

City of Joondalup

PUBLIC SUBMISSION

draft Perth Coastal Planning Strategy

CONTACT INFORMATION

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The City of Joondalup would like to make the following comments in relation to the draft Perth Coastal Planning Strategy and would like them to be considered in the preparation of the final document.

nb: recommended changes have been underlined.

1. **Section:** Summary
Page(s): ix

- 1.1 Sub-Section: Precinct Recommendations: Table i – Key Locations

- a. This table does not identify Ocean Reef as a key tourism and recreation location. It is recommended that Ocean Reef be included as having potential for development as a major tourism and recreation node.

2. **Section:** 15 – Burns Beach
Page(s): 25

- 2.1 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.”

2.2 Sub-Section: Land Uses and Features to be Promoted

- c. this sub-section continues to promote permanent low cost accommodation instead of tourism based accommodation. An amended bullet-point is provided:

current: "low cost accommodation"

new: "tourist caravan accommodation and related tourist facilities and cafes"

2.3 Sub-Section: Recommendations

- b. this sub-section does not identify the potential for a surf club to be built in the Precinct. The following point is recommended for inclusion:

new: "Potential for surf club to be built at northern end of the structure plan area."

3. Section: 16 – North Two Rocks Page(s): 26

3.1 Sub-Section: Section Title

- a. the title for this Section (ie: 16 – North Two Rocks) is incorrect, this title refers to Section 1 – North Two Rocks (see page 11), the correct title is provided:

current: 16 – North Two Rocks

new: 16 – Iluka

3.2 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: "City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy."

4. Section: 17 – Ocean Reef Page(s): 27

4.1 Sub-Section: Precinct Description

- a. The description for this Precinct does not accurately reflect the current status of the area. An amended Precinct Description is provided:

current: "The mixed use precinct contains offices, shops, entertainment and a public marina with boat launching facilities. Further investigation is required to assess opportunities to expand the marina and incorporate commercial uses. A small area in the eastern portion of the precinct is zoned for public purposes for the Water Corporation. The bushland is part of a regionally significant bushland/wetland link. There should be clear demarcation between development and conservation areas. The Marmion Marine Park needs to be carefully managed. It is recommended that public transport along Hodges Drive to the

major activity centre at Joondalup be improved. Many of the planning issues need to be resolved at the local planning level.”

new:

“This precinct is located directly west of the Joondalup CBD and has the potential to become a major tourism and recreation node with an activity centre feel. A significant and in-depth planning study is currently being undertaken in partnership with the City of Joondalup to examine opportunities for the area to become a significant tourism, recreational, commercial and residential mixed-use node. The City of Joondalup is currently pursuing a major redevelopment of the existing boat harbour to provide a new world-class marina facility. This redevelopment has the potential to provide much needed additional marina facilities along the Northern Corridor and meet the growing demand for boat pens. Ocean Reef is currently home to two community organisations, Ocean Reef Sea Sports Club and Whitfords Volunteer Sea Rescue Group; the latter of which provides an invaluable service to the community, particularly along the north-metropolitan coastline. A small area in the eastern portion of the precinct is zoned for public purposes by the Water Corporation. The bushland is part of a regionally significant