal, and requests that the Concept Plan includes the following:

- A wide, continuous, legible, and sustainable green corridor for the movement of wildlife between the coast and the Beelie wetlands and safe active transport link through all the proposed urban zones, including a green link between the Hamilton Hill Swamp area and the proposed Parks and Recreation reserve along Ahern Street.
- Provision of additional reserve land to facilitate the full redevelopment of the Wally Hagan Centre and the reinstatement of Hamilton Hill Swamp, including review of the need for Starling Street west of Leda Street, the inclusion within the reserve of the properties at 60 – 70 Rockingham Road, and the potential to re-locate Leda Street further east.
- The inclusion of the land noted in the above as Parks and Recreation reserve in the MRS in recognition of the regional importance of the Wally Hagan facilities, or alternatively secured within local recreation reserve(s) specifically for that purpose.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Concept plan and the Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The City of Fremantle's support for the redevelopment of the Wally Hagan Centre and reconfiguration of local roads is noted. A new recreation or basketball facility can be accommodated within the corridor, including the preliminary site identified by the City of Cockburn adjacent to Rockingham Road (proposed Urban), subject to the local planning scheme rezoning process. The local government can establish various reservations under its local planning scheme and give due consideration to the specific requirements of the new basketball facility, as well as any local road requirements, through those subsequent

planning stages to ensure that the centre is appropriately integrated with the surrounding land uses and the local road network functions optimally.

**Determination:** Submission noted.

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**Submission:** 60, 180

**Submitted by:** Wetlands Conservation Society Inc., Beeliar Regional Park Community Advisory Committee

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

#### Environmental concerns

The submitter supports:

- Proposed rezoning of the Roe 8 reserve west of North Lake Road to the Parks and Recreation Reserve.
- Rezoning of the remaining Roe 8 reserve east of Bibra Drive to the urban zone.
- Rezoning of areas of high-quality bushland west of Stock Road in the Roe 9 reserve to the Parks and Recreation Reserve.

Changes requested:

- A continuous greenway link from North Lake to Manning Lake through the Roe 8 and Roe 9 reserves, known as the Cockburn Community Wildlife Corridor.
- A fauna and pedestrian overpass at Stock Road within the greenway linking North and Manning Lake Reserves.
- Deletion of the large interchange at the junction of Forrest Road and Stock Road from the MRS and rezoning primarily for Parks and Recreation (some degraded parts could be rezoned urban) and some parts that contain TEC and high-quality Tuarts should be Parks and Recreation and should be included in this MRS amendment.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 61

**Submitted by:** Danielle Loizou

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Use of Randwick Stables concern

The submitter argues that the heritage of Randwick Stables community should not be for the exclusive use of one family and their friends. It should be for all community and be more equitable accessible to the wider community and suggests that the land could be used by a legitimate not-for-profit and para-equestrian to run equestrian activities.

**Planning Comment:** The use and management of land reserved for Parks and Recreation purposes is beyond the scope of an MRS amendment.

**Determination:** Submission noted.

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**Submission:** 62

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

**Summary of Submission:** OPPOSE

### Environmental concerns

The submitter opposes the amendment for the following reasons:

- Loss of green space and bushland due to development.
- Lack of fore planning in which the importance of the environment is considered.
- It is important to protect and regenerate ecological linkages to aid biodiversity.
- Listen to the research on climate change and apply it to our country.
- The Cockburn Community Wildlife Corridor (CCWC) is a unique and valuable asset that should be protected, and that threatened ecological communities exist and cannot be ignored.
- The government considers the environmental issues before giving up bushland to road systems or developers.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 63

**Submitted by:** Leah Knapp

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter supports the protection of the Roe 8/9 reserve as Parks and Recreation, especially west of Carrington Street. The submitter proposes:

- A 10m wide ecological linkage adjacent to built form and argue that the community is behind the initiative to build an east-west wildlife corridor.



- Maintaining, enhancing, and protecting the greenway corridor to create the "wetlands to waves" Cockburn Community Wildlife Corridor (CCWC) between North and Bibra Lakes to Manning Lake. Inclusion of Stock Road interchange reserve, expressing hope that it will be rezoned to protect the bushland and establish the greenway linkage.
- Reinstatement of the pedestrian bridge over Stock Road near the Forrest Road intersection.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection, including consideration of a pedestrian bridge, are not compromised.

**Determination:** Submission noted.

**Submission:** 64

**Submitted by:** Pip Brennan (Chair) and Leah Knapp (Ordinary Member) (on behalf of Coolbellup Community Association)

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitters are not opposed to rezoning some degraded sections of the Roe 9 land to the urban zone. While the submitter supports the removal of the Primary Regional Roads reservation from the MRS and the establishment of a wildlife corridor. The submitters call for:

- Inclusion of Stock Road interchange reserve, expressing hope that it will be rezoned to protect the bushland and establish the greenway linkage.
- A pedestrian bridge on the Stock Rd intersection.
- A greenway corridor to create the Cockburn Community Wildlife Corridor CCWS, Wetlands to Waves.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection, including consideration of a pedestrian bridge, are not compromised.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads

with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 65

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

**Summary of Submission:** OPPOSE

Environmental concerns

The submitter supports the creation of a continuous green corridor through the Roe 8/9 road reservation, with minimal breaks and no new crossroads.

Development concerns

The submitter opposes the use of any of the road reserve for housing and suggests that paths should be no wider than 3 meters to allow more space for vegetation to grow.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 66

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

**Summary of Submission:** OPPOSE

### Traffic concerns

The submitter opposes the amendment and advises as follows:

- The Roe 8/9 road corridor is important for future expansion and freight movements.
- Hope Road and Farrington Road will need to be widened if the road corridor is removed.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition. It remains firmly committed to this position; following the rezoning of the Beelihar Wetlands via the 2021 Bill, it has requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission noted.

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<b>Submission:</b>	67
<b>Submitted by:</b>	Adam Peck
<b>Summary of Submission:</b>	SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter supports the amendment and calls for:

- Rezone the Roe 8/9 road reservation to a nature reserve. This will protect the valuable biodiversity of the area and create a vital ecological corridor.
- Oppose Main Roads WA retaining the large piece of land around the corner of Forrest and Stock Roads. This land could be better utilized as a nature reserve, providing additional habitat for native species.
- Rezone more of the land around Forrest and Stock Roads to a nature reserve. This will allow for future road upgrades while still preserving a significant portion of the corridor's natural beauty.
- Construct a fauna bridge over Stock Road to maintain a full green link throughout the corridor. This will allow wildlife to safely move between the two sides of the road, ensuring the integrity of the ecological corridor.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

**Determination:** Submission noted.

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**Submission:** 68  
**Submitted by:** New Life Church Fremantle  
**Summary of Submission:** SUPPORT

Future use concern

The submitter, NLC, owns Lot 4139 which is adjacent to the Primary Regional Roads Corridor and accommodates the buildings of the Fremantle Christian College. NLC also leases a premises at 54 Rockingham Road, Hamilton which is adjacent to the corridor.

NLC supports the amendment and make the following requests/comments:

- Seeking the opportunity to acquire land adjoining Fremantle Christian College (FCC) to build a community hub with an auditorium for 350 people, multiple ancillary rooms, and an administration hub with parking which could be shared with FCC for larger events and assemblies.
- Having a property adjacent to FCC would be beneficial for both organisations.
- Prefer land that does not share a border with any residential properties.

**Planning Comment:** Matters relating to future land tenure arrangements are beyond the scope of an MRS amendment. However, the Urban zone proposed by the MRS amendment for the land of interest to the NLC/FCC, can facilitate the acquisition/expansion of the FCC pending future discussions and actions by the State Government and the subsequent local planning processes.

**Determination:** Submission noted.

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**Submission:** 69  
**Submitted by:** Nicola Lukey  
**Summary of Submission:** OPPOSE

Traffic concerns

The submitter opposes the amendment and advises as follows:

- The government needs to build Roe 8, which would improve road congestion, fuel efficiency, and economic and social development.
- The amendment is contradictory because it would transfer 58 hectares of land to an Urban Zone, when desperately needed infrastructure is required.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; it remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the

purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

**Determination:** Submission dismissed.

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**Submission:** 70  
**Submitted by:** Dale Lukey  
**Summary of Submission:** OPPOSE

Traffic concerns

The submitter opposes the amendment and advises as follows:

- Roe 8 and Roe 9 were reserved for road purposes from the beginning, and the government should build these roads to cater for the immense increase in traffic.
- The current east-west roads are congested and detour through other suburbs.
- The current noise pollution from trucks and motorcycles on Stock Road is unbearable; a sound wall should be built on the west side of Stock Road.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition; it remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible. The majority of the land which remains reserved as Primary Regional Roads (for the purpose of Roe 8 and Roe 9 extensions) is now considered suitable for alternative land use classifications, namely the Urban zone and the Parks and Recreation reservation.

In relation to noise levels and attenuation, retrospective implementation for local roads is not required/supported by State Planning Policy, and challenging in environments where frontage, access and crossovers are retained. Notwithstanding traffic volumes on the existing local road network are not expected to experience volumes that would warrant consideration of potential noise attenuation measures.

It is difficult to predict what potential noise impacts or noise attenuation measures may arise in relation to Stock Road, as Main Roads WA has not yet completed its network assessment and future planning for Stock Road. However, it is important to note that the MRS amendment does not propose any new Urban zoned land near Stock Road apart from some existing local road reserves.

**Determination:** Submission dismissed.

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**Submission:** 71  
**Submitted by:** Fremantle Christian College  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Land concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Propose to expand from a 550-student school to a 1,100-student school, with a 2-stream primary school and a 4-stream secondary school.

- Require a site of at least 5.5 hectares, ideally 6.0 hectares, on the Roe Highway reserve bordered by Carrington Street, Forrest Road, and Rockingham Road.
- The expansion will benefit the Cities of Cockburn and Fremantle by meeting the educational demand of new and existing households and enhancing the revitalisation of the area.
- A larger school would allow it to expand the subject choices it offers and strengthen its educational outcomes.
- Is confident that it has the experience and skills to develop a thriving school with a great culture and strong academic results that will further the revitalisation of Hamilton Hill and surrounding suburbs.

**Planning Comment:** Matters relating to future land tenure arrangements are beyond the scope of an MRS amendment. However, the Urban zone proposed by the MRS amendment for the land of interest to the NLC/FCC, can facilitate the acquisition/expansion of the FCC pending future discussions and actions by the State Government and the subsequent local planning processes.

**Determination:** Submission noted.

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**Submission:** 72

**Submitted by:** Nature Reserves Preservation Group of Kalamunda

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the vision and advocacy of the Cockburn Community Wildlife Corridor conservation group for a conserved and enhanced bushland and wildlife corridor that connects the Beeliar Wetlands with the Indian Ocean. The reasons to fully conserve this area include: the major loss of natural areas in the Perth metro area, the loss of wildlife corridors throughout Perth metro, the dire State of the Environment Report 2021, Minister Plibersek's commitment to 'no new extinctions', stopping destruction of/and rebuilding Nature through "Nature Positive Plan", and to overhaul the EPBC Act.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 73

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

**Summary of Submission:** OPPOSE

### Environmental concerns and property price concerns

The submitter opposes the amendment and advises as follows:

- Biodiversity conservation: The wildlife corridor is a crucial habitat and migration route for a diverse range of native species. Maintaining it ensures that these species can thrive and continue to contribute to the ecological balance of the region.
- Ecosystem services: The wildlife corridor provides essential ecosystem services such as regulating local climate patterns, purifying air and water, and mitigating the impacts of extreme weather events. These services are invaluable for the community's well-being and quality of life.
- Education and recreation: The corridor offers an excellent opportunity for environmental education and recreational activities. These activities promote a greater appreciation for nature, connect residents with their environment, and contribute to physical and mental health.
- Climate change mitigation: Conserving natural areas, including wildlife corridors, plays a vital role in climate change mitigation. Trees and vegetation within the corridor store carbon, helping to reduce greenhouse gas emissions and combat climate change.
- Community well-being: A thriving wildlife corridor fosters a sense of community pride and connectedness. It offers opportunities for volunteer involvement, environmental stewardship, and collaborative efforts to protect and restore the natural heritage. These collective actions can strengthen the community's bonds and resilience.
- Property values: Studies have consistently shown that properties near protected natural areas tend to have higher property values. Preserving the local wildlife corridor can have a positive economic impact by enhancing property values in the community.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 75

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

**Summary of Submission:** SUPPORT

### Development concerns

The submitter is against the redevelopment of Cardigan Street because it will affect their access to the stables.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area, or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine

the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission noted.

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**Submission:** 76, 78, 82, 83

**Submitted by:** *Names removed at the request of the submitters*

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Development concerns

The submitter is against the redevelopment of Cardigan Street because it will affect their access to the stables.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area, or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission noted.

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**Submission:** 77

**Submitted by:** Rebecca Gianatti

**Summary of Submission:** SUPPORT

Environmental concerns

The submitter is calling for the area around Randwick Stables to be zoned parks and gardens and a reserve. The submitter specifically calls for:

- The green bush space between Rockingham Road and Cardigan Street and between Cardigan Street and Healy Road kept as bush.
- The large open field next to the stables to Dixon Park retained for space for horses to train, dog walkers to use, and people to enjoy exercising in nature.
- The Randwick Stables Community Garden to be supported and retained.
- The beautiful trees in the bush around the Randwick stables to be valued and added to, to support the visiting flocks of red-tailed black cockatoos.

Development concern

- Cardigan Street to remain a vital link for Randwick Stables and not be developed further. No further housing to be built in the area.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. This reflects the current use of the land, which is low-value ecologically and not heritage listed. However, this does not mean that the area or existing dwellings will necessarily be redeveloped. The local planning scheme response to the MRS amendment will determine whether further development, intensification, or redevelopment is possible in this area.



Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

The MRS amendment does not seek to establish how a particular Parks and Recreation reservation may be used or whether some portion of a proposed reserve should be revegetated. The horse-riding area and community garden are predominately outside the Randwick Stables heritage site and fall within the Clontarf Hill Aboriginal heritage place. The continued use of land within the Clontarf Hill Aboriginal heritage place by Randwick Stables is a matter that will need to be negotiated in due course with the party that ultimately has management responsibility for the subject land. The outcome of any such negotiations is beyond the scope of this MRS amendment. Similarly, this MRS Amendment is not proposing any changes to Dixon Park, as it lies outside the amendment area.

**Determination:** Submission noted.

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**Submission:** 79  
**Submitted by:** Rex Sallur  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter opposes the amendment and advises as follows:

- Agrees with the reservation of areas of high environmental and heritage value for Parks and Recreation.
- Supports a modest area allocated to housing.
- Supports the planting of additional native trees and vegetation.
- Is pleased with the natural regrowth and replanting efforts that have taken place in the corridor and argues that this must never be destroyed again.
- Is concerned about the large interchange reserve at the Stock Road and Forrest Road junction. This should be rezoned as parks and recreation, as it currently leaves the door open to the Perth Freight Link being built in the future.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission dismissed.

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**Submission:** 80  
**Submitted by:** Josephine Cummins  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Is concerned about the loss of natural environment in Cockburn, which now has only 11% left.
- This natural environment is important for people's health, fauna and flora, and for reminding all what Cockburn used to be like.
- Urges the planning process to save as much natural environment as possible, so that people do not have to travel far to enjoy it.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

Under the *Planning and Development Act 2005*, the local government is expected to align its local planning scheme with any MRS amendment. In doing so, the local government can establish various reservations under its local planning scheme, including local public open space and environmental conservation reservations. The MRS amendment seeks to strike a balance between environmental protection and development needs and opportunities.

