



October 2024

Metropolitan Region Scheme Amendment 1422 (Standard Amendment)



Cockburn Road, Coogee

Report on Submissions

City of Cockburn

**Metropolitan Region Scheme
Amendment 1422
(Standard Amendment)**

Cockburn Road, Coogee

**Report on Submissions
Submissions**

City of Cockburn



October 2024

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

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Gordon Stephenson House
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Locked Bag 2506
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MRS Amendment 1422 (Standard) Report on Submissions

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Internet: www.wa.gov.au/dplh
Email: info@dplh.wa.gov.au
Phone: (08) 6551 8002
Fax: (08) 6552 4417
National Relay
Service: 13 36 77

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Submissions

(Published as a separate document)

Report on Submissions

Metropolitan Region Scheme Amendment 1422 (Standard)

Cockburn Road, Coogee

Report on Submissions

1 Introduction

At its February 2024 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS) in accordance with the provisions of the *Planning and Development Act 2005* and the Planning and Development (Region Planning Scheme Scheme) Regulations 2023.

2 The proposed amendment

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

The proposed amendment seeks to transfer approximately 4.1 ha of land in Coogee from the Railways and Primary Regional Roads (PRR) reservations to the Parks and Recreation reservation under the MRS, as shown on the ***Amendment Figure - Proposal 1***.

The proposed Parks and Recreation reservation will provide for the planning and use of the amendment area for recreational purposes and the protection of remnant vegetation on this land.

3 Environmental Protection Authority advice

On 09 April 2024, the EPA determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*.

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

4 Call for submissions

The amendment was advertised for public submissions for a total of 42 days from 29 April to 11 June 2024.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* newspaper, and the WAPC made reasonable attempts to notify and invite affected landowners, Local Government(s) and other public authorities to comment on the amendment.

5 Submissions

Ninety-one submissions were received on the amendment; 81 submissions were of support and ten were of general comments, non-objection or no comment. No submissions of objection were received.

There were no submissions or matters raised which required further consideration.

A complete copy of all written submissions are published separately, within the **Submissions** report.

6 Modifications

The proposed amendment is to be modified as follows:

- At the request of Main Roads WA, the northern part of the PRR reservation (opposite Beach Road) is excluded from the amendment as this may be required for future road widening.

As this modification removes part of the amendment and does not alter the intent of the advertised amendment readvertising is not considered necessary.

7 Responses and determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as modified.

8 Coordination of region and local scheme amendments

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

As no land is being zoned Urban, section 126(3) of the Act is not applicable to this amendment.

9 Conclusion and recommendation

This report summarises the background to Amendment 1422 and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the modified amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 4, and in detail on the Amending Plan listed in Appendix B should be approved and finalised.

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

10 Ministers Decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning for approval. The Minister may approve, approve with modification, or decline to approve the proposed amendment.

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

Amendment 1422 is now finalised as modified and shown on WAPC Amending Plan 3.2832/1 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 08 November 2024.

Schedule 1

Listing of submissions

Listing of Submissions
Metropolitan Region Scheme Amendment 1422 (Standard)
Cockburn Road, Coogee

Submission Number	Name
1	ATCO Gas Australia (ATCO)
2	City of Cockburn
3	Eric Nell
4	Geoffrey Harcourt Sach
5	Urban Bushland Council WA Inc
6	Department of Energy, Mines, Industry Regulation and Safety
7	Department of Health
8	Department of Fire and Emergency Services
9	Department of Water and Environmental Regulation
10	Beverly Howes & Jeric Bowron
11	Alison Cooper
12	Gemma Ward
13	Mike Turner
14	Matilda Dobra
15	Gary Road
16	Warren Mead
17	Shelley & Noel Katley
18	Michelle Hicks
19	Valerie & Mike Burton
20	Mayanne Coleman
21	Barbara Ekdahl
22	Karin & Erich Klicker
23	Eric Nell
24	Fiona Brown
25	Robert Nichols
26	Tony Dobson
27	John Power
28	Eric Tresidder
29	Jillan Spruyt
30	Shelly & Mark Conolly
31	Candy Jez
32	Bertram Genat
33	Edith Sanderson
34	Sue & Terry Ivison
35	Rose Benson
36	John Martin
37	Edie & Werner Mueller
38	Jay Brukusich
39	Margaret & David Leigh
40	Gae Pickering
41	Elsie Johnson
42	Shirley & Jim Lynn
43	Anne Durant
44	Eileen & Craig Preston
45	Mick Liestzow
46	Graeme House

