

Submission to the Standing Committee on Environment and Public Affairs

From Jeff Fondacaro,

on behalf of the Save Ocean Reef Citizens Assoc. Inc.,

Ref: Petition No. 158 – Ocean Reef Marina Development

The Ocean Reef Marina Improvement Scheme does not align with community wishes and expectations. The original intention was simply to design a much needed marina upgrade with very little housing. The community when surveyed in 2009 asked for no low or medium density housing – but did agree with residential apartments in the south-eastern corner. Later, the City of Joondalup added some housing into the central area. After Landcorp took over it extended the area of housing all the way to the northern boundary and increased total residential area by around 40% and area of low and medium density housing by over 70 percent.

Landcorp became Development WA earlier this year and with their involvement the Ocean Reef Marina Project expanded to include at least one thousand medium to high-density residential units. Cumulatively from all of these residential add-ins by City of Joondalup, Landcorp and Development WA we now expect at least three thousand or more extra people to be accommodated in the Marina Housing Development; an alarming 38.26% increase on the current population of Ocean Reef, (7840 / 2016 Census). A 'new Ocean Reef' at the end of the 'road. Where is the infrastructure to accommodate this rapid rate of change? What plans for schooling, for transportation? It is really difficult to get to clarity and probity as a community member dealing with the elected member proponents of the project.

According to Senator Alison Xamon, confusion may have arisen as a result of two separate environmental processes – with the Public Environmental Review process applying only to the marina part of the project, while the land side of the development – which includes plans for many homes – was handled quietly through the MRS Amendment process – but definitely Appendix H of the Design and Capability Update quietly doubled the size of the area for housing, Thousands of pages of plans were released all at once and never discussed with the community or brought forward in any communications with the public. Residents have difficulties with Council processes – these huge planning releases were beyond the comprehension of the general population.

The Save Ocean Reef Citizen Association door knocked in the Ocean Reef area for the petition, as well as turning up at local venues and at the marina itself. Local Residents were majorly unaware that a housing estate of this magnitude had been approved. Some residents were extremely angry about how consultation was handled. And some were moving because it was unbearable for them to witness that which they loved – Flora and Fauna destroyed or displaced; coastal lands and marine components being destroyed, or overburdened with housing.

Heavy Loads and traffic Management: Nobody has yet discussed the traffic problem with residents – and home dilapidation surveys and cover. There are Occupational Health & Safety issues with constant traffic movements by large vehicles moving between Neerabup Quarry to Ocean Reef. Moving at least 800,000 tonnes of Limestone to create the

breakwater structures and travelling by road – what’s the environmental cost of moving the limestone and what is it going to cost in lives lost on the road?

All West Australians as well as Ocean Reef dwellers are sacrificing a significant portion of their natural history to enable this project and nobody asked their permission for the excision of Bush Forever sites and for the destruction of the reefs. Their political representatives made the decisions for them. These land and sea areas that have previously been recognised as vitally important Bush Forever sites and parts of a class A marine reserve are going for ever. The abalone fishing industry is incredibly well informed and they want to know (according to Senator Xamon) what will happen to the abalone on the reef immediately to the north of the proposed marina? The last few years have seen some major changes to abalone distribution. The warm water event of 2010–11 saw water temperatures near the coast rise to three degrees, and sometimes up to five degrees, above average. These patterns may become the norm with more frequent El-Nino effects. Parliament is allowing the part destruction of highly profitable Abalone fisheries industry. The effects of that action may be worsened by the compounding effects of Climate Change. According to Reuters there is an 80% chance of El Nino in 2020 -21. What will that do to the viability of the Abalone industry, if this planned reef destruction continues? Presently, Joondalup City may well be the only World-Wide City with Abalone production at such a fantastic level. Anywhere else maintaining and enhancing the industry would be the collective endeavour.

Another significant issue is the close proximity of the Beenyup wastewater outfall directly adjacent to the southern side of the marina. The outlet produces 200,000 ML per day and is rated by the National Outfall Database as 134 out of 140 ocean outfalls making it one of Australia’s worst nutrient outfalls in the country. This aspect alone brings into question the lack of due diligence undertaken in the planning and endorsement processes.

In general: The overall footprint of the marina project exceeds 64ha, 42ha of which is terrestrial bushland or shallow water infill primarily to make way for the housing estate. In addition, 18% of natural reef within the class A Marmion Marine Reserve will be reclaimed by the development resulting in further significant loss to the abalone fishing industry. The destruction of a highly valued section of coastal bushland and marine reserve makes no sense to the majority of residents who use the area for rest and recreation.

What are future generations going to think about our parliamentarians – with both major political parties lined up on the same side of the decision from 2017 there’s never been anywhere for residents to go to get a better outcome. Please note that we mean no disrespect – but ask you to judge the issues on their merits and we sincerely wish you well in your deliberations. We’ve worked hard to get the signatures.

Save Ocean Reef Citizens Association asks that this Standing Committee interrogates the planning (often ‘draft’) processes, the lack of community consultation and major project oversights. Furthermore, suspends any of the current excavation until the Standing Committee is satisfied that best outcomes are being achieved for all West Australians and for the residents of Ocean Reef. Thank You.

Jeff Fondacaro, President Save Ocean Reef Citizens Association Inc

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