**Determination:** Submission noted.

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**Submission:** 84  
**Submitted by:** S Marsh – (Cockburn Community Wildlife Corridor Inc); & C Duckham - (Friends of Clontarf Hill Inc)  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

**Submission 1**

Environmental concern

The submitter opposes any development that would fragment or destroy the Roe 8/9 corridor. The submitter argues that the corridor should be protected and preserved for the benefit of the community and the environment. The submitter recommends:

- Rezone the entirety of the Roe 8/9 lands as Parks and Recreation, and request that the WAPC explore options to include the relevant Parks and Recreation land in the Beeliar Regional Park.
- Urge DPLH/WAPC to formally recognise the wildlife corridor in all rezoning, concept and strategic plans.
- In the event of partial Urban zoning, firmly embed nature positive, urban forest and biodiversity sensitive urban design principles in the Roe 8 (West) and Roe 9 in all concept, proposed rezoning and strategic plans for the area, as well as:

- Land between Forrest Rd and Wheeler Park being allocated Parks and Recreation and revegetated,
- Aboriginal voices to be heard, acknowledged and respected before development/planning commences,
- Housing to be built at the edge of the corridor,
- Work with schools to ensure continuous (green) corridor,
- No new N-S roads,
- Paths and cycleways should be minimum 15 metres in width,
- More bridges and underpasses are required, including a fauna bridge across Stock Rd.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. Importantly, an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course, as sought by the submitter/s.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities, including the aspirations of existing educational establishment and community groups.

Whilst matters relating to future land tenure arrangements are beyond the scope of an MRS amendment, the Urban zone proposed by the MRS amendment to several land parcels of interest to the existing schools and community groups, can facilitate the acquisition/expansion or redevelopment aspirations of these stakeholders pending future discussions and actions by the State Government and the subsequent local planning processes.

The potential for connectivity (vegetation, cycleways, bridges etc) throughout these sites and the broader corridor is expected to be refined and/or implemented through future planning stages. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system into the future.

**Determination:** Submission noted.

### **Submission 2**

This is a request from the Cockburn Community Wildlife Corridor Inc. to Hon Rita Saffioti MLA, Deputy Premier; Treasurer; Minister for Transport and Tourism asking her to write a submission in support to the Cockburn Community Wildlife Corridor Inc. submission and rationale. The letter to the Minister:

- Contains general advice on how to write a submission.
- Discusses the outcome of the City of Cockburn's Council meeting on 14 September 2023 as it relates to a requested wildlife corridor through Roe 9.
- Includes various suggested topics for inclusion in any written submission.

**Planning Comment:** The forwarding of the correspondence from the Minister to and the request to treat as a submission is noted.

**Determination:** Submission noted.

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**Submission:** 85  
**Submitted by:** David James  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Commends the WAPC for deleting Roe 8 - 9 from the MRS and for proposing to conserve some of the land as wildlife habitat.
- Some parts of the wildlife corridor lack continuous connection, and that this is an opportunity to create a more connected corridor that links the Beeliar Regional Park to the coast.
- A passive recreation and wildlife link be created from Bibra Lake to Clontarf Hill and Manning Lake via the Roe 8 and 9 route corridor.
- The junction of Forrest Rd and Stock Rd should be reduced in size to protect the stands of Balga and Tuart trees in the area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities.

Under the local planning framework, the Urban zoned can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 86  
**Submitted by:** William Price  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- The entire Beelias to ocean corridor be zoned as Parks and Recreation.
- Supports the recommended rezoning of specific bushland areas but argue that the government's commitments to environmental conservation and community health necessitate a more ambitious approach.
- Fragmenting the corridor would have detrimental effects, including the destruction of important wildlife connections, increased flood risks, and the loss of a unique natural asset.
- Such a decision would contradict the government's own commitments.
- Government should prioritise environmental and community health and wellbeing over economic concerns.
- Urgent need to protect the environment in the face of climate change.
- Cites various studies.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

**Submission:** 87

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Supports the retention of the Blackwood bushland and the expansion of Kerry Street and Christian College schools.
- Requests the re-wilding Dixon Park and a bushland buffer around Randwick Stables.
- Disappointed at the exclusion of the Stock Road / Forrest Road intersection.
- The bush in that area is an important corridor for wildlife between the Beelias wetlands all the way to the coast.
- Protection of local biodiversity is extremely vital for this region; it is not only central to fighting climate change and improving the future of this area, but it is also an important for tourism and recreation for residents.

**Planning Comment:**

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

This MRS Amendment is not proposing any changes to Dixon Park, as it lies outside the amendment area. The focus of this amendment is primarily on land use and zoning changes within the defined area and does not include modifications to Dixon Park or the wetlands.

**Determination:** Submission noted.

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**Submission:** 88

**Submitted by:** Helen Flavell

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Supports that Blackwood Bushland will be preserved.
- The plan does not create a wildlife corridor that can be shared by animals, plants, and people, and that it does not fulfill the original vision of establishing a "Kings Park in the South".
- Is concerned about the removal of established trees and habitat for wildlife for housing development.
- Is concerned about the health risks posed by the expansion of Stock Road and the proposed large intersection between Forrest and Stock Roads.
- Highlights the cultural and historical significance of Dixon Park to Noongar people.
- Argues that supporting the corridor can contribute to maintaining a connected community, caring for the environment and wildlife, attracting tourists, and preserving the ecological heritage of the region.
- Innovative measures to reduce reliance on cars and unsustainable road systems.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The State Government supports infill development as a means to achieve sustainable urban growth. Infill development involves the use of vacant or underutilised land within existing urban areas to reduce urban sprawl, protect the environment, create more liveable communities, increase housing supply and affordability, revitalise declining neighbourhoods, and reduce traffic congestion. Several policies and initiatives have been introduced to support infill development, and planning policies and public consultation are in place to ensure appropriate development and address concerns related to infill development, such as its impact on traffic and parking.

**Determination:** Submission noted.

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**Submission:** 89, 137, 146, 158, 206

**Submitted by:** Urban Bushland Council WA Inc., *Name removed at the request of the submitter*, Robyn Colledge, *Name removed at the request of the submitter*, Nathalie Casal

**Summary of Submission:** OPPOSE

Environmental and heritage concerns:

The submitter is calling for a more visionary approach to the Roe 8/9 corridor that prioritises environmental protection and heritage conservation, through:

- Reserving the entire corridor rezoned as Parks and Recreation to protect and conserve all native vegetation and restore ecosystems.
- Creating an ecological green corridor from the Beeliiar Wetlands to the Indian Ocean, incorporating all high-quality bushland into the Beeliiar Regional Park.
- Extending the green corridor to include land in the Fremantle Rockingham Access Corridor (FRAC).
- Requesting Government ensure compliance with all relevant environmental legislation and agreements, and identify and protect Aboriginal heritage and cultural values in the area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is

intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area. This MRS Amendment is not proposing any changes to the corridor known as FRAC, as it lies outside the amendment area.

**Determination:** Submission dismissed.

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**Submission:** 90  
**Submitted by:** Cameron Potts  
**Summary of Submission:** OPPOSE

Development and Environmental concern

The submitter is opposed to any development on Cardigan Street and wants to see the wildlife corridor protected.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 91  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concerns:

The submitter is calling for a more visionary approach to the Roe 8/9 corridor that prioritises environmental protection and heritage conservation, through:

- Reserving the entire corridor rezoned as Parks and Recreation to protect and conserve all native vegetation and restore ecosystems.
- Creating an ecological green corridor from the Beeliar Wetlands to the Indian Ocean, incorporating all high-quality bushland into the Beeliar Regional Park.
- Extending the green corridor to include land in the Fremantle Rockingham Access Corridor (FRAC).
- Requesting Government ensure compliance with all relevant environmental legislation and agreements, and identify and protect Aboriginal heritage and cultural values in the area.



**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

This MRS Amendment is not proposing any changes to the corridor known as FRAC, as it lies outside the amendment area.

**Determination:** Submission noted.

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<b>Submission:</b>	92, 147, 154
<b>Submitted by:</b>	Phoebe Corke, Save Beelihar Wetlands Inc., Madeleine Antoine
<b>Summary of Submission:</b>	SUPPORT, WITH MODIFICATIONS

Environmental, traffic and heritage concerns

The submitters support the amendment and provide the following suggested modifications and comments:

- The current proposal for the Roe 8/9 corridor does not go far enough in protecting the wildlife corridor or creating a sustainable and liveable community.
- Seeks a linear Parks and Recreations reservation for the entire length of the corridor, with 4 or 5 storey buildings with a minimal footprint surrounded by winding pathways and vegetation.
- Proposes the restoration of Dixon Reserve as a wetland.
- Is concerned about a proposed north-south link (Ahern Street to Ely Street) through the corridor which would create a 'rat run of epic proportions'.
- Encourages extension of the Aboriginal Heritage listed areas - and therefore Parks and Recreation - to include the site to the south of Rockingham Road.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to

the environmental study and to conserve cultural heritage sites. Importantly, an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course, as sought by the submitter/s.

Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

While the indicative concept plan may provide a suggested and future proposed local road network, such changes are beyond the scope of the MRS amendment. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.

The focus of this amendment is primarily on land use and zoning changes within the corridor defined and known as Roe 8/9; it does not include physical modifications to Dixon Park or the wetlands and does not include any land south of Rockingham Road.

**Determination:** Submission noted.

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**Submission:** 93  
**Submitted by:** Timo Bleeker  
**Summary of Submission:** SUPPORT

The submitter owns a property that borders the Roe 8/9 corridor and has experienced problems with illegal dumping and crime in the bushland behind their home. The submitter argues that developing the land into residential and recreational areas would make it safer and more liveable for everyone.

**Planning Comment:** Submission noted.

**Determination:** Submission noted.

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**Submission:** 94  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and housing affordability concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Is concerned about the proposed development of the bushland between Wheeler Rd and Blackwood Ave which would break up the wildlife corridor.
- The wildlife corridor is essential for the protection of biodiversity and the health of the ecosystem.
- Urges government to protect the existing Parks and Recreational zoned area around Randwick stables.

- Calls for government to ensure that housing in urban living areas is not made unaffordable to the people in the community in case areas redevelop.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Contrary to what is stated in the submission, there is currently no Parks and Recreation reservation near Randwick Stables. Land in the general vicinity of Randwick Stables is considered suitable for classification as a proposed Parks and Recreation reservation having regard to current land use, ecological value and heritage considerations.

The Metropolitan Region Scheme is primarily focused on defining the spatial structure of a metropolitan area, including the location of urban, road, and environmental areas. It typically does not address social or economic issues such as housing affordability. Nonetheless, the State Government is committed to addressing housing affordability more broadly and is working on various initiatives to assist with this.

**Determination:** Submission noted.

**Submission:** 95

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

**Summary of Submission:** SUPPORT

The submitter supports the removal of the Primary Regional Roads reservation and the use of the land for parks and recreation arguing this would provide much-needed green space for the community and help to protect the environment.

**Planning Comment:** The proposed MRS amendment recommends large portions of the corridor for this classification to benefit the environment and conserve cultural heritage sites.

**Determination:** Submission noted.

**Submission:** 96

**Submitted by:** Robyn Walsh

**Summary of Submission:** OPPOSE

Environmental concern

The submitter is a co-convenor of the Cockburn Community Wildlife Corridor and a passionate advocate for the protection of the wildlife corridor. The submitter urges the WAPC to carefully consider the findings of the study by Nature Link Perth on the significance and importance of the corridor. The submitter also argues that a comprehensive and inclusive planning process is necessary to ensure that the rezoning is done in a way that protects the environment and the interests of the community.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 97

**Submitted by:** Peter Rattigan

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter argues that the entire Roe 8/9 corridor should be given over to a nature reserve, arguing that the growing population in the metropolitan area will require an increase in natural areas close by to enhance the physical and mental health of the population.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 98

**Submitted by:** Adrian Trivett

**Summary of Submission:** OPPOSE

Environmental concerns

The submitter opposes the amendment and advises as follows:

- Is concerned that the community concerns have not been addressed.
- Over 50% of respondents to the first draft proposal supported a continuous wildlife corridor, but the revised proposal still calls for housing development on a significant portion of the land.
- A more visionary approach to the Roe 8/9 corridor that prioritizes environmental protection and community needs.
- Questions the adequacy of the environmental surveys that have been conducted.
- A 4-day survey is not sufficient to capture the full diversity of wildlife that uses the corridor, and that a more robust monitoring process should be undertaken with the help of the community.

- The Balga tree behind 32-36 Blackwood Ave, which is not mentioned in the proposal. This tree is one of the few remaining trees of its species, and the submitter asks what the plans are for it.

**Planning Comment:** The MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities, reflecting the range of submissions, aspirations and comments received through the informal and formal consultation processes.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The environmental surveys were conducted by qualified professionals at the appropriate time of year in accordance with the requirements of the *Environmental Protection Act 1986*. The amendment and supporting technical information were referred to the Environmental Protection Authority as required under the *Planning and Development Act 2005*. The EPA determined that the amendment does not require formal assessment and no advice was given. The DPLH is satisfied with the quality of work undertaken by the appointed environmental consultant. The amendment proposes to accommodate most vegetation of high and medium ecological value in the Parks and Recreation reservation. If an individual tree happens to fall outside of a proposed Parks and Recreation reserve it does not necessarily mean it will be cleared. There are multiple tools available through the local planning framework that can help retain trees in urban areas.

**Determination:** Submission dismissed.

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**Submission:** 99  
**Submitted by:** Beliam O'Connor  
**Summary of Submission:** SUPPORT

Environmental and heritage concerns:

The submitter is calling for a more visionary approach to the Roe 8/9 corridor that prioritises environmental protection and heritage conservation, through:

- Reserving the entire corridor rezoned as Parks and Recreation to protect and conserve all native vegetation and restore ecosystems.
- Creating an ecological green corridor from the Beeliam Wetlands to the Indian Ocean, incorporating all high-quality bushland into the Beeliam Regional Park.
- Extending the green corridor to include land in the Fremantle Rockingham Access Corridor (FRAC).
- Requesting Government ensure compliance with all relevant environmental legislation and agreements, and identify and protect Aboriginal heritage and cultural values in the area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

This MRS Amendment is not proposing any changes to the corridor known as FRAC, as it lies outside the amendment area.

**Determination:** Submission noted.

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<b>Submission:</b>	100
<b>Submitted by:</b>	Brendon Foley
<b>Summary of Submission:</b>	SUPPORT, WITH MODIFICATIONS

Environmental and development concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Supports preserving and enhancing the Roe 8/9 corridor, which is a unique opportunity to protect the little that is left of urban bushland in the Perth metropolitan area.
- Opposes further development around the area of Cardigan Street, which would negatively impact the activities in and around the historic Randwick Stables.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

**Determination:** Submission noted.

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**Submission:** 101

**Submitted by:** Ashe Murray (on behalf of Friends of Coolbinia Bushland)

**Summary of Submission:** OPPOSE

#### Environmental concern

The submitter opposes the amendment and advises as follows:

- The submitter argues that there should be no more clearing of precious and threatened Banksia and Tuart woodlands, and that restoration of degraded areas should be regenerative and create vital ecological linkages (a wildlife corridor) and increase canopy.
- More bridges/underpasses along the corridor (Progressive Drive, Carrington Street) are vital.
- Stock Road must have a fauna bridge, for fauna connectivity.
- The corridor should be rezoned as Parks and Recreation and included within the Beeliam Regional Park.

#### Development concern

The submitter is opposed to the amendment due to it including urban landfill.

**Planning Comment:** Clearing of native vegetation in WA is prohibited, unless clearing is authorised by a clearing permit obtained from the DWER or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. This MRS Amendment in and of itself does not provide for clearing of land/significant vegetation.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

In relation to potential future infill development, a number of government policies and planning initiatives have been introduced to guide structure planning, promote integrated design and promote public consultation to ensure that development is located in appropriate places, is integrated with the existing community, and address concerns related to infill development, such as its impact on adjacent properties, traffic and parking. These matters are expected to be refined and supported by a greater level of detail through the next stages of planning.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

**Determination:** Submission dismissed.

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**Submission:** 102

**Submitted by:** Timmie Michelakos

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental, development and heritage concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Supports the proposed rezoning of the Parks and Recreation.
- Would like to see the Parks and Recreation zone extended to protect the whole wildlife corridor, from Beeliar wetlands to the ocean to ensure connectivity for wildlife, preserve the seven distinct ecological zones, protect endangered species and biodiversity, mitigate the effects of climate change and provide a valuable refuge for people to enjoy, promoting connection to the natural world and community;
- Opposes any development on Cardigan Street, which the submitter argues would adversely affect the stables' operation and reduce public access.
- Believes that the corridor is important for Aboriginal heritage and culture.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher



level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

**Determination:** Submission noted.

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**Submission:** 103  
**Submitted by:** Tim Hemsley  
**Summary of Submission:** OPPOSE

Environmental concern

- The submitter opposes the amendment and advises as follows:
- Extend the rezoning to protect the whole wildlife corridor, from Beeliar wetlands to the ocean, as Parks and Recreation.
- Create a continuous corridor to ensure connectivity for wildlife, preserve the seven distinct ecological zones, protect endangered species and biodiversity.
- Rewild important native habitat in urban areas, mitigate the effects of climate change, increase tree canopy, reduce urban heat and provide carbon sequestration.
- Protect open spaces such as the Hamilton Hill swamp precinct to reduce the risk of flooding in extreme weather conditions and filter storm water.
- Regenerate wetland areas to decontaminate soils and filter storm water.
- Develop a comprehensive, facilitated, curated master planning process at State government level.
- Identify and protect land which is currently bare as it still has environmental importance.
- Build fauna bridges and underpasses along the corridor including Carrington Street, Progress Drive and most importantly Stock Road.
- Preserve Randwick Stables, which is integral to the corridor, and its surrounding bush land, including mature Tuart trees.
- Advocate for a protective buffer zone around the heritage listed stables and the community garden.
- Ensure access and protection to the stables by protecting Cardigan Street.
- Preserve the significant Aboriginal areas within the corridor, including the Hamilton Hill Swamp precinct and Clontarf hill.
- Do not build housing on the corridor.
- Preserve the corridor in its entirety, including regenerative restoration of degraded areas.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area. However, the MRS Amendment is not proposing to include any land north of Healy Road or south of Rockingham Road.

Urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission dismissed.

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**Submission:** 104

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

**Summary of Submission:** SUPPORT

#### Use of the Parks and Recreation area

The submitter supports the amendment and advises as follows:

- Supports the change of zoning from Urban to Parks and Recreation to the area surrounding the historically significant Randwick Stables given the area's historical, cultural and ecological significance.
- The area should continue to be used as a horse exercise area, and that suitable walking access via Cardigan Street should be preserved.
- Calls for the protection of the Community Garden and surrounding bushland and trees as an environment for endangered cockatoo species.

**Planning Comment:** The MRS amendment does not seek to establish how a particular Parks and Recreation reservation may be used. The horse-riding area and community garden are predominately outside the Randwick Stables heritage site and fall within the Clontarf Hill Aboriginal heritage place. The continued use of land within the Clontarf Hill Aboriginal heritage place by Randwick Stables is a matter that will need to be negotiated in due course with the party that ultimately has management responsibility for the subject land. The outcome of any such negotiations is beyond the scope of this MRS amendment.

**Determination:** Submission noted.

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**Submission:** 105  
**Submitted by:** Bevan Grant  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Protect and nourish the Cockburn wildlife corridor for future generations.
- Enhance ecological linkages and strengthen biodiversity.
- Value the bush as a unique place and sense of place for humans and all creatures.
- Preserve the corridor to soften the impact of biodiversity loss in the south-west.
- Consider the "deeper time" of the bush and its importance to all life.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission dismissed.

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**Submission:** 106  
**Submitted by:** Hermione Hickling  
**Summary of Submission:** OPPOSE

Environmental and Development concern

The submitter opposes the amendment and advises as follows:

- Protect the Cockburn Wildlife Corridor for its intrinsic value and to mitigate the effects of climate change and biodiversity loss.
- Preserve each morsel of remnant bush on the Swan Coastal plain as precious.
- Plan with the unique preciousness of the environment as the foremost consideration.
- Preserve and rehabilitate a substantial, continuous bushland reserve, allowing plants and animals to disperse and move from coastal to wetland habitats.
- Avoid breaking the corridor by isolating the population and reducing genetic diversity.
- Preserve the area behind 38 Blackwood Ave as part of the wildlife corridor.
- Replace the Brazilian Pepper berry stands with native bushland to restore food source for vulnerable endemic species.
- Preserve the old Balga, that is approximately behind 34 Blackwood Avenue.
- Build a wildlife bridge alongside a pedestrian bridge across Stock Rd, and potentially across Carrington Rd as well.

- Support a cycle/ pedestrian path surrounded by at least 5m of bush on either side, and some accommodation for the expansion needs of schools, and some housing could be included, as long as there is an unbroken wildlife corridor at least 20 metres wide in all parts.
- Retain and support Randwick Stables and the Blackwood Ave Market Garden.
- Designate the entire area Parks and Recreation and preserve and rehabilitate it as natural habitat.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. The potential for various forms of connectivity (vegetation, cycleways, bridges etc) throughout these sites and the broader corridor is expected to be refined and/or implemented through future planning stages. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system into the future.

The amendment proposes to accommodate most vegetation of high and medium ecological value in the Parks and Recreation reservation. If an individual tree happens to fall outside of a proposed Parks and Recreation reserve it does not necessarily mean it will be cleared. There are multiple tools available through the local planning framework that can help retain trees in urban areas.

The MRS amendment does not seek to establish how a particular Parks and Recreation reservation may be used. The horse-riding area and community garden are predominately outside the Randwick Stables heritage site and fall within the Clontarf Hill Aboriginal heritage place. The continued use of land within the Clontarf Hill Aboriginal heritage place is a matter that will need to be negotiated in due course with the party that ultimately has management responsibility for the subject land. The outcome of any such negotiations is beyond the scope of this MRS amendment.

**Determination:** Submission dismissed.

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**Submission:** 107  
**Submitted by:** Lorena Grant  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Do not remove any more native trees and bush land, as they are essential for our native diversity and wildlife, including the endangered black cockatoos.
- Protect and restore remnant eucalypts and understory.
- Plant and maintain native nature strips.
- Consider all life, not just human occupation, when making decisions about land use.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Clearing of native vegetation in WA is prohibited, unless clearing is authorised by a clearing permit obtained from the DWER or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. This MRS Amendment in and of itself does not provide for clearing of land/significant vegetation.

**Determination:** Submission dismissed.

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**Submission:** 108

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

**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Designate the entire highway reserve parks and wildlife and rehabilitate it to natural bushland.
- Build a bike and pedestrian path through the area to allow for efficient bicycle commuting and for people to enjoy a hike through bush all the way from the Beelihar Wetlands to the coast.
- Build a wildlife and pedestrian bridge across Stock Road.
- Take strong action to protect and restore our natural environment in this era of climate change and biodiversity loss.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects.

Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

**Determination:** Submission dismissed.

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**Submission:** 109

**Submitted by:** Jordan Murfit

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter supports the amendment and states there are benefits and economic prosperity to be derived from having an (the last) east/west wildlife corridor in the metropolitan area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 110

**Submitted by:** David Meredith

**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Rezone the entire Roe 8/9 corridor to Parks and Recreation.
- Protect native flora and fauna from local extinction by preserving a continuous corridor of sufficient width.
- Improve and maintain mental health through contact with healthy natural landscapes.
- Provide passive recreational opportunities in natural bushland.
- Contribute to reducing our negative impact on the climate.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some

local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 111

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Protect the whole wildlife corridor for posterity.
- Make the most of the opportunity to protect this area, as suburbs and other urban development has already expanded over much of the valuable native bushland of the swan coast plain.
- Do not waste the important work that has been done to enhance the biodiversity value of the area, by various groups and people, but further enhance and protect it.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 112

**Submitted by:** Madeleine Koppen

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Protect the whole area as Parks and Recreation.
- Leave wild bushland and keep the integrity of the vital need for population to enrich physical mental well-being.
- Improve the house values and pride in the area.
- Arrest the further disintegration of the unique beauty and wildlife.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the

corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 113

**Submitted by:** Frank Marshall

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

No comments provided.

**Planning Comment:** The submission lacks sufficient detail to enable comment.

**Determination:** Submission noted.

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**Submission:** 114

**Submitted by:** Katie Back

**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Preserve the site where Roe 8 and Roe 9 were originally proposed, which is made up of lots of beautiful flora and fauna.
- Acknowledge that climate change is on the horizon, or already taking effect around the world.
- Protect Perth's remaining wetlands, which account for only 10% of the original area.
- Designate the entire Roe 8 and Roe 9 area as a dedicated reserve/bush forever site.
- Build elsewhere and create large green highways for rare fauna and flora.
- Avoid putting any resources towards housing or other buildings, as this will increase carbon emissions and prevent future generations from enjoying the beautiful local Woodlands and wetlands of Perth.
- Resist urbanizing the area, as this will lead to regret in the future.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.



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**Submission:** 115  
**Submitted by:** Alex Whisson  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment and advises as follows:

- Prioritise rail transport over road and emphasize the importance of nature over needless development.
- Recognise that this amendment will have a deleterious impact on the Cockburn Wildlife Corridor.
- Protect the amenities and lifestyle of local residents from the harmful effects of this amendment.
- Explore alternatives from a social, ecological, and economic perspective.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment allocates an Urban zoning which provides for an alternative and mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

An urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 116, 133, 139  
**Submitted by:** Chloe Ilott, Gabrielle Rossi, Colene Hutchinson (on behalf of Friends of Clontarf Hill, Randwick Stables and Community Garden and Hamilton Hill Community Group CCWA and Save the Black Cockatoos)  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and development concerns

The submitters advise as follows:

- Reiterate concerns and vision for the Rezoning of Roe 8 and Roe 9 lands.
- Propose that the corridor is rezoned as a conservation/recreation area.
- Provide trails for all members of the community to use, including equestrian, reopening the link between the wetlands and the ocean.
- Enable an opportunity to provide an educational pathway, detailing the significant Aboriginal sites, wildlife, native plant and tree species that inhabit the area.
- Provide a protective curtilage Randwick Stables around the stables and community garden, including Cardigan St.

- Preserve important food sources and habitat for the endangered cockatoos and other wildlife.
- Allow access to the stables to remain, allowing the viability of the stables and protecting the connectivity of the corridor.
- Conserve Dixon Reserve, a unique, natural open space that is used by the community that is also a significant cultural heritage site and swamp precinct.
- Protect the 7 ecological zones including wetlands, forest and dune systems.
- Regenerate and increase tree canopy.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Rehabilitation is not within the scope of this MRS Amendment, primarily aims to replace the Primary Regional Roads reservation with a more appropriate reserve or zoning to reflect the State Government’s intention not to proceed with the construction of this road. The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

The proposed Parks and Recreation reserved areas seek to facilitate the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

The Randwick Stables heritage site encompasses Lots 23, 24 Cardigan Street, and Lots 26 and 27 Rockingham Road. These lots are proposed to be reserved Parks and Recreation as part of this MRS amendment. Nearby Lot 25 Rockingham Road and the southern portion of an unused laneway (i.e. the portion east of Lots 23 and 24 and the portion south of Lot 24) may have potential suitability to act as a curtilage for Randwick Stables. However, the designation of heritage site boundaries is beyond the scope of an MRS amendment. No changes are recommended to the extent of the Parks and Recreation reservation in relation to the Randwick Stables heritage site.

**Determination:** Submission noted.

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<b>Submission:</b>	117
<b>Submitted by:</b>	Olga Wall
<b>Summary of Submission:</b>	SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter addressed their comments to the City of Cockburn (rather than DPLH/WAPC) and made the following comments and suggestions:

- Preserve local bushland as a sanctuary for wildlife and people.
- Preserve the area around Randwick Stables.
- Develop a bike path through the wildlife corridor.

- Develop sustainable housing with a focus on minimising environmental impact and maximising long-term benefits.
- Restore the wetlands at Dixon Reserve.
- Redevelop the basketball stadium into a community centre.

**Planning Comment:** The MRS amendment seeks to strike a balance between environmental protection and development needs and opportunities, including the potential redevelopment of the Wally Hagan Basketball Stadium, which can be facilitated through this amendment.

The Randwick Stables heritage site encompasses Lots 23, 24 Cardigan Street, and Lots 26 and 27 Rockingham Road. These lots are proposed to be reserved Parks and Recreation as part of this MRS amendment. Nearby Lot 25 Rockingham Road and the southern portion of an unused laneway (i.e. the portion east of Lots 23 and 24 and the portion south of Lot 24) may have potential suitability to act as a curtilage for Randwick Stables. However, the designation of heritage site boundaries is beyond the scope of an MRS amendment. No changes are recommended to the extent of the Parks and Recreation reservation in relation to the Randwick Stables heritage site.

The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity. The development of bike paths is currently out of the scope of this MRS Amendment, there are other mechanisms and plans in place to address and achieve such goals. These issues can be addressed through subsequent planning stages and dedicated initiatives.

Rehabilitation efforts, the restoration and management of Dixon Reserve, and sustainability of future housing developments are outside the specific remit of this MRS amendment.

**Determination:** Submission noted.

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**Submission:** 118

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Preserve the corridor as a whole.
- Avoid new development on this land.
- Provide a wildlife and biodiversity corridor between Bibra Lake and Manning Park.
- Ensure that the opportunity to have such a positive effect on Perth's biodiversity and wildlife is not missed.
- If some of this land must be developed, it should only narrow the corridor, never block it fully with roads or buildings and fences.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that promotes a facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 119  
**Submitted by:** Maria Rivera  
**Summary of Submission:** OPPOSE

Environmental and development concerns

The submitter opposes the amendment and advises as follows:

- Protect the entire wildlife corridor due to its importance to native species, endangered or not.
- Zone the whole area as parks and recreation as it is the last east-west link in Perth.
- Do not develop Cardigan Street.
- Protect the Randwick Stables.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

**Determination:** Submission dismissed.

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**Submission:** 120  
**Submitted by:** Allison Manners  
**Summary of Submission:** OPPOSE

### Environmental and development concerns

The submitter advises as follows:

- Propose that the corridor is rezoned as Parks and Recreation to create a continuous east-west wildlife corridor from Beeliar Wetlands to the ocean.
- Notes that the site contains significant Aboriginal heritage areas.
- Preserve important food sources and habitat for the endangered cockatoos and other wildlife.
- Provide a protective curtilage Randwick Stables around the stables and community garden, including Cardigan St.
- Allow access to the stables to remain, allowing the viability of the stables and protecting the connectivity of the corridor.
- Protect existing urban bushland.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

The Randwick Stables heritage site encompasses Lots 23, 24 Cardigan Street, and Lots 26 and 27 Rockingham Road. These lots are proposed to be reserved Parks and Recreation as part of this MRS amendment. Nearby Lot 25 Rockingham Road and the southern portion of an unused laneway (i.e. the portion east of Lots 23 and 24 and the portion south of Lot 24) may have potential suitability to act as a curtilage for Randwick Stables. However, the designation of heritage site boundaries is beyond the scope of an MRS amendment. No changes are recommended to the extent of the Parks and Recreation reservation in relation to the Randwick Stables heritage site.

**Determination:** Submission dismissed.

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<b>Submission:</b>	121
<b>Submitted by:</b>	Mathew O'Neill
<b>Summary of Submission:</b>	OPPOSE

### Development concern

The submitter and his family oppose development (housing and roads) after all the fighting to have the highways stopped.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having:

- rezoned the Beeliar Wetlands from a Primary Regional Roads reserve to a Parks and Recreation reserve through the *Metropolitan Region Scheme (Beeliar Wetlands) Act 2021*
- requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission dismissed.

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**Submission:** 122

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and development concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Expressed their love for the local stables and green fields at Randwick Stables, Cardigan Street, Dixon Reserve, Clontarf Hill, and the Cockburn Community Wildlife Corridor (CCWC).
- Government should preserve the natural habitat and historical heritage from yet more development and urban infill.
- These green spaces are an asset to the community and bring value and visitors to the area.
- There is enough urban infill and development in Hamilton Hill already, and that the community needs more open green spaces and clean breathable air.
- Government should listen to the local community and stop the infill, leaving the beautiful green spaces alone.

**Planning Comment:** The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

**Determination:** Submission noted.

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**Submission:** 123

**Submitted by:** Amber Flynn

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental and heritage concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Protect Randwick stables.
- Protect the full wildlife corridor, including Cardigan Street.
- Protect all remnant bush in Perth/Boorloo and Fremantle/Walyalup.
- Stop all clearing of remnant bush.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Clearing of native vegetation in WA is prohibited, unless clearing is authorised by a clearing permit obtained from the DWER or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. This MRS Amendment in and of itself does not provide for clearing of land/significant vegetation.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission noted.