47 Russell Barret
48 Jo-Ann Smart & Andy Bentley
49 Katerina Win
50 Carolyn & John Andreou
51 Stanley Brown
52 Sally & Peter Newsome
53 Breda & John Rogan
54 Graeme Clark
55 Donna & John Truschol
56 Louise Kennington
57 Sarah Rowan
58 Coralie Hick
59 Julia Higgins
60 Kelly Wnner & Louis Warren
61 Alison & Wayne Clegg
62 Daryl Harrison
63 Kerry Dunn
64 Dale Reynolds
65 Colin Pagoda
66 Jason Skidmore
67 Duane & Guyseppie West
68 Marie Williams
69 Jane Forbes
70 Doreen Ditchburn
71 Lorna Skellorn
72 Helen Crosby
73 Terry & Ric Burns
74 Troy Newhill
75 Robyn & Russell Morice
76 Sandy & Eric Scott
77 Germaine Mattison
78 Kent Keetley
79 Kath Hulbert
80 Jie & Andre Leste
81 Heather Payne & Phil Renold
82 Sandy Hay
83 Margo Timmings
84 Kathryn Vincent
85 Hubert Rich
86 Name removed at the request of the submitter
87 Main Roads WA
88 Beryl Barton
89 Department of Biodiversity, Conservation and Attractions
90 Department of Transport
91 Public Transport Authority

Schedule 2

Summary of submissions and determinations

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

Submission: 1, 2, 6, 7, 8, 9, 89, 90, 91

Submitter: ATCO, City of Cockburn, Department of Energy, Mines, Industry Regulation and Safety, Department of Health, Department of Fire and Emergency Services, Department of Water and Environmental Regulation, Department of Biodiversity, Conservation and Attractions, Department of Transport & Public Transport Authority

Summary of Submission: COMMENT

The above State Government agencies, City of Cockburn and infrastructure providers raise no objections, no comment or provide general comments that relate to the subsequent more detailed stages of the planning and development process.

Planning Comment: Comments noted.

Determination: Submissions noted.

Submission: 3

Submitter: Eric Nell

Summary of Submission: COMMENT

The submitter advises that there is still confusion on this site.

Planning Comment: Comments noted. The proposed amendment seeks to transfer approximately 4.1 ha of land in Coogee from the Railways and PRR reservations to the Parks and Recreation reservation under the MRS. The proposed Parks and Recreation reservation will provide for the planning and use of the amendment area for recreational purposes and the protection of remnant vegetation on this land.

Determination: Submission noted.

Submission: 4, 10, 11 - 86, 88

Submitter: Geoffrey Harcourt Sach, Beverley Howes & Jeric Bowron, Alison Cooper, Gemma Ward, Mike Turner, Matilda Dobra, Gary Road, Warren Mead, Shelley & Noel Katley, Michelle Hicks, Valarie & Mike Burton, Mayanne Coleman, Barbara Ekdahl, Karen & Erik Klicker, Eric Nell, Fiona Brown, Robert Nichols, Tony Dobson, John Power, Erik Tresidder, Jillian Spruyt, Shelley & Mark Conolly, Candy Jez, Bertram Genat, Edith Sanderson, Sue & Terry Ivison, Rose Benson, John Martin, Edie & Warner Mueller, Jay Brukusich, Margaret & David Leigh, Gae Pickering, Elsie Johnson, Shirley & Jim Lynn, Anne Durant, Mick Liestzow, Graeme House, Russell Barret, Jo-Ann Smart & Andy Bentley, Katerina Win, Carolyn & John Andreou, Stanley Brown, Sally & Peter Newsome, Breda & John Rogan, Graeme Clark, Donna & John Truschol, Louise Kennington, Sarah Rowan, Coralie Hick, Julia Higgins, Kelly Wnner & Louis Warren, Alison & Wayne Clegg, Daryl Harrison, Kerry Dunn, Dale Reynolds, Colin Pagoda, Jason Skidmore, Duane & Guyseppie West, Marie Williams, Jane Forbes, Doreen Ditchburn, Lorna Skellorn, Helen Crosby, Terry & Ric Burns, Troy Newhill, Robyn & Russell Morice, Sandy & Eric Scott, Germaine Mattison, Kent Keetley, Kath Hulbert, Jie & Andre Leste, Heather Payne & Phil Renold, Sandy Hay, Margo Timmings, Kathryn Vincent, Hubert Rich, **name removed at the request of the submitter**, and Beryl Barton

