

Hon Matthew Swinbourn MLC  
Chair Environment and Public Affairs Committee  
By email – [env@parliament.wa.gov.au](mailto:env@parliament.wa.gov.au)

Dear Chair *Matthew*

**Re: Petition 158 – Ocean Reef Marina Development**

Thank you for the opportunity to provide a submission on this large and important development.

While upgrading the existing boat harbour has been on the agenda in the Northern Suburbs for years, the final form of this proposal is substantially different to the understanding the community has held for many years about what the upgrade to these facilities would look like.

The community assures me that the consultation processes that have been undertaken over several years have in no way prepared them for the scale of the final project, nor for the substantial loss of bushland required to complete the retail, commercial, residential and recreational spaces envisaged in the concept plan.

The community have told me repeatedly that they expected some additional boat pens, the launch area to be upgraded and for there to be a few shops focussed on boaties needs. They did not expect a large commercial and housing development.

The bushland surrounding the site is considered an attraction and an advantage for Ocean Reef.

The community is being very clear that they did not anticipate the size and scale of the commercial and residential development now proposed by Development WA.

This is particularly the case as the people who engaged with the Environmental Protections Authority's Public Environmental Review were only exposed to the impact on the marine environment.

The much quieter process of the Metropolitan Region Scheme amendment and the EPA's decision to provide advice only was missed by most people. This meant that for the majority of people, the environmental impacts of the terrestrial side of the development have been effectively hidden.

Those who have been following the development very closely have noted that the escalation in the size of the development has not been front and foremost in DevelopmentWA's communications about the project.

The local community is finding the loss of the bushland particularly devastating as many of the surrounding residents have purchased with the expectation that Bush Forever and a Class A Marine Reserve mean that those environmental values will be preserved into the future.

One of the concerns that has been repeatedly raised with me is the expectation of sea-level rise and the corresponding expectation of coastal inundation, flooding and erosion. We know from the City of Joondalup's coastal hazard assessment that there is only a small stretch of the coastal bushland that is not threatened by coastal erosion in the future. It is an absolute shame that we are destroying one of the areas least exposed to damage from sea level rise.

The community is asking that the housing part of the development be scrapped and that the reclamation works required to support part of that element of the plan not be undertaken. It is not wanted. Ocean Reef is a suburb of just over 3,000 dwellings. This plan will add another 1,000 dwellings in a concentrated space, with limited entries and exits and is likely to lead to a substantial increase in traffic.

One of the clearing proposals currently out for license is for an additional entry/exit to the proposed development. This is another place in which the bushland, which all should have been protected, will be fragmented.

This highlights yet again that the Environmental Protection Authority is not sufficiently tasked with assessing the cumulative impacts of projects and their intersection with climate change, in much the same way that it is not able to assess the cumulative impact of multiple projects. Instead of protecting the environment, we are seeing a steady decline in environmental values.

It is critical that this project, should it go ahead as planned, be undertaken with the highest possible environmental design standards. The development as it stands in the current concept plan. I appreciate that DevelopmentWA has retained an advisor regarding environmental design and best practice, it is essential that advice around best practice be followed.

Yours sincerely,



Hon Alison Xmaon MLC  
Member for North Metropolitan

03 September 2020