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**Submission:** 124

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Change this road reserve into Parks and Wildlife reserve.
- Protect and expand the only remaining east-west corridor of bush in the Perth Metro with green bridges and further links to create a world-class ecological statement.
- Benefits of doing so include: improving the Cockburn tree canopy (which is already one of the lowest in the metro region); providing a buffer to climate change and air pollution; increasing the health of citizens south of the Swan River; providing the opportunity for eco-tourism; and helping to sustain the population of endangered black cockatoos.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to

the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

**Determination:** Submission noted.

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**Submission:** 125

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Support the rezoning of the bushland behind Randwick Stables, including the triangle of bush on Cardigan Street, the Hamilton Hill Swamp precinct, and Blackwood Avenue bush land as Parks and Recreation.
- Protect the whole wildlife corridor as Parks and Recreation.
- Preserve the corridor in its entirety to show an incredible amount of forward thinking and be looked at favourably by future generations.
- Prevent fragmentation of habitats, which is a main factor in biodiversity loss.
- Ensure that the corridor is important to many wetland species that require the freedom of migration to thrive.
- Encourage a dedicated group of volunteers who are willing to contribute their time and knowledge into the preservation and rewilding of degraded areas.
- Regenerate wetland areas and other cleared land as an important part of the final process.
- Consider all attributes including connectivity for wildlife, mitigation future biodiversity loss, and anthropogenic cultural and physical needs when deciding against building houses or further roads through the area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.



Rehabilitation is not within the scope of this MRS Amendment which primarily aims to replace the Primary Regional Roads reservation with a more appropriate reserve or zoning to reflect the State Government's intention not to proceed with the construction of this road. The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

**Determination:** Submission noted.

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**Submission:** 126

**Submitted by:** Trent Rojahn

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- The entire area to be protected as Parks and Recreation.
- No development of Cardigan Street.
- Protect Randwick Stables.
- Is concerned about the loss of wildlife corridors and the impact on black cockatoos and believe.
- The area is beautiful and important and should be supported as it is, not cleared.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. This reflects the current use of the land, which is low-value ecologically and not heritage listed. However, this does not mean that the area or existing dwellings will necessarily be redeveloped. The local planning scheme response to the MRS amendment will determine whether further development, intensification, or redevelopment is possible in this area.

**Determination:** Submission noted.

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**Submission:** 127

**Submitted by:** Hailey Pennock

**Summary of Submission:** OPPOSE

The submitter stated that they were an oxygen breather.

**Planning Comment:** The submission lacks sufficient detail to enable comment.

**Determination:** Submission dismissed.

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**Submission:** 128  
**Submitted by:** Maria Cadzow  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Engage in land care projects to protect natural places.
- Acknowledge the relevance of First Nation's spiritual and environmental custodianship of the Roe 8 and Roe 9 reserves.
- Protect the diamond shape road reserve around Stock and Forrest Road from being turned into bitumen without even an option for discussion.
- Become more considerate of the interdependencies between nature and our human endeavours.
- Preserve trees, open spaces, and water catchment areas for ground water supply and to reduce the increasing heat reflecting from built-up spaces.
- Reduce deforestation and overpopulation to avoid a considerable imbalance on our globe.
- Create a showcase for urban eco-planning by integrating existing bushland with parks, recreation areas, safe cycle paths, and pedestrian walkways from wetlands to waves.
- Build houses in strategic locations along the edge of the reserve, intruding only so far that a highway would no longer be an option, thus leaving a sizeable green corridor for plants, animals, and humans alike.
- Rethink the footprints of human habitation by leaving enough natural spaces to counterbalance our activities: high-density housing, fewer roads, more parks, recreational and green spaces.
- Expand the tree canopies in Roe 8 and Roe 9 reserves with the support of many community groups to combat climate change.
- Clean-up areas that need attention by removing illegally dumped rubbish and picking weeds.
- Maintain the natural fauna within the Roe 8 and Roe 9 road reserves and turn them into a Regional Park and Recreation area. They should become a protected green corridor connecting our unique wetlands to pristine beaches; providing enjoyment to humans, food and habitation for native animals, and biodiversity for endangered flora.
- Restrict domestic development to a minimum, supporting high-density housing, fewer roads in conjunction with larger parks and recreational spaces.
- Save S7 from destruction; it is a unique, pristine and much-loved part of the currently excluded Stock Road intersection.
- Build the first safe cycle path from the Ocean to the Freeway. We have some of the best cyclists in the world; they deserve to be better protected.
- Endeavour to include the corridor into the Beeliar Regional Park to form the first truly unique East-West corridor in Perth.
- Acknowledge and honour Noongar custodianship of this land.
- Actively consider this a model project addressing the effects of climate change, human habitation and the loss of biodiversity.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to

the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

The potential for other forms of connectivity (vegetation, cycleways, bridges etc) throughout these sites and the broader corridor is expected to be refined and/or implemented through future planning stages. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system into the future.

**Determination:** Submission noted.

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<b>Submission:</b>	129
<b>Submitted by:</b>	Antony Mountjoy
<b>Summary of Submission:</b>	OPPOSE

Environmental concerns

The submitter opposes the amendment and advises as follows:

- Leave Randwick Stables alone, and heritage list it, as it provides so much value to the community.
- The whole proposed path is necessary for the survival of birds, including the endangered Red Tail Black Cockatoo.
- Leave the trees where they are.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The majority of significant trees and high or moderate quality vegetation is situated within the Parks and Recreation reserve. There is an opportunity to protect the few trees located

outside the Parks and Recreation reserve through local planning processes that will follow from this MRS Amendment process.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

**Determination:** Submission dismissed.

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**Submission:** 130

**Submitted by:** Raymond Grenfell

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Development and environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Reconsider and amend the current draft concept plan.
- Welcomes the protection of Randwick Stables, the Hamilton Hill Swamp precinct, and the Aboriginal Heritage area.
- Calls for protecting the heritage and environmental value of these areas.
- Highlights the significance of mature tuarts and trees in providing habitat for native fauna.
- Frequently sees endangered birds feeding in the area.
- Emphasises the value of the Randwick Stables Community Garden and its role in community connectivity.
- Has concerns about the development of Cardigan St and its impact on natural, environmental, and heritage aspects.
- Cardigan St provides unofficial affordable housing.
- Urges consideration for the rights and future of current tenants to avoid eviction.
- Advocates for protecting the Roe 8/9 road reserve as a vital wildlife corridor.
- Calls for a continuous corridor from Beeliam wetlands to the ocean for wildlife connectivity, emphasising the importance of green open spaces in mitigating climate change impacts and biodiversity preservation.
- State Government to protect the wildlife corridor and lead by example.
- The need for tree canopy to address climate change effects.
- State Government to listen to the community and view the corridor holistically.
- Rezone the corridor as Parks and Recreation, especially remnant bushland and unused land.
- Requests the inclusion of the corridor in the Beeliam Regional Park.
- Commends the community's decades-long campaign to protect the bushland.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

**Determination:** Submission noted.

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**Submission:** 131

**Submitted by:** Taylah Griffin (on behalf of Kerry Street Community School)

**Summary of Submission:** SUPPORT

The submitter supports the amendment and provides the following comments:

- Endorses the removal of the Primary Regional Roads reservation in the Roe 8 and Roe 9 corridor.
- Excited about the rezoning of land for growth opportunities.
- The school's 36-year history in the local community and has a role as a resourceful hub for the community hall including commercial kitchen hire and hosting community events.
- Points out the unique opportunities for experiential learning and community engagement and notes the strong connections with the local community.
- Specifically endorses the indicative concept plan for Lot 12, 14, 16, and 60 as public purpose.
- Mentions plans to construct a small car park but is concerned about investing in land not yet titled for public purpose or school usage.
- Currently hires out their hall and kitchen to the community and would like to explore land hire opportunities for community events.
- Discusses the adjacent property on the corner of Forrest Road and Rockingham Road and shows interest in revitalising the area and considering it for a proposed high school site.
- Voices support for Port School and Fremantle Christian College in retaining (nature) corridor lands for continued education.
- Advocates for maintaining natural habitat for the local ecosystem.
- Provides documentation detailing the school's current and proposed land usage.
- Commits to working collaboratively with relevant parties for successful implementation of initiatives.

**Planning Comment:** the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities, including the aspirations of existing educational establishment and community groups such as this submitter.

Whilst matters relating to future land tenure arrangements are beyond the scope of an MRS amendment, the Urban zone proposed by the MRS amendment to several land parcels of

interest to the existing schools and community groups, can facilitate the acquisition/expansion or redevelopment aspirations of these stakeholders pending future discussions and actions by the State Government and the subsequent local planning processes.

**Determination:** Submission noted.

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**Submission:** 132  
**Submitted by:** Sarah Nelson  
**Summary of Submission:** SUPPORT

The submitter supports the amendment as it preserved Randwick stables and surrounding open space, and also conveys:

- The importance of preserving tuarts around the stables and the bush area on Cardigan Street.
- Benefits of the area to both the individual and the community.
- Positive impact on health and managing chronic illness.
- The value of engaging with horses, animals, and birdlife.
- Health benefits of community engagement and connecting with the natural land.
- Views the area as a special space for relaxation and rejuvenation, an asset to the city and a popular natural destination.
- The integral role of the environment in wildlife preservation.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 134  
**Submitted by:** Yvonne Gosselink  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and development concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Recognises the worldwide trend of "green corridors" in urbanised cities and mentions examples from London, Singapore, Montreal, and Mexico City.
- Shares experiences from living in Calgary, Alberta, Canada, and their approach to road design.
- Describes the historical development of corridor plans in Perth.
- The presence of large trees in Perth suburbs in the past.
- Expresses concerns about the loss of natural habitat in north/south corridors.
- Appreciates the existence of green urban spaces like reserves and parklands, spaces which are enclosed by urban sprawl, hindering wildlife expansion.
- Agrees with proposed zoning amendments for Clontarf Hill and Randwick Stables.

The submitter emphasises:

- The importance of green spaces for well-being.
- The benefits of urban infill and increased housing density.
- Concerns about bushfire-prone areas and non-native grass species.
- The vision of a connected green ribbon with numerous benefits.
- The potential for relaxation, community well-being, and mental health.
- The role of green corridors in reducing heat absorption in urban environments.

The submitter calls for:

- Discussion with the Whadjuk Aboriginal Corporation and the community.
- Creation of a Wildlife corridor and multi-use zone from Forrestdale Lake to South Beach.
- Development of a walking path from Cockburn Rd to Clontarf Hill.
- Redevelopment of the Wally Hagan Basketball Stadium and linking with Dixon Park.
- Suggests expanding the proposed Parks and Recreation area further east to Leda Street and for this area to be set aside for rehabilitation to natural bushland.
- Preservation of historic sites and surrounding green landscaping.
- Reducing the amount of land zoned as urban at specific sites, such as either side of Carrington Street to create parkland.
- A green corridor from Carrington Street to the Princess Jo Irwin Park and Bushland Reserve.
- Innovative road designs that incorporate green spaces and wildlife habitats.
- The community's successful rehabilitation efforts in the western section of Roe 8.
- Well-executed urban planning to preserve wildlife habitat and historical sites.
- Green corridor to be a community feature that attracts visitors and promotes pleasure-seeking.
- Community engagement, volunteer involvement, and the creation of walkways and cycle paths.
- Wildlife expansion and wildlife crossings over roads.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

The MRS Amendment is supported by a Bushfire Management Plan and there are no issues expected in relation to the amendments compliance with relevant planning policies.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard, and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

Rehabilitation efforts are outside the remit of this MRS amendment. The redevelopment of the Wally Hagan Basketball Stadium can be facilitated by this MRS Amendment, subject to subsequent local planning processes.

**Determination:** Submission Noted.

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**Submission:** 135  
**Submitted by:** David Pensabene  
**Summary of Submission:** OPPOSE

Environmental and development concerns

The submitter opposes the amendment and advises as follows:

- Protect the entire corridor from commercial real estate developments.
- The preservation of an East-West corridor as a fantastic opportunity.
- Calls for zoning the corridor as a reserve for parkland and recreation.
- The importance of protecting the historic Randwick Stables for their heritage value.
- The significance of community engagement with Randwick Stables.
- Affordable housing on Cardigan Street is crucial for preventing homelessness.
- Supports the preservation and resourcing of affordable housing by public housing providers.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

**Determination:** Submission dismissed.

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**Submission:** 136  
**Submitted by:** Christine Duckham  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concerns

The submitter supports the amendment and advocates for reinstating the Hamilton Hill swamp and promotes restoration of the corridor. In support of these objectives, the submitter includes various quotations and excerpts from various sources, including:

- Vol 2 of the MRS amendment report published by WAPC.
- An Early European and Aboriginal Heritage Study for the Hamilton Hill Swamp Precinct (2018).
- A community masterplan for Dixon Park from 2018.
- Minutes from the City of Fremantle ordinary Council meeting in August 2023 which relates to a report on the proposed MRS amendment.

The quotes and excerpts provided in the submission highlight matters within and beyond the scope of the proposed MRS amendment, such as:

- Potential inclusion of Dixon reserve in the MRS amendment and restoration of this land to its natural state.
- The cultural significance of the corridor to Whadjuk Noongar people and the importance of ongoing consultation with Traditional Owners.
- Protection of bushland within the Fremantle to Rockingham Access Corridor (FRAC);
- Provision of additional reserved land to facilitate redevelopment of the Wally Hagan centre.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Engagement with relevant aboriginal groups and stakeholder occurred through the informal and formal consultation processes and has informed the MRS Amendment. Further engagement is expected through further and subsequent planning processes.

The focus of this amendment is primarily on land use and zoning changes within the defined area and does not include physical modifications to Dixon Reserve or the wetlands, nor does it include any land south of Rockingham Road known as the Fremantle-Rockingham Access Corridor, or the portion of Clontarf Hill north of Healy Road. The redevelopment of the Wally Hagan Basketball Stadium can be facilitated by this MRS Amendment, subject to subsequent local planning processes.

**Determination:** Submission noted.

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**Submission:** 138  
**Submitted by:** *Name removed at the request of the submitter*  
**Summary of Submission:** OPPOSE

### Environmental concerns

The submitter opposes the amendment and advises as follows:

- Rezone the ENTIRE Roe 8/9 corridor as Parks and Recreation.
- Calls for the creation of a green corridor known as "Wetlands to Waves", extending from the Beeliar Wetlands to the Indian Ocean.
- This green corridor to be incorporated into the Beeliar Regional Park.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 140, 141

**Submitted by:** *Names removed at the request of the submitters*

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Re-classify the road reserve in its entirety into Parks and Recreation zoning to protect the wildlife corridor stretching over a large distance that remains within the Swan Coastal Plain (SCP).
- Stop the atrocities that have occurred from land clearing and are still continuing today and cease the violence against our environment which is part of a biodiversity hotspot.
- Work to regenerate the remaining vegetation.
- Stop any proponents from developing any section of the Cockburn Corridor.
- Repair the mass destruction the government has allowed since European colonization.
- Maintain mature trees and canopy.
- Regenerate and rehabilitate where needed.
- Stop the horrendous development and urban sprawl of Perth.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Clearing of native vegetation in WA is prohibited, unless clearing is authorised by a clearing permit obtained from the DWER or is of a kind that is exempt in accordance with Schedule 6 of the *Environmental Protection Act 1986* or *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*. This MRS Amendment in and of itself does not provide for clearing of land/significant vegetation.

Rehabilitation is not within the scope of this MRS Amendment which primarily aims to replace the Primary Regional Roads reservation with a more appropriate reserve or zoning to reflect the State Government's intention not to proceed with the construction of this road. The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

**Determination:** Submission noted.

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**Submission:** 142  
**Submitted by:** Lynda Moylan  
**Summary of Submission:** OPPOSE

#### Environmental concerns

The submitter opposes the amendment and advises as follows:

- The adverse impact on precious remnant feeding trees and the wildlife, including birds, insects, and lizards.
- The importance of preserving remaining trees, local bushland, and open spaces in a biodiversity hot spot in Southwest WA.
- The cultural and historical importance of these stables, with horses and animals connecting to the region's Noongar heritage.
- The Cockburn corridor is a space for commuting via bicycle pathways and hosting community events, including those at Randwick stables.
- Expresses a strong plea to halt the proliferation of roads, particularly in areas of ecological significance.
- Calls for an end to the ongoing conflict with nature.
- Calls for the preservation of heritage and ask for a thoughtful consideration of the appeal.
- Conclude with the message "For Humanitree" emphasising the humane and ecological aspects of the request.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The potential for connectivity (vegetation, cycleways, bridges etc) throughout these sites and the broader corridor is expected to be refined and/or implemented through future planning stages. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system into the future.