Summary of Submission: SUPPORT

The submitters support the proposed amendment and advise that under Planning Application DA24/0204 - Discovery Parks (Coogee Beach) Redevelopment- 3 Powell Road, Coogee, 24 homes will be uplifted from the West-side of Coogee Beach Caravan Park and relocated to Woodman Point Caravan Park.

If the Railways and PRR reservations are transferred to the Parks and Recreation reservation under the MRS, homes affected by Discovery's redevelopment will have an opportunity for relocation on the east side of Discovery Coogee Beach.

As some residents have lived in Coogee Caravan Park for 30 or 40 years, and as proximity to doctors, clinics, shops, and family is important, this would be of enormous benefit- especially to residents' whose transport option is electric gophers/bikes.

This is a close-knit community with friendships built over many years resulting in residents caring for each other. Help for a nearby neighbour with a meal on return from dialysis and many similar kindnesses, means more elderly and unwell residents are able to remain independent in their own homes. Losing this safety net would be devastating for many who live at Coogee Caravan Park.

Planning Comment: Support noted.

Determination: Submissions noted.

Submission: 5

Submitter: Urban Bushland Council

Summary of Submission: SUPPORT

The UBC notes that the vegetation community is classified as having a vulnerable conservation status. The vegetation community - 30a - is listed by the state as a critically endangered ecological community - under the *Biodiversity Conservation Act 2016*.

Historically this vegetation community occurred in a continuous belt along the coast. Since European settlement the community is thought to have been reduced by 70 to 90 percent due to clearing and probably by fire. Only about 500 hectares remain, of which about 20 hectares occur in conservation reserves. It is noted this information is 17 years old.

The vegetation community does have an Interim Recovery Plan - no. 340 - from 2014 to 2019. It is stated in the Interim Recovery Plan that it will remain in force until withdrawn or replaced.

Important occurrences that provide for representation of the community across its geographic range and that can be managed for conservation and/or with conservation included in their purpose are considered critical to the survival of this community. As the vegetation community is believed to be at least a partially groundwater dependent ecosystem developments impacting on groundwater should be avoided.

The Interim Recovery Plan objective is to maintain or improve the overall condition of the community in the known locations and reduce the level of threat with the aim of ensuring it does not meet criteria for a higher threat rank.

Callitris preissii is long lived with flowering decline possibly at 100 years. Two species of black cockatoos - Carnaby's and Forest Red-tailed forage on the seeds of *Callitris preissii*.

Although 4.1 ha of the TEC remains in this area, every bit of that community needs protection and management. Therefore, the submitter commends the proposed rezoning to protect the community.

Planning Comment: Support noted.

Determination: Submission noted.

Submission: 87

Submitter: Main Roads WA

Summary of Submission: SUPPORT

Main Roads WA (MRWA) supports the amendment and requests the following modifications:

