



Minister for Transport

Our ref: 53-04818
Your ref: Petition No 64

Hon Simon O'Brien MLC
Chairman
Standing Committee on Environment and Public Affairs
Parliament House
PERTH WA 6000

Dear Hon O'Brien *Simon*

PETITION NO 64 - CANAL ESTATE DEVELOPMENTS

Thank you for your letter dated 24 November 2014 regarding Petition No 64 - Canal Estate Developments.

The Ocean Reef boat harbour proposal is not considered to be a canal estate. The current concept plan supplied by the project proponent (the City of Joondalup) shows a single body of sheltered water that accommodates boating and boating related purposes. The land in proximity to the wetted-edge of the boat harbour is either reserved for public access or for the development of boating-related purposes. Only one parcel of land near the water edge is identified for residential purposes and this land is separated from the navigable water space by a public pedestrian walkway.

The proposed Point Peron development does however, fall under the classification of a canal estate in-part because it contains a relatively large section of the artificial waterway that is bordered by residential housing.

The development of canal estates in WA is now guided by the WA Planning Commission (WAPC) Development Control Policy 1.8, 2012 (DCP1.8) 'Canal Estates and artificial waterway developments'. This policy has recently been updated by WAPC to reflect current best practice.

The roles of the individual Government agencies involved in the planning and approval of canal estates is clarified in DCP1.8. DoT's role primarily relates to consideration of design issues relating to coastal processes, navigation and marine structures. Reference to concerns over climate change and sea level rise are now addressed in the WAPC State Coastal Planning Policy No.2.6, 2013 'State Coastal Planning Policy' and are considered by the Department of Planning.

With regard to petition recommending that the State Government move quickly to ensure marinas are constructed to address any shortfall in boat pens, I can advise that the Department of Transport (DoT) is active in the planning and development of new public boat harbours and marinas and the regulation of private marina developments in WA. In many instances the private sector plays an important role in meeting demand.

New public infrastructure is subject to strategic and often long-term planning, noting that new harbours have recently been delivered at Augusta and Albany. In addition, where capacity exists within DoT's existing boat harbours (and there is commercial value), further new boat pens can be provided. This has recently been the case in DoT's harbours at Fremantle, Hillarys, Geraldton and Exmouth.

Yours sincerely



DEAN NALDER MLA
MINISTER FOR TRANSPORT

23 DEC 2014

CC: HON ALBERT JACOB MLA; MINISTER FOR ENVIRONMENT
HON JOHN DAY MLA; MINISTER FOR PLANNING