**Determination:** Submission dismissed.

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**Submission:** 143  
**Submitted by:** Nicholas Doyle  
**Summary of Submission:** OPPOSE

Environmental concerns

The submitter provided a poem suggesting that we should protect our bushlands, which should not be destroyed.

**Planning Comment:** Areas of high and some areas of medium ecological value are proposed to be reserved as Parks and Recreation reservation to protect the environment and its biodiversity. Bushland exhibiting these values will be protected through the application of the parks and recreation reserve. Other vegetated areas of localised importance can be incorporated into local public open space through local planning processes that will follow from this MRS Amendment process.

**Determination:** Submission dismissed.

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**Submission:** 144  
**Submitted by:** Christine Jarvis  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental and heritage concern

The submitter supports the amendment and provides the following comments and suggestions:

- Endorses the City of Cockburn's recommended State Government rezoning of bushland behind Randwick Stables, Cardigan Street, Hamilton Hill Swamp precinct, and Blackwood Avenue bushland as Parks and Recreation.
- Calls for the protection of the entire wildlife corridor to ensure full connectivity and rezone it as Parks and Recreation, from the Beeliar Wetlands to the ocean, for the well-being and survival of species, protection of ecological zones, scientific biodiversity research, and conservation efforts, including the Black Cockatoo Conservation Management Project.
- Supports the protection of Randwick Stables, an important Aboriginal Heritage area, and oppose any development of Cardigan St due to its heritage significance and access to the heritage-listed Randwick Stables.
- The heritage value of homes along Cardigan St and the importance of safeguarding them as a part of the community's identity and heritage, preventing the loss of another Aboriginal heritage site.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. This reflects the current use of the land, which is low-value ecologically and not heritage listed. However, this does not mean that the area or existing dwellings will necessarily be redeveloped. The local planning scheme response to the MRS amendment will determine whether further development, intensification, or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

**Determination:** Submission noted.

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**Submission:** 145

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

**Summary of Submission:** OPPOSE

The submitter opposes the amendment and advises as follows:

- Mentions the United Nations discourse on social and environmental issues, particularly in relation to climate change, sustainable economies, and liveable cities.
- Compares the situation in Beijing to convey points regarding liveability and then need for more natural areas in inner-urban areas.
- The amendment area has significant ecological, community, and cultural values that will be degraded by subdivision or development.
- Concerns for those renting who may be potentially affected by the proposal.
- Suggests the amendment is misrepresenting the inherent value of ecologically intact land, fails to acknowledge or assess the true impact of climate change and hints that the proposal is primarily profit-driven.

**Planning Comment:** The State Government cancelled the proposed extension of the Roe Highway in 2017 based on various factors, including environmental impact and community opposition, and remains firmly committed to this position having:

- rezoned the Beelihar Wetlands from a Primary Regional Roads reserve to a Parks and Recreation reserve through the *Metropolitan Region Scheme (Beelihar Wetlands) Act 2021*, and
- requested the DPLH to investigate the rezoning and repurposing of the remainder of the corridor, where possible.

The proposed MRS amendment protects large areas of vegetation within the corridor which exhibit the highest ecological value as Parks and Recreation reservations to protect the heritage, diverse fauna, flora, and recognise the biodiversity importance of the region. The MRS Amendment provides for an alternative mix of land uses, including infill development, on those parts of the corridor which are currently vacant or degraded, which currently accommodate buildings, or that are leased by adjacent landowners for education or community purposes.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities, including the aspirations of existing educational establishment and community groups.

The MRS is primarily focused on defining the spatial structure of a metropolitan area, including the location of urban, road, and environmental areas. It typically does not address social or economic issues such as housing affordability. Nonetheless, the State Government is committed to addressing housing affordability more broadly and is working on various initiatives to assist with this.

**Determination:** Submission dismissed.

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**Submission:** 148

**Submitted by:** NatureLink Perth

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

#### Environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Incorporate the Roe 8 reserve west of North Lake Road into the Beeliar Regional Park: this area contains high-quality bushland and should be protected as part of the CCWC.
- Protect the Stock Road/Roe Highway interchange reserve: this remnant ecosystem contains mature tuart trees and balgas, classified as a threatened ecological community by the Commonwealth Government.
- Enhance east-west ecological connectivity: while the inclusion of some high-quality bushland west of Stock Road is commendable, a more comprehensive linkage between these fragments is crucial to ensure the corridor's effectiveness.
- Prioritise green linkages in urban areas: development within urban zones should incorporate green linkages to allow native flora and fauna to move freely.
- Utilise Nature Link Perth's expertise: the spatial footprint for the CCWC and associated Nature Link created by Nature Link Perth should be considered when designing the green linkage.
- Design biodiversity-friendly cycleways: the revised concept plan's reliance on cycleways for connectivity is acceptable, but these trails must be designed to minimize their impact on biodiversity. Nature Link Perth's guidelines for creating biodiverse cycleways should be consulted.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

The Roe 8 reserve west of North Lake Road is allocated a Parks and Recreation reservation, however the incorporation of this land into the Beeliam Regional Park is outside the remit of this MRS amendment.

**Determination:** Submission noted.

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**Submission:** 149

**Submitted by:** Madeline Copcutt (on behalf of NatureLink Perth)

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

#### Environmental concerns

The submitter supports the amendment and calls for measures to avoid further fragmentation of bushland, respect and incorporate the corridor into the designs of any new developments and improve the connectivity of green spaces along the corridor. Specific measures requested include:

- A 15-meter wide "green link" cycle path with 5 meters of native vegetation on either side, as per the Nature Link Perth cycle path guidelines could be incorporated into the MRS amendment or the local planning framework.
- Rehabilitation of the land between the Blackwood Avenue Bushland and Wheeler Park, and its inclusion in the indicative Parks and Recreation zoning.
- A fauna bridge included in the planned pedestrian crossing/cycle path across Stock Road.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. It would be highly unusual for a lengthy, 15-metre-wide corridor of Parks and Recreation reserved land to be established under the MRS.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the

reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Rehabilitation is not within the scope of this MRS Amendment which primarily aims to replace the Primary Regional Roads reservation with a more appropriate reserve or zoning to reflect the State Government's intention not to proceed with the construction of this road. The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

**Determination:** Submission noted.

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**Submission:** 150

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

**Summary of Submission:** OPPOSE

#### Environmental concerns

The submitter opposes the amendment and advises the natural bushlands and wetlands of the Perth Metropolitan Area have been significantly removed, diminished and/or disturbed.

The submitter cites benefits of neighbourhood nature, including:

- The wellbeing of the community.
- Reducing the 'heat island effect'.
- The sequestering of carbon and thus reducing of impacts of climate change.

The submitter advocates for an 'ecological link' that would contribute as a 'stepping stone' for both local and regional ecological linkages.

The submitter calls for:

- The three parcels of land should be rezoned in their entirety as Parks and Recreation, being: the Roe 8/9 Corridor land, the land at intersections of Forrest Road with North Lake Road and Stock Road, and the land in the Fremantle Rockingham Access Corridor (at the north and western edge of Manning Park).
- Cook Labor Government to then incorporate this into the Beeliar Regional Park.
- Join community members in the rehabilitation of any areas that require attention.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The focus of this amendment is primarily on land use and zoning changes within the defined area and does not include modifications to the intersections of Forrest Road with North Lake Road and Stock Road, or include land south of Rockingham, Road known as the Fremantle Rockingham Access Corridor.

**Determination:** Submission dismissed.



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**Submission:** 151

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concerns

The submitter supports the amendment and argues that the flora and fauna at the Stock Road and Forrest Road intersection must also be protected as much as possible.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 152

**Submitted by:** E.Hogg on behalf of Conservation Council of WA

**Summary of Submission:** OPPOSE

Environmental concerns

The submitter supports the following elements:

- Creating an east-west wildlife corridor from Beelihar wetlands to the coast.
- The proposed rezoning of 27 hectares from Primary Regional Roads reservation to the Parks and Recreation reservation.
- Rezoning the Roe 8/9 reserve to Urban and Residential zones for new uses.

The submitter expresses a number of concerns, including:

- Urban zoning under the Amendment report does not adequately allow for the creation of the wildlife corridor.
- Forrest and Stock Roads intersection is proposed for development and a potential arterial four lane highway and hosts critical habitat crucial for the connectivity of the corridor.
- Proposed Carrington Street Development zone should be partially zoned as Parks and Recreation to allow for the connectivity necessary for the east-west wildlife corridor.

The submitter recommends the following:

- Continued consultation with community and stakeholders.
- Ecological and social outcomes at the forefront.
- Need to support connectivity and ecological function throughout the area, forming an east west corridor from the Beelihar Wetlands to the coast.
- Detail how development will support environmental protection and an east-west wildlife corridor.
- Reduce proposed urban zones and rezoning to Parks and Recreation while still allowing for development.

- Further scientific research to define the requirements of a wildlife corridor and into what constitutes development that supports biodiversity and ecological outcomes.
- Inclusion of areas which contain threatened ecological communities in the plan to be rezoned as Parks and Recreation.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. Importantly, an Urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The preliminary consultation undertaken by DPLH was extensive with several methods utilised and feedback gathered from a wide range of stakeholders, including those both directly and indirectly affected by the proposed rezoning. The feedback received was carefully considered by DPLH and resulted in significant changes being made to the proposed amendment prior to the amendment being formally initiated, in particular an increase in the amount of land identified for proposed Parks and Recreation purposes.

Further engagement and consultation by relevant planning bodies as subsequent planning stages are commenced, is anticipated.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission dismissed.

**Submission:** 153

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

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Maintain the reserve stretching from Dixon Park to the Randwick Stables as public open space and regenerate the wetlands that naturally lie in this area. Transition this open space for use as a wildlife habit and recreation reserve.
- Bike friendly routes along Rockingham Road from Hampton Road to Phoenix Road Shopping Centre through a dedicated lane on the road or dedicated bike path beside the road.
- Underground power in Hamilton Hill to accommodate street tree planting to build the tree canopy in their area.

**Planning Comment:** This amendment does not specifically address the future use of any areas, including the management of the Parks and Recreation areas. The use of the land is a matter that will need to be negotiated between the relevant parties and landowner, in due course.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas which can accommodate bike paths. However, physical works to bike paths and power lines are outside the scope of this MRS amendment.

**Determination:** Submission noted.

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**Submission:** 155

**Submitted by:** Jacqueline Bruce

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Has concerns about the proposed development of the Cockburn Community Wildlife Corridor (CCWC).
- The corridor is a vital part of the Perth ecosystem and that it must be protected for the survival of wildlife, native trees/bushland and the natural environment, human health and well-being.
- Government should listen to the community and protect the CCWC for future generations.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 156

**Submitted by:** Shonali Sullivan

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental concern

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Has concerns about the lack of tree coverage in the City of Cockburn.
- Is pleased to see that a bicycle/pedestrian lane will be included on Rockingham Road/Forrest Road.

- Argues that biodiversity should be a priority in the area, especially in areas marked as keeping.

The submitter calls for:

- Protection of the habitats of the endangered cockatoos.
- Prioritisation of the wildlife corridor.
- Increase tree coverage.
- Prioritise bush land around the heritage listed stables and the community garden.
- Reduce road infrastructure in the current bush land at the end of Whitton Street.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives.

The Indicative Concept Plan and Potential Green Linkage plan, developed by DPLH, serve as visual guides and planning tools to assist with further planning of active mobility connections and green space connectivity across the corridor and surrounds, through future planning stages

Rehabilitation is not within the scope of this MRS Amendment which primarily aims to replace the Primary Regional Roads Reservation with a more appropriate reserve or zoning to reflect the State Government's intention not to proceed with the construction of this road. The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

Whitton Street and land adjacent land is located south of Rockingham Road, beyond the scope of the MRS amendment.

**Determination:** Submission noted.

**Submission:** 157

**Submitted by:** Jennifer Dudley

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Environmental, heritage and infrastructure concerns

The submitter supports the amendment and is pleased that:

- The amendment incorporates many of the objections raised by the community during the preliminary feedback period.
- The heritage Clontarf Hill, Randwick Stables and Hub area has been safeguarded and that much of the former Roe 8-9 lands and the wildlife within them have been placed within the Parks and Recreation zone.

The submitter calls for:

- Preservation of the bushland impacted by the unresolved intersection of Stock and Forrest Roads.
- A small body of water be salvaged, as it has long been contributing to the health and lushness of the plants in the Stock Rd/Forrest Road intersection.
- Conserving as much of the more recent heritage as possible, such as the terrazzo flooring created by Italian migrants in many houses in the Hamilton Hill area.

- Considering a system of small tunnels and road overpass bridges for native animals linking all the existing populations active on the corridor and especially those where main roads are involved.
- More can be done to address the needs of residents and the corridor in relation to Water Corporation and Western Power.
- Consider housing possibilities, such as those for disadvantaged and disabled residents and short stay tenants such as hospital outpatients.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

As no road alterations or physical construction will be undertaken as part of this rezoning proposal, wildlife bridges and underpasses are outside the scope of this MRS Amendment. However, it is understood that Main Roads WA are aware of the community's aspirations in this regard and will consider these initiatives through their regional road projects. Infrastructure of this type, additional to this in the local context, can also be considered by the City of Cockburn.

Consultations with the Water Corporation and Western Power are intended to reveal whether existing or planned infrastructure might pose a constraint to the proposed MRS amendment. Such consultations are not intended to encourage these entities to upgrade or extend their existing infrastructure in the area.

Potential future land uses within the proposed urban areas is a matter to be considered at subsequent planning stages.

**Determination:** Submission noted.

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**Submission:** 159  
**Submitted by:** Steve Walker  
**Summary of Submission:** OPPOSE

Transport concern

The submitter opposes the amendment as follows:

- The east-west road transport problem in south metropolitan Perth has not been solved, and therefore the reserved highway lands should not be rezoned until alternatives have been zoned, built, implemented, and proven to reduce congestion.
- Private vehicle travel has continued to increase in Perth, and that there is still no proper regional east-west road link to deal with the ongoing reality of congestion.
- Government should focus on building new roads to reduce congestion, rather than rezoning the Roe 8 lands. there is no need to rush on rezoning the Roe 8 lands and parts of the Roe 9 lands, and the entire process should not have been politicised.
- If the Primary Regional Roads reservation gets removed, these lands should be rehabilitated and returned to parklands including the remaining Mitchell Freeway proposed extensions, which would have an ecological benefit and save public money.

- The residents of Bibra Lake, North Lake, and Coolbellup are motivated by their self-interest for wanting new parks and more parks, despite already having plenty of local parks, district parks, and Regional Parks.
- The WAPC should focus on delivering new parks to the rest of Perth metro, where there is a shortage of local parks.
- The environmental and biodiversity protestors are motivated by personal gain, such as selling out their property for demolition of their private property trees or subdividing their land, and that these profiteers should not be allowed to influence long-term transport plans of Perth.

The submission also contains political commentary, some of which could be considered offensive.

**Planning Comment:** While the indicative concept plan may provide a suggested and future proposed local road network, such changes are beyond the scope of the MRS amendment. Main Roads WA has provided advice that the removal of the Roe 8 and Roe 9 reservation is not expected to have significant impacts on the local and surrounding road network; the capacity of the existing road network is expected to cater for future volumes arising from localised traffic. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives.

**Determination:** Submission dismissed.

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**Submission:** 160

**Submitted by:** Friends of Manning Park Ridge Inc.

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

The submitter is pleased with the increased Parks and Recreation reserves in the area but argues that more can be done to protect the bushland and its fauna. The submitter affirms concerns and suggestion as per below:

Environmental, heritage and development concerns

- The entire registered Aboriginal site 18332 be rezoned to Parks and Recreation,
- Additional areas be considered for inclusion, such as the Stock/Forrest Rd intersection, the land between Forest Rd and Wheeler Park, and the area between Blackwood Ave and Ahern St.
- North/South roads should be limited and not be high volume traffic areas, and that cycle ways and pedestrian paths should be constructed according to the guidelines recommended by NatureLink Perth.
- Land should not be assessed simply for its lack of endemic vegetation, as degraded land can often be regenerated.
- All development, whether housing, commercial or other facilities, should be sustainable and consider efficiencies of water and energy use. The submitter

suggests that a set of parameters be established to ensure that future subdivision and development fulfill these criteria.