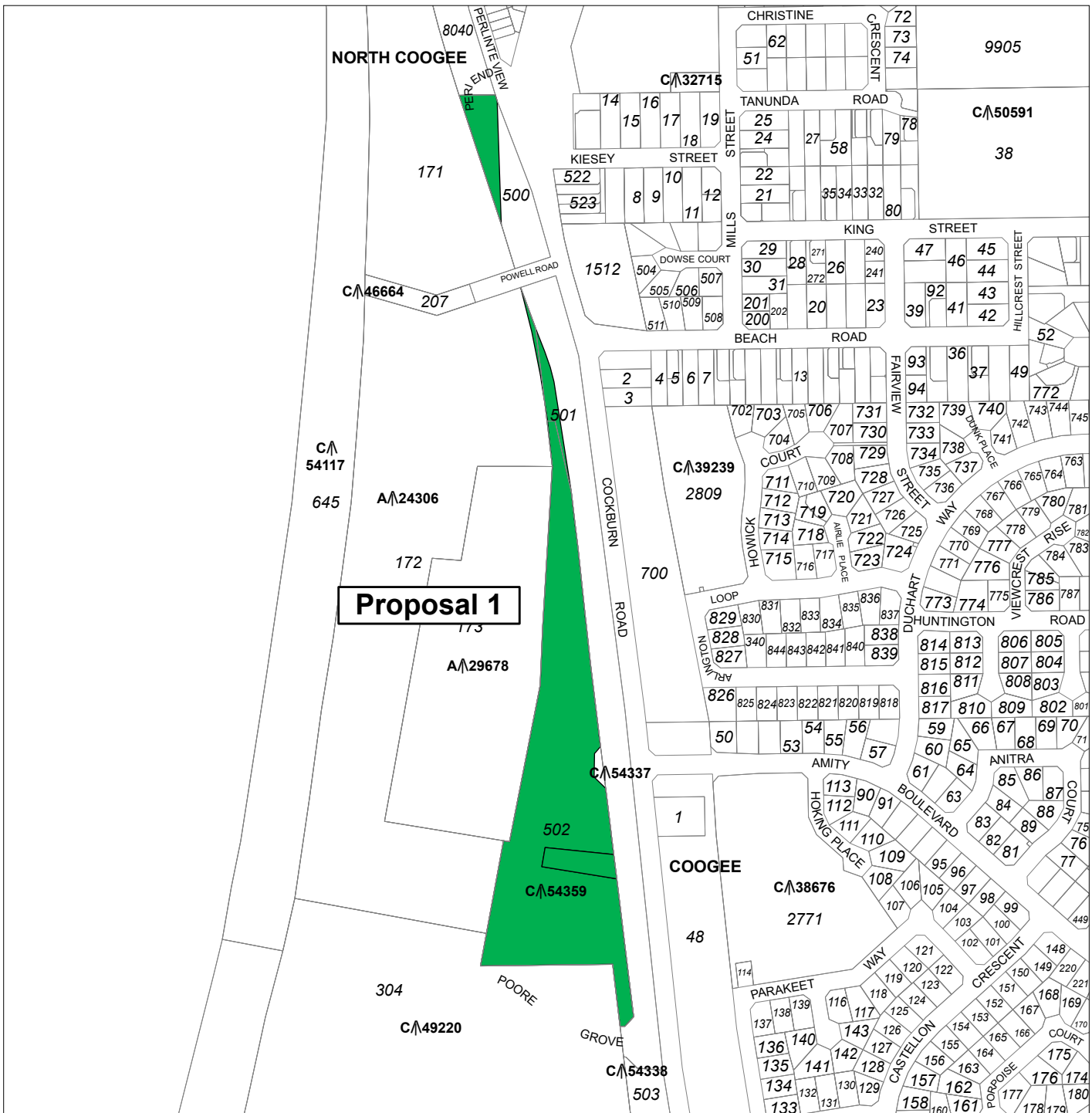
- Amend the PRR reservation from Lot 501 to match the PRR reservation opposite Beach Road as this land may be required for the widening of Cockburn Road.
- The PRR reservation for a possible future access road in Lot 501 south of Amity Boulevard is no longer required.

Planning Comment: Comments noted. The modification requested by MRWA has been undertaken to the amendment.

Determination: Submission upheld.

Schedule 3

**Amendment Figure - Proposal 1
(as advertised)**




**Cockburn Road, Coogee
Proposed Standard MRS amendment
as advertised**

28 February 2024

Proposal 1

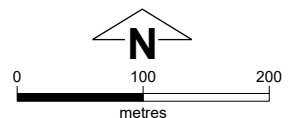
Proposed Amendment:

 Primary Regional Roads and Railways reservations to Parks and Recreation reservation