- The WA State Government initiate a planning program which involves experts from State and universities, community, and local government to develop a vision and framework that will establish high standards for any redevelopment of the corridor.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

This MRS Amendment is not proposing any changes to the portion of Clontarf Hill Aboriginal Heritage Site No. 18332 located north of Healy Road or south of Rockingham Road as it is located outside the amendment area defined extent of the Roe 8/9 corridor.

This MRS Amendment primarily aims to replace the Primary Regional Roads Reservation with appropriate reserves and zoning. Cycleways, definition of local roads, change in boundary, housing types and parameters and planning program are also out of the remit of this MRS Amendment. These issues can be addressed through subsequent planning stages and dedicated initiatives.

**Determination:** Submission noted.

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**Submission:** 161

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

**Summary of Submission:** OPPOSE

Environmental concern

The submitter is concerned about the potential for further environmental degradation and the loss of natural space due to this amendment.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

**Determination:** Submission dismissed.

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**Submission:** 162

**Submitted by:** Samuel Koppen

**Summary of Submission:** OPPOSE

### Environmental and Development concerns

The submitter is against the proposed amendment because it will impact the wildlife of the local area and bring in unwanted traffic and noise.

**Planning Comment:** Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

While the indicative concept plan may provide a suggested and future proposed local road network, such changes are beyond the scope of the MRS amendment. Main Roads WA has provided advice that the removal of the Roe 8 and Roe 9 reservation is not expected to have significant impacts on the local and surrounding road network; the capacity of the existing road network is expected to cater for future volumes arising from localised traffic. The City of Cockburn has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.

The amendment seeks to remove the possibility of a four-lane highway being built in the Roe 8 and 9 corridor. Any noise impacts arising from the proposed Urban zoned areas and proposed Parks and Recreation reservations are expected to be manageable. Traffic volumes on the existing local road network are not expected to experience volumes that would warrant consideration of potential noise attenuation measures.

**Determination:** Submission dismissed.

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<b>Submission:</b>	163
<b>Submitted by:</b>	Felicity Bairstow
<b>Summary of Submission:</b>	OPPOSE

### Environmental concern

The submitter opposes the amendment as follows:

- The conservation and protection of all existing native vegetation along the Roe 8/9 corridor, the restoration of ecosystems along the corridor to create viable ecological connectivity.
- Rezone the ENTIRE Roe 8/9 corridor as Parks and Recreation noting that the Roe 8/9 corridor is a valuable natural and cultural asset, and that its preservation is essential for future generations.
- The area has the capacity to become a "Kings Park to the masses" giving easy access to nature for thousands of residents and students, enhancing health and wellbeing benefits of access to natural areas, and the potential to mitigate the effects of climate change, from the Indian Ocean to the wetlands of southern Perth where visitors will encounter a variety of plant and animal life, as well as cultural experiences.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the



corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 164

**Submitted by:** Hon Dr Brad Pettitt MLC

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

#### Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Is pleased to see the additional Parks and Recreation land.
- Rezoning should occur to create an uninterrupted green corridor that runs from Bibra Lake to South Fremantle to provide important ecological benefits, as well as cultural and recreational opportunities.
- Expresses concern that subsequent structure planning will be fragmented rather than wholistic in nature.
- Government should carefully consider the types of housing that are developed in the corridor, and that new roads should be designed in a way that does not create rat runs and cuts off wildlife connectivity.
- Calls for the inclusion of the corner of Stock and Forrest, which contains some of the bushland with the highest ecological value.
- Supports moving the basketball area south along Rockingham Road with clear green space behind it.

#### **Planning Comment:**

The concept of an uninterrupted green corridor of (Parks and Recreation reserved) land from Bibra Lake to South Fremantle would be difficult to support and achieve noting that the corridor is already 'interrupted' by existing north-south local roads and a range of existing community, and commercial uses. It is possible for connectivity between pockets of land reserved for Parks and Recreation purposes to be achieved (despite not being contiguous areas) through the local planning framework.

For example, the Urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

A new recreation or basketball facility can be accommodated within the MRS Urban zone, subject to the local planning scheme rezoning process. The local government can establish various zones and reservations under its local planning scheme and give due consideration to the specific requirements of the new facility through those subsequent planning stages to ensure that it is appropriately integrated with the surrounding land uses.

The comments regarding structure planning challenges in view of the fragmented landholdings are noted. Whilst not statutorily binding, the Indicative Concept Plan has been compiled by DPLH with a view to assisting the local government and the community to understand what is possible and preferred within the corridor, without necessarily binding the outcome ahead of further planning work and engagement. It is considered that the local government is the most appropriate planning authority to take carriage of the subsequent planning for the corridor, and additional engagement with the community and stakeholders.

In the first instance, the local government is required to fulfill its obligations under S.124 of the *Planning and Development Act 2005*, noting that DPLH is willing to assist with any subsequent structure planning exercise, where relevant.

**Determination:** Submission noted.

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<b>Submission:</b>	165
<b>Submitted by:</b>	Mary Peck
<b>Summary of Submission:</b>	OPPOSE

#### Environmental concerns

The submitter opposes the amendment as follows:

- Calls for protection the bushland at the Stock Road Forest Road intersection, which is essential for ecological connectivity and resilience in the face of climate change.
- The parcel of land retained by Main Roads for the Stock Road upgrades should be reduced.
- The City of Cockburn should plant more trees and create more green spaces and also look at examples such as Shijiazhuang China and Singapore to create a cooler and greener city.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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**Submission:** 166  
**Submitted by:** Lisa Holwerda  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

Recreation concern

The submitter is a horse rider at Randwick Stables, a heritage site in the Roe 8/9 corridor. The submitter calls for the space needed to maintain the stables and the wildlife corridor around the stables. This would allow horse riders to continue riding to the beach and Manning Park.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

**Determination:** Submission noted.

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**Submission:** 167  
**Submitted by:** Elizabeth Kingsford  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter is requesting that the Beelihar Wetlands Regional Park areas be protected and regenerated for a sustainable and climate resilient future.

**Planning Comment:** The Beelihar Wetlands Regional Park is out of the scope of this MRS Amendment.

**Determination:** Submission dismissed.

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**Submission:** 168  
**Submitted by:** Danielle Brady  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment as follows:

- The Roe 8/9 corridor should be rezoned as Parks and Recreation and restored to create a world-class city park.

- This is an opportunity to seize, as there are no complete east/west nature corridors on the whole Swan Coastal Plain.
- There is extensive public support for a nature corridor, as well as the existing government policies and guidelines that support such a development.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 169  
**Submitted by:** Friends of Blackwood Avenue Bushland  
**Summary of Submission:** OPPOSE

Environmental concern

The submitter opposes the amendment as follows:

- Commends the DPLH for zoning the Blackwood Avenue bushland as 'Parks and Recreation'.
- Objects to the urban zoning of the land west of the bushland, given this is a once in a generation opportunity to protect a wildlife corridor by zoning it as 'Parks and Recreation'. This zoning would allow protection of the largest east-west bushland corridor on the Swan Coastal Plain and enhance the biodiversity and resilience of the Blackwood Avenue bushland.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 170, 171  
**Submitted by:** Ritchie Smith, Daisy Smith  
**Summary of Submission:** OPPOSE

### Environmental and infill concern

The submitter opposes the amendment as follows:

- Commends DPLH for listening to the community and protecting more of the bushland than the original draft plan.
- Is concerned that the current proposal does not adequately protect the Cockburn Community Wildlife Corridor.
- Suggest the creation of a 15m wide Parks and Recreation corridor connecting the remnant bushland patches throughout the land to ensure connectivity for wildlife, despite City of Cockburn's hesitation about maintaining.
- Understands the urgent need for land for housing.
- Hopes that the local government will support a well-planned urban zone within the Corridor.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission dismissed.

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<b>Submission:</b>	172
<b>Submitted by:</b>	Pam Nairn
<b>Summary of Submission:</b>	SUPPORT, WITH MODIFICATIONS

### Environmental concerns

The submitter supports the amendment and provides the following suggestions for modifications and justifications:

- Roe 8-9 land presents a unique opportunity to create a linear bush park stretching along the full length of the corridor (but not necessarily the full width of the corridor) because much of the land is already publicly owned which would benefit both people and wildlife, and that it is essential to the survival and genetic health of both flora and fauna.
- The Blackwood Ave Reserve should be extended to Wheeler Park to make an important area large enough to ensure its good health, and also to include some half-grown Tuarts.
- The Stock Rd/Forrest St intersection should be included in the rezoning exercise, as it contains very good quality bushland that should be preserved.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 173

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

**Summary of Submission:** OPPOSE

Environmental concerns

The submitter opposes the amendment as follows:

- The entire Roe 8/9 corridor should be made a Parks and Recreation zone.
- The degraded areas should be regenerated.
- Perth is losing too much bushland and needs more tree cover for animal habitat, cooling of suburbs, and for people's well-being.
- Government should protect this corridor so that it can be a whole corridor where native animals can move around.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission dismissed.

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**Submission:** 174

**Submitted by:** Professor Peter Newman

**Summary of Submission:** COMMENT

Environmental concern

The submitter supports the removal of Roe 8/9 and provides the following suggestions for modifications and justifications:

- Is supportive of removing the Roe Highway Reservation from the MRS after it reaches Kwinana Freeway and use some of the space for urban deferred development but maintain an ecological link along the corridor.
- Is concerned about the land around the Stock Road interchange, which the submitter argues has the highest ecological value in the corridor.
- The land around the Stock Road interchange to be removed from the road reserve and protected for perpetuity.
- A strong ecological link to be reserved for parks into the future.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites.

While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 177  
**Submitted by:** Mary Ann Rath  
**Summary of Submission:** COMMENT

Environmental and heritage concern

The submitter provided the following comments:

- That land that is part of the longest remaining east-west corridor in the Perth metropolitan area.
- Earth's future needs a canopy of green, not only for threatened wildlife, but also for human health, mentally and physically.
- Is concerned that the proposed development disrupts aboriginal heritage areas and shows disrespect for Boodja or the Whadjuk country.
- Calls for a review of the planned development and to keep, protect and maintain the east west wildlife corridor intact.
- Request to be updated on the progress and conclusion of the department's decision.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some

local public open space and environmental conservation reservations under the local planning framework, in due course.

Consultants were engaged to conduct a thorough assessment of the environmental attributes within the area and to prioritise and rank areas from those with the highest environmental value to those with the lowest environmental values. Areas ranked as having high ecological value, and some areas ranked as having medium ecological value, are proposed to be classified as Parks and Recreation reservations to protect the regionally significant and diverse fauna, flora, and recognise the biodiversity importance of the region. Additional areas of local or community value can be considered for inclusion in an appropriate zone or reserve through the local planning process/es.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

The proposed Parks and Recreation reservation in the western portion of the site seeks to reflect the cultural significance of the Clontarf Hill registered Aboriginal Heritage place, the Randwick Stables registered heritage site and some remnant vegetation mapped as having medium ecological value.

**Determination:** Submission noted.

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<b>Submission:</b>	181
<b>Submitted by:</b>	Professor Richard Read
<b>Summary of Submission:</b>	COMMENT

The submitter provided the following comments:

- Regularly drives or cycles from their home to Bibra Lake via Forrest or Blackwood Road and is concerned about the impact of future development on the natural environment.
- Strong support for the Cockburn Community Wildlife Corridor.
- Calls for all Roe 8 West and Roe 9 lands to be rezoned as Parks and Recreation to create a connected wildlife corridor from Bibra Lake to the ocean.
- Argues that protection and enhancement of the environment should be of the highest priority in the future planning of this area, given the global warming crisis and Perth's geo-climatic location.
- Is particularly concerned about the current plans to rezone most of Roe 9 urban, as this would destroy the very assets that make Perth an attractive place to live in and tourists to visit.
- Acknowledges that building new houses is a priority but suggests there are much smarter ways of integrating residential development with state-of-the-art ecological policies.
- Supports the recommendations of Nature Link Perth for a minimum 15-metre-wide cycle path with 4.6 metre vegetation on both sides unless the path is on one side of bushland.
- Opposed to new cross-roads running north-south across the corridor.
- Recommends that the amount of land retained for Stock Road upgrades be considerably reduced.
- Advocates for local Aboriginal elders to play a role in designing and construction of the wildlife corridor.



**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 182

**Submitted by:** Department of Biodiversity, Conservation and Attractions (DBCA)

**Summary of Submission:** COMMENT

The DBCA noted that the areas included in the proposed amendment fall outside the regional park and therefore there are no matters identified that fall under DBCA's legislative responsibility. DBCA's Regional Parks Unit does acknowledge the community expectations regarding the protection of a wildlife corridor and recreational enhancements and notes a 'Potential Green Linkage – Roe 8 West and Roe 9' concept is included in Appendix F of the MRS documentation, which may address these expectations.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 183

**Submitted by:** Department of Transport (DoT)

**Summary of Submission:** COMMENT

The DoT has no objection to the proposed MRS Amendment 1404/41 but has provided advice on the importance of ensuring a continuous, high-standard active transport corridor along the Roe 8 and 9 alignment. DoT recommends that the primary route should not be impeded by future development in the proposed urban areas, and that planning for the route should precede further district and local planning. DoT also notes that the transport assessment undertaken as part of the scheme amendment does not acknowledge the importance of achieving a high-standard active transport connection, and that the areas proposed to be zoned "Parks and Recreation" must allow for future provision of a high-quality path.

DoT would welcome ongoing consultation and engagement with the City of Cockburn to ensure that future decisions regarding potential land uses do not compromise ability to achieve a continuous, high standard active transport corridor.

**Planning Comment:** Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban

zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 184  
**Submitted by:** Judith Fogarty  
**Summary of Submission:** COMMENT

#### Environmental concerns

The submitter provided the following comments:

- Strong support for the Cockburn Community Wildlife Corridor.
- Calls for the entire corridor to be zoned as Parks and Recreation.
- The corridor is essential for the protection of biodiversity and the well-being of the community, and that any development in the area should be carefully planned to minimise its impact on the natural environment.
- The corridor is a unique opportunity to enhance and protect the natural environment in the Perth metropolitan area.
- The southwest of Western Australia is a global biodiversity hotspot, and that Australia has the highest rate of extinction of flora and fauna in the world. It is essential to protect and enhance the Cockburn Community Wildlife Corridor to reverse this trend.
- Access to natural areas in an increasingly urbanised society is essential for both physical and mental health.
- The wildlife corridor could help to mitigate the heat island effect and raise Cockburn's low rate of tree canopy.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The MRS Amendment will ensure the protection of the large areas of existing and significant vegetation within the corridor. The region scheme, future local planning processes and urban design response can work collectively to improve and increase the level of tree canopy cover across the area.

**Determination:** Submission noted.

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**Submission:** 185  
**Submitted by:** City of Cockburn  
**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

The City of Cockburn (the City) supports the proposed MRS Amendment 1404/41, which would remove the residual portions of the former Perth Freight Network Primary Regional Roads Reservation.

Issues have been raised relating to:

- Transport: the removal of the Roe 8 and Roe 9 Primary Regional Roads reservation will significantly impact the local road network, leading to congestion, safety concerns, and increased maintenance costs. They have strongly criticised the lack of a detailed Transport Impact Assessment (TIA) and have cited Forrest Road, Carrington Street and Blackwood Avenue as being the roads of the most immediate concern.
- Environment: the proposal does not go far enough to protect environmentally significant areas. They have requested that the regional "Parks and Recreation" reservation be expanded to include additional areas.
- Aboriginal Heritage: the State Government has not addressed the recent registration of the Hamilton Hill Swamp Precinct as an Aboriginal heritage site. They have requested that this be done through a separate MRS Amendment.
- Regional Recreation: the City argues for an expansion of the "Parks and Recreation" reservation to enable redevelopment of Wally Hagan basketball stadium.

The City requested two modifications be made to the MRS amendment:

- Expanding the regional 'Parks and Recreation' reservation to include the land between Lot 89 Rockingham Road, Dixon Park, Starling Street, Rockingham Road and Leda Street, to accommodate future development of a regional Basketball Facility in this location.
- Widening the 'Urban' zoned alignments of both Southwell Crescent and Forrest Road, based on updated traffic modelling. (25 metres width as per Council report)

The City also requests that the urban zoned land be concurrently zoned Development under the local planning scheme, apart from some existing road reservations.

The City encourages the State Government to:

- Commence the inter-agency land assembly process as a matter of urgency;
- Undertake a complementary MRS Amendment(s) that would consider:
  - including all of the Hamilton Hill Swamp Registered Aboriginal Heritage Site No.18332 within an expanded regional 'Parks and Recreation' reserve.
  - Include Lot 1 Southwell Crescent (or parts thereof) within an expanded Parks and Recreation reserve due its environmental features, awkward shape and bushfire constraints.
  - Remove the residual portion of nearby former Hamilton Hill High School reservation and rationalise the future grade separated interchange of Stock Road and Forrest Road to maximise preservation of environmentally significant vegetation;
  - Appropriately reserve the constructed deviation of Roe Highway between the Kwinana Freeway interchange and Murdoch Drive.
- Consider the inclusion of a fauna overpass as part of the future design of the Stock Road pedestrian bridge.

The City advises the State Government:

- Of its intention to initiate a complementary local scheme amendment that:
  - May refine the extent of the concurrent Development Zone, to streamline future redevelopment in appropriate circumstances; and/or
  - Introduces Special Control Areas to facilitate structure planning over broader areas (beyond the boundaries of the existing regional road reservation), to ensure

- future development appropriately integrates with (and facilitates the redevelopment opportunities) of surrounding landholdings afforded by this proposal.
- Includes a specific provision within any future Development Zone which provides for a green (ecological) link from east to west.
  - Of its expectation that major landowners of the rezoned land will be primarily responsible for future structure planning of the resultant Urban/Development zoned land;
  - Not to assume that the City will accept future management of Parks and Recreation reserves created.

### **Planning Comment:**

Transport: The Transport Modelling undertaken by Main Roads WA to support the MRS amendment is considered appropriate to this unique situation/proposal, which is notably different from a typical proposal noting that the range of land uses, intensity of development and future local road network in the proposed urban/development areas are not yet known and subject to confirmation and refinement through future and subsequent planning processes.

Main Roads WA has provided advice that the removal of the Roe 8 and Roe 9 reservation is not expected to have significant impacts on the local and surrounding road network, and the capacity of the existing road network is expected to cater for future volumes arising from localised traffic. This level of advice is considered sufficient to progress with the finalisation of the MRS Amendment.

While the indicative concept plan may provide a suggested and future proposed local road network, the confirmation and implementation of any local road changes are beyond the scope of the MRS amendment. The City has carriage of the local road network and is responsible for any local road upgrades, treatments or intersection modifications (as per the Concept Plan or otherwise) which are required to ensure an effective local road system.

Environment: Consideration of infrastructure related to fauna movement is beyond the scope of the MRS amendment rezoning process. This matter would be best examined at later stages of planning, when there is greater certainty regarding classification of the land under the local planning scheme zoning. The completion of the Stock Road network assessment by Main Roads WA in due course may also inform the possibility of such infrastructure being provided. Similarly, upgrades and improvement to the local road network by the City of Cockburn can consider the need and provision of such infrastructure.

Aboriginal Heritage: State listed Aboriginal Heritage place 18332 (Clontarf Hill) is referred to in the Council report as Hamilton Hill Swamp Precinct. Much of site 18332 lies beyond the limits of the current Primary Regional Roads reservation. The scope of the amendment is largely confined to the existing Primary Regional Roads reservation in order to ensure the primary objective of removing the Roe 8 and 9 reservation remains uncomplicated by issues that are external to the corridor proper.

### Requested modifications:

- Expansion of the Parks and Recreation reservation post-advertising, including privately-owned land outside the Primary Regional Roads reservation for a recreation facility is not supported. A new recreation or basketball facility does not necessarily need to be situated within a Parks and Recreation reservation - it can be facilitated within the Urban zone, through the local scheme reserve or zone\*.

The local government can seek to establish various zones and reservations under its local planning scheme and give due consideration to the specific requirements of the new basketball facility through those subsequent planning stages to ensure that it is appropriately integrated with the surrounding land uses.

*\*The final MRS amendment depicts the landholdings sought to be Parks and Recreation by the City, as Urban.*

- The widening of the proposed urban zoned land to include portions of Southwell Crescent and Forrest Road which lie within proposed Parks and Recreation reservations, is not supported. Although these roads may warrant widening in due course, the absence of detailed traffic modelling means there is currently no firm basis upon which to modify the cadastral boundaries at this time. If warranted in the future, widening can also be achieved notwithstanding the Parks and Recreation reservation.

Concurrent Local Planning Scheme Amendment: The request for the concurrent rezoning of the Local Planning Scheme through the MRS Amendment process is not supported as the local planning framework response to the amendment is still evolving. The application of a development zone may prove to be unnecessary over some portions of the site, such as areas that could potentially be used for local open space or educational purposes.

Since the City provided its submission on the region scheme amendment, it is understood to have commenced a local planning scheme amendment, in anticipation of the concurrent rezoning not being acceptable to the WAPC.

Land Assembly: The assembly of land parcels is difficult to progress in advance of the MRS amendment being finalised. Once there is certainty about how the land is to be classified under the MRS, (some) land transaction discussions can be commenced.

Complementary MRS Amendment: Council's recommendations regarding subsequent complementary MRS amendments to nearby/adjacent landholdings (such as Murdoch Connection, Clontarf Hill and Fremantle-Rockingham Access Corridor) are noted. The matters mentioned are worthy of consideration as part of a future/separate MRS amendment in due course, however, fall outside the scope of this amendment.

Fauna Overpass: Consideration of infrastructure related to fauna movement is beyond the scope of the MRS amendment rezoning process. This matter would be best examined at later stages of planning, when there is greater certainty regarding classification of the land under the local planning scheme zoning. The completion of the Stock Road network assessment by Main Roads in due course may also inform the possibility of such infrastructure being provided. Similarly, upgrades and improvement to the local road network by the City of Cockburn can consider the need and provision of such infrastructure.

Future structure planning: The City's intent to leave future local structure planning work to relevant landowners is noted. Where land is in fragmented ownership, there is often benefit in the local government leading the local structure planning work on behalf of its stakeholders, community groups and landowners.

In the first instance, the local government is required to fulfill its obligations under S.124 of the *Planning and Development Act 2005*, noting that DPLH is willing to assist with any subsequent structure planning exercise, where relevant.

Future land management: The City's advice that it should not be assumed it is willing to accept management responsibilities for Parks and Recreation reserves is noted. This is not

a key factor in determining the extent of land recommended to be reclassified to the Parks and Recreation reservation; it is anticipated that discussions across Government regarding transfer of land and/or management responsibility will be commenced upon finalisation of the amendment.

**Determination:** Submission noted.

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**Submission:** 186  
**Submitted by:** Main Roads WA  
**Summary of Submission:** COMMENT

Main Roads WA has no objection to the proposed MRS Amendment to rezone portions of the Primary Regional Roads reservation, known as Roe 8 and Roe 9, and some nearby urban zoned land to the Parks and Recreation reservation, with other portions of the Primary Regional Roads reservation proposed to be rezoned as Urban.

Main Roads WA advises that it is also undertaking a review of the future planning for Stock Road as these plans will change given the removal of the remainder of the Roe 8 reservation and Roe 9.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 187  
**Submitted by:** Lilianna and Michael Hine  
**Summary of Submission:** COMMENT

Environmental concern

The submitter raised the following concerns:

- The environmental impact of the Roe 8/9 development proposal.
- The loss of flora and fauna in the area.

The submitter calls for the removal Roe 8/9 from the plans and return the bushland to its original state.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 188  
**Submitted by:** Cockburn Basketball Association  
**Summary of Submission:** COMMENT

Wally Hagan concern

The submitter provided the following comments:

- The Cockburn Basketball Association, a 3,000+ member organisation, is in urgent need of a new facility.
- currently operate Wally Hagan Stadium at full capacity and use other facilities, but this still does not cover the demand.
- An opportunity exists to construct a new facility along Rockingham Road in front of the new facility as part of the former Roe Highway reservation.
- This would provide the greater area required to develop the footprint of the facility of 8-12 courts (currently four courts) and allow the current facility to continue operations during the construction phase.
- With basketball WA's fastest growing sport, and the most popular for female participation outside of Netball, there is a growing need to ensure a regional home for the sport south-west of Perth.
- It is estimated such a project would cost \$50-\$60M, of which the City of Cockburn is currently conducting the business case. It is estimated there is more than 2,000 people in the City of Cockburn alone, that want to play the sport, but cannot, due to lack of facilities.
- The Cockburn Basketball Association strongly supports the City's position to establish a community asset that provides immeasurable social impact for decades to come.

**Planning Comment:** Some of the land identified by the City of Cockburn and the Cockburn Basketball Association as a potential site for a new basketball facility is beyond the Primary Regional Roads reservation and is partly in private ownership. Such a modification to the MRS Amendment post-advertising is not supported. Importantly, a new recreation or basketball facility can be accommodated within the MRS Urban zone, subject to the local planning scheme rezoning process. The local government can seek to establish various zones and reservations under its local planning scheme and give due consideration to the specific requirements of the new basketball facility through those subsequent planning stages to ensure that it is appropriately integrated with the surrounding land uses.

The Cockburn Basketball Association is advised to work closely with the City of Cockburn during the local planning scheme rezoning process to ensure that the new basketball facility is consistent with the City's planning policies.

**Determination:** Submission noted.

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**Submission:** 189  
**Submitted by:** Margaret Owen  
**Summary of Submission:** COMMENT

Environmental and aboriginal heritage concerns

The submitter recommends that the area subject to the amendment be classified as Parks and Recreation and provides the following comments and concerns:

- The importance of green linkages in cities and the potential for the Roe 8 and Roe 9 corridor to be a valuable link as in Wetlands to Waves.
- The bushland adjacent to the Stock Road and Forest Road intersection should have the highest level of protection.
- The impact of the proposed development on Aboriginal heritage sites and the need to protect these sites.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

**Determination:** Submission noted.

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**Submission:** 190  
**Submitted by:** Toni Collinge  
**Summary of Submission:** COMMENT

Environmental and heritage concern

The submitter raised the following concerns:

- The whole area should be zoned Parks and Recreation.
- The area can accommodate revegetation which would help to mitigate climate warming.
- Is concerned about the endangered Carnaby cockatoos.
- Suggests cockatoo food such as tuarts and banksias to create habitat for breeding should be planted in the area.
- Argues that biodiversity is key to supporting life.
- There are First Peoples and the archaeological digs in the area.
- Support the vision of Wetlands to Waves.
- Is concerned about the bushland around the Stock Road and Forest Road intersection.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Rehabilitation is not within the scope of this MRS Amendment which primarily aims to replace the Primary Regional Roads reservation with a more appropriate reserve or zoning to reflect the State Government's intention not to proceed with the construction of this road.



The focus of this amendment is on land use and zoning changes, and rehabilitation efforts would be addressed through other dedicated programs and initiatives.

Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

**Determination:** Submission noted.

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**Submission:** 191

**Submitted by:** Ana Beaumont (PhD) and Andrew Bodlovich

**Summary of Submission:** COMMENT

The submitter provided an extensive document outlining a range of the interrelated issues of connectivity, road safety, housing design and public health in Hamilton Hill, followed by insights into policy and practice in other local government areas, and a series of recommendations. The following concerns have been raised:

- Suggests a collaborative working group that includes DPLH, the City of Cockburn, the Hamilton Hill community, local businesses, Main Roads and other state agencies, and the Commonwealth to design and deliver a Hamilton Hill Local Area Plan that:
  - Creates healthier, safer streets and spaces, including lower vehicle speeds on local roads, improved streetscapes and expanded active transport infrastructure.
  - Delivers sustainable, diverse housing and infrastructure plans that meet current and future need.
  - Prioritises health promoting, human-centred design and infrastructure that integrates and enhances local heritage, biodiversity and conservation.
- Advocates for a corridor of medium density sustainable housing that integrates a green corridor and supports health promoting, human-centred design and infrastructure.

**Planning Comment:** The matters raised can be addressed through subsequent planning stages and dedicated initiatives.

**Determination:** Submission noted.

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**Submission:** 193

**Submitted by:** Professor Andrea Gaynor (on behalf of The Beeliar Group: Professors for Environmental Responsibility)

**Summary of Submission:** SUPPORT, WITH MODIFICATIONS

The submitter supports most aspects of the proposed amendment, subject to the following changes:

- The Stock Road/Roe Highway interchange must be included, and the land rezoned to Parks and Recreation.
- Provision should be made for a greenway linking North and Manning Lakes (Cockburn Community Wildlife Corridor and associated NatureLink).

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 192, 203, 204, 207 (late)

**Submitted by:** Kim Dravnieks (Karak Cooby Bushcarers), Wildflower Society of WA, Wildflower Society of WA (Murdoch Branch), Catherine Tauss (on behalf of the Manning Park Conservation Society)

**Summary of Submission:** COMMENT

Environmental and heritage concerns:

The submitter is calling for a more visionary approach to the Roe 8/9 corridor that prioritises environmental protection and heritage conservation.

The submitter calls for:

- The entire corridor rezoned as Parks and Recreation to protect and conserve all native vegetation and restore ecosystems.
- An ecological green corridor from the Beeliam Wetlands to the Indian Ocean, incorporating all high-quality bushland into the Beeliam Regional Park.
- Extend the green corridor to include land in the Fremantle Rockingham Access Corridor (FRAC).
- Government to ensure compliance with all relevant environmental legislation and agreements.
- Government to identify and protect Aboriginal heritage and cultural values in the area.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

Local government is responsible for protecting locally listed heritage sites under the *Local Government Act 1995*, ensuring that the city council safeguards locally listed sites from demolition or alteration. State-listed heritage places, such as Randwick Stables, have a higher level of protection due to their greater significance and impact on the community. The Parks and Recreation reservation proposed for the area surrounding Randwick Stables is intended to facilitate the conservation of heritage values associated with Randwick Stables and Clontarf Hill as well as assisting with the conservation of some existing vegetation in the area.

This MRS Amendment is not proposing any changes to land south of Rockingham Road, including the area known as the FRAC, as it lies outside the defined area of the Roe 8/9 corridor.

**Determination:** Submission noted.

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**Submission:** 194  
**Submitted by:** Tania Heyne  
**Summary of Submission:** COMMENT

Environmental, heritage and recreational concerns

The submitter raised the following concerns:

- Loss of a unique urban corridor and wildlife habitat.
- Lack of consideration for the Stock Road and Forrest Road intersection.
- Proposal to rezone all Roe 8 and Roe 9 land from Public Open Space to Parks and Recreation.
- Suggestion to use fauna bridges to help wildlife cross the roads safely.
- The Registered Aboriginal Site 18332 is within the corridor area. Any development or management of the corridor should be done in consultation with the Aboriginal community and in a way that respects Aboriginal culture and heritage.
- Cycle paths through the corridor should be a minimum of 15 meters wide, with a 5-meter path, a 0.4-meter buffer on both sides of the path, and 4.6 meters of vegetation on both sides.

**Planning Comment:** Main Roads WA is conducting a review of Stock Road to identify future vehicle movement needs and land requirements. The results of this review are not expected to be available until after this MRS amendment is concluded. Therefore, the intersection of Stock Road and Forrest Road has been excluded from this amendment to ensure that any potential future requirements or amendments relevant to that intersection are not compromised.

The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities.

Under the local planning framework, the urban zone can accommodate a range of land uses, including local open space areas. Additionally, urban zoned land can accommodate a range of infrastructure that facilitates the existence and movement of wildlife, such as local roads with vegetated verges, fauna bridges/underpasses, and shared paths. Collectively, the

reserves identified within the region scheme amendment and the future local planning framework can facilitate and implement a corridor that achieves these objectives. The Potential Green Linkage plan, developed by DPLH, serves as a visual guide to achieving green space connectivity.