Reference no: 4664

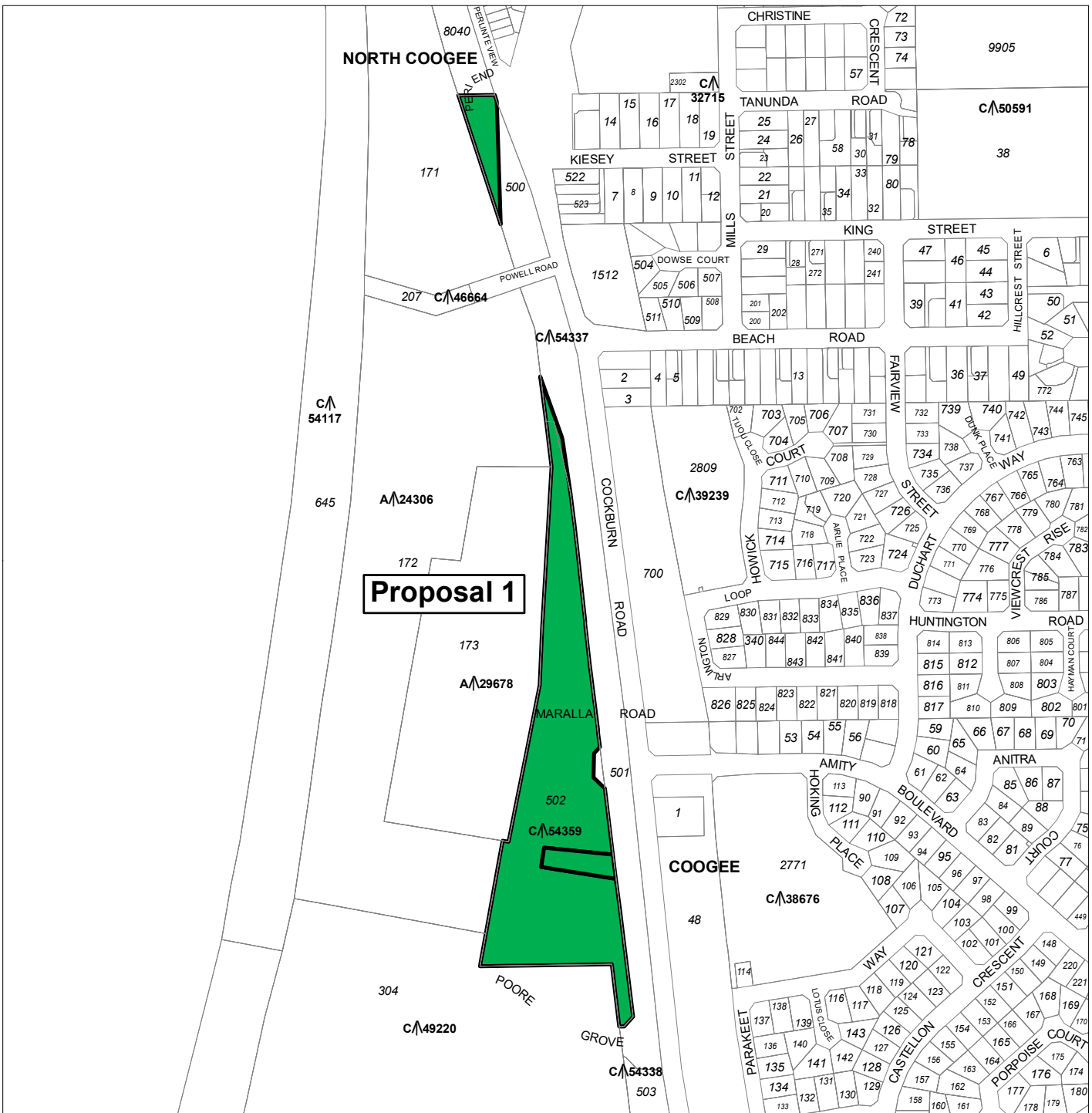
File no: RLS/1114

Version number: 2



Schedule 4

**Amendment Figure - Proposal 1
(as modified)**



Cockburn Road, Coogee Proposed Standard MRS amendment as modified

9 October 2024

Proposal 1

Proposed Amendment:

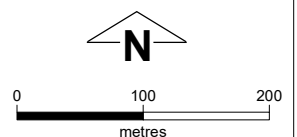
Primary Regional Roads and Railways reservations to Parks and Recreation reservation

Oracle reference no: 4664

Version number: 3



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Appendix A

**List of plans
(as advertised)**

Metropolitan Region Scheme Amendment 1422 (Standard)
Cockburn Road, Coogee

as advertised

Amending Plan 3.2832

Appendix B

List of plans (as modified)

Metropolitan Region Scheme Amendment 1422 (Standard)
Cockburn Road, Coogee

as modified

Amending Plan 3.2832/1