**Determination:** Submission noted.

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**Submission:** 195  
**Submitted by:** Department of Fire and Emergency Service (DFES)  
**Summary of Submission:** COMMENT

The submitter raised the following concerns:

- the BMP for the proposed MRS Amendment has issues that need to be addressed in subsequent stages including issues arising from the bushfire hazard level assessment and consideration on how compliance with the bushfire protection criteria can be achieved.
- notes that the extent of the issues identified would not prevent approval of the MRS Amendment and DFES is satisfied that the BMP has adequately considered how compliance with the bushfire protection criteria can be achieved at subsequent stages.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 196 (late)  
**Submitted by:** Development WA  
**Summary of Submission:** COMMENT

Lot 51 zoning and housing concerns

DevelopmentWA generally supports the MRS amendment and contends that it presents an opportunity to alleviate current housing shortages by re-evaluating underutilised land. The submitter requests:

- Exploring the incorporation of a portion of the Roe Corridor to enhance the redevelopment outcomes of Lot 51, or a potential land swap with another portion of the Roe corridor, noting that Lot 51 and its adjacent reserves fall within an Aboriginal Registered Site (No. 18332 - Clontarf Hill) and that some minor remediation and bushfire-prone areas have also been identified. These matters necessitate further investigation and appropriate consultation with all relevant stakeholders under the Precinct Structure Planning process.
- Including a pedestrian and cycle pathway along the southern perimeter of Development WA's estate at 115 Hamilton Hill, following a different alignment than that shown in the current concept plan.
- Suggesting collaboration between Development WA and the DPLH on the redevelopment of other suitable sections of the Roe Corridor that are to be reclassified to an Urban zone.
- A meeting with the DPLH to discuss these matters in greater depth.

**Planning Comment:** The suggested re-zoning of land adjacent to Lot 51 for urban purposes to enhance the redevelopment opportunities for Lots 51 is not supported. The environmental and cultural heritage values of this area are considered significant enough to necessitate the proposed Parks and Recreation reservation.

The proposed pedestrian and cycle pathway along the southern perimeter of 115 Hamilton Hill estate is currently aligned with an existing road alignment in the draft concept plan. However, the final alignment may change following Main Roads WA's definition of the Stock Road and Forrest Road intersection footprint. When developing Lot 51 and in the further development of the concept plan, Development WA's preferred alignment should be carefully considered during this process to allow for better integration with the future plans for the surrounding area.

DPLH officers met with the submitter in November to discuss the submission content.

**Determination:** Submission noted.

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**Submission:** 197  
**Submitted by:** Department of Education (DoE)  
**Summary of Submission:** COMMENT

The submitter raised the following concerns:

- Does not object to this amendment.
- Is concerned about the potential impact of the MRS Amendment on existing schools and their students.
- Will undertake further review of any proposed development at future planning stages to ensure that it is compatible with the needs of the schools and the surrounding community.

**Planning Comment:** Comments noted.

**Determination:** Submission noted.

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**Submission:** 198, 199  
**Submitted by:** Jozina de Ruiter (on behalf of the Hamilton Hill Community Group), Jozina de Ruiter (on behalf of the Pinakarri Community Group)  
**Summary of Submission:** COMMENT

The submitter provided the following comments and justifications:

Environmental concern

- Would prefer the entire corridor to be rezoned to Parks and Recreation and supports the vision for a wildlife corridor stretching from the Beeliar wetlands to the ocean.
- Would like the amount of land excluded from the amendment area at the Stock Road intersection to be rationalised.
- Calls for fauna bridge at Stock Road and increased tree canopy.
- HHCG opposes new north-south roads across the corridor.
- Supports a protective curtilage around Randwick Stables, the nearby community garden and Cardigan Street.

- State to take on a leadership role in the implementation of the draft plan for the green corridor given that they believe the Cockburn Council does not have the full means nor the money to solidify the vision for the corridor.
- Create a master plan and weave the corridor into the Beeliar Regional Park.
- Show true leadership and work together with the Cockburn Council and stakeholders to create a world-class reserve and recreation opportunity.
- At least create a park and recreation zoning to accommodate a minimum 15m wide cycle/walk shared path in case the entire area is not zoned Parks and Recreation.
- Creatively designed sustainable multi-story housing developments that will have a small footprint, interact with the wildlife corridor, and are connected to the urban cycle network.
- Listen to the local community and act now to create a ground-breaking world-class reserve and recreation opportunity, with all its added excellent economic potential by way of tourism and community capacity.

**Planning Comment:** The Parks and Recreation classification is intended to reserve land of regional significance for ecological, recreational, or landscape purposes. The proposed MRS amendment recommends large portions of the corridor for this classification in response to the environmental study and to conserve cultural heritage sites. While some portions of the corridor may currently be used informally for passive or active recreation and/or may have the potential to become fully revegetated, the MRS amendment seeks to strike a balance between environmental protection and urban development needs and opportunities. It is also worth noting that an urban zoning under the MRS does not prevent the creation of some local public open space and environmental conservation reservations under the local planning framework, in due course.

The Randwick Stables heritage site encompasses Lots 23, 24 Cardigan Street, and Lots 26 and 27 Rockingham Road. These lots are proposed to be reserved Parks and Recreation as part of this MRS amendment. Nearby Lot 25 Rockingham Road and the southern portion of an unused laneway (i.e. the portion east of Lots 23 and 24 and the portion south of Lot 24) may have potential suitability to act as a curtilage for Randwick Stables. However, the designation of heritage site boundaries is beyond the scope of an MRS amendment. No changes are recommended to the extent of the Parks and Recreation reservation in relation to the Randwick Stables heritage site.

**Determination:** Submission noted.

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**Submission:** 200  
**Submitted by:** Barry Finch (on behalf of the Board of Port School Inc.)  
**Summary of Submission:** COMMENT

The submitter raised the following concerns:

- The school has been leasing land from Main Roads WA for the last 30 years, which makes up all the school's Carrington Street frontage
- The school leases a larger pocket of land that houses two classrooms, a maintenance shed, a carpark, and a small area of grassed playing field
- Supports the Concept Plan, which marks the full area that the school is currently leasing for "Public Purposes" and identifies it as Port School.

The school requests to move the potential local open space (marked in green) closer to the school. This would give the school community direct access to the open space, without having to go onto Carrington Street and down a proposed future road.

**Planning Comment:** The requested modification relates to a potential area of local open space on the indicative concept plan. No Parks and Recreation reserve is proposed in this area. The position of any local open space reserves will be established through the local planning framework and not by the proposed MRS amendment.

**Determination:** Submission noted.

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**Submission:** 201

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

**Summary of Submission:** COMMENT

Development and amenity concern

The submitter raised the following concerns:

- The submission supports the rezoning of the areas near the heritage-listed stables as Parks and Recreation.
- Opposes development on Cardigan Street due to the heritage-listed stables.
- Calls for more amenities such as landscaping and walking trails in the area.

**Planning Comment:** Cardigan Street and 13 lots north of Cardigan Street are proposed to be reclassified to the Urban zone as it reflects the current use of the land. It does not necessarily follow that an urban zoning will result in this area or the existing dwellings being redeveloped. The local planning scheme response to the MRS amendment will determine the extent to which any further development, intensification or redevelopment is possible in this area.

Land east and south of Cardigan Street is proposed to be transferred to the Parks and Recreation reservation. This recognizes that parts of the area have medium ecological value and are associated with the Clontarf Hill Aboriginal heritage place and Randwick Stables.

The proposed MRS Amendment considers the heritage significance of Randwick Stables and proposes to reserve this area and some nearby land for Parks and Recreation. The heritage protection afforded to this site remains unchanged due to the MRS Amendment.

**Determination:** Submission noted.

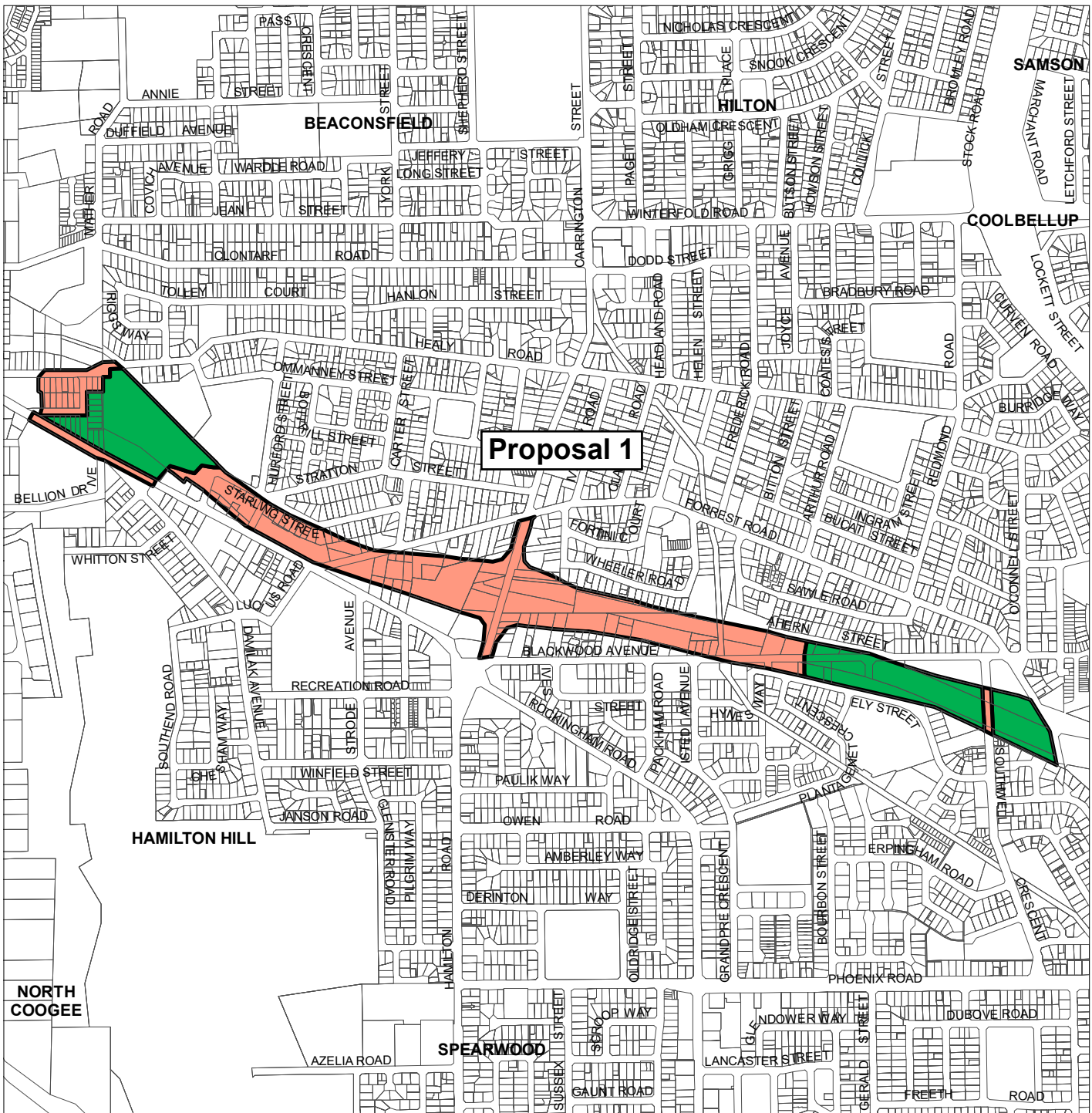




## **Schedule 3**

**Amendment Figures - Proposals 1-3  
(as advertised)**







**Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation)  
Proposed major amendment  
as advertised**

29 March 2023

Proposal 1

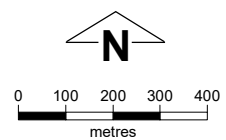
Proposed Amendment:

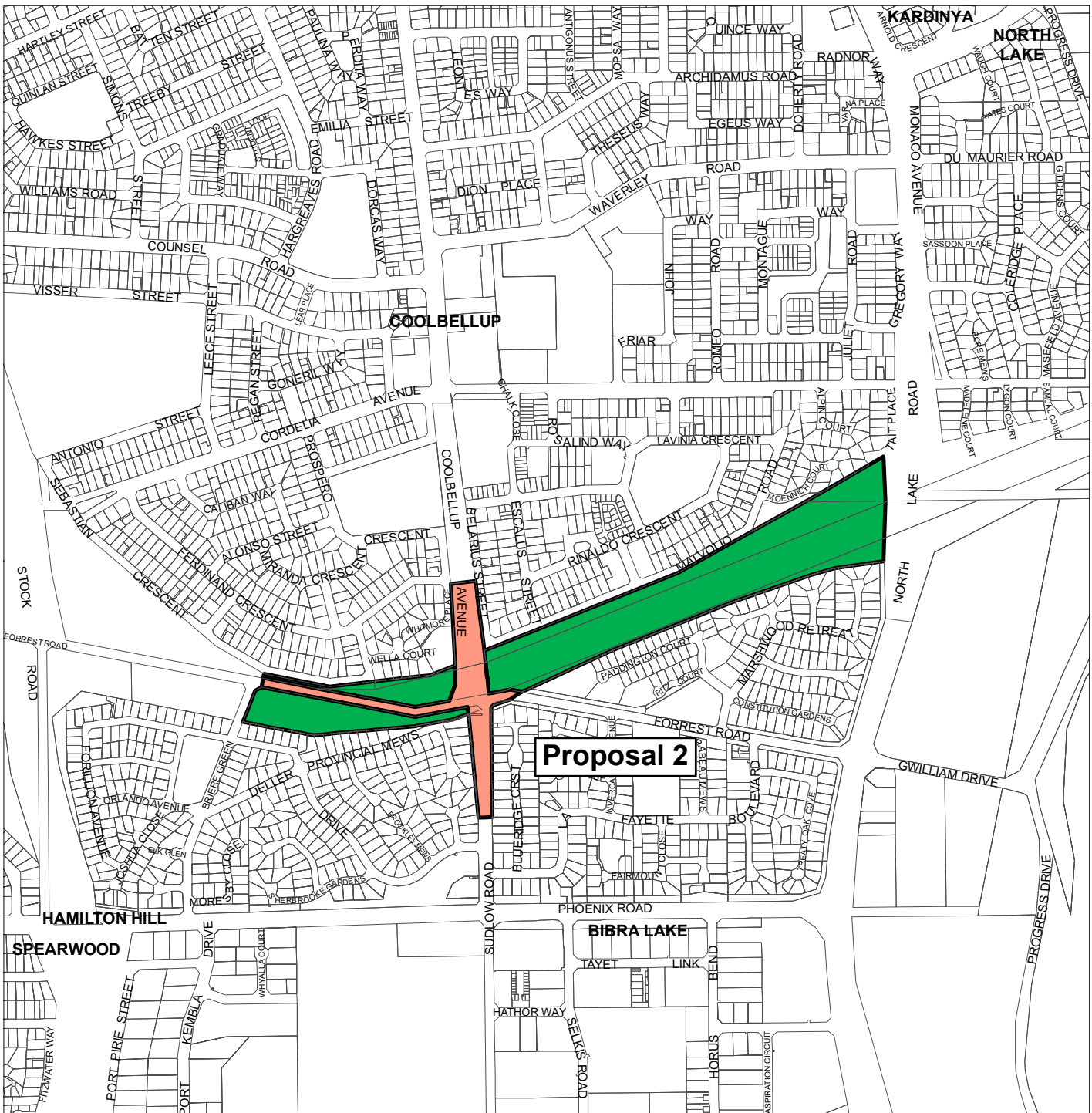
-  Parks and recreation reservation
-  Urban zone

Oracle reference no: 3673  
File number: RLS/1011  
Version number: 1



Date: 4/04/2023  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1







**Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation)  
Proposed major amendment  
as advertised**

29 March 2023

Proposal 2

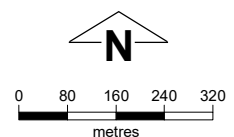
Proposed Amendment:

-  Parks and recreation reservation
-  Urban zone

Oracle reference no: 3673  
File number: RLS/1011  
Version number: 1



Date: 4/04/2023  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1







**Roe 8 Remainder and Roe 9 (Removal of Primary Regional Roads Reservation)  
Proposed major amendment  
as advertised**

29 March 2023

Proposal 3

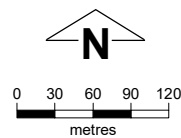
Proposed Amendment:

-  Parks and recreation reservation
-  Urban zone

Oracle reference no: 3673  
File number: RLS/1011  
Version number: 1



Date: 4/04/2023  
Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA  
Base information supplied by Western Australian Land Information Authority SLIP 1180-2020-1





## **Appendix 1**

### **List of detail plans as advertised**





**Proposed Major Amendment 1404/41**

**Roe 8 Remainder and Roe 9  
(Removal of Primary Regional Roads Reservation)**

**as advertised**

**Amending Plan 3.2807**

**Detail Plans**

1.6479, 1.6498 - 1.6502, 1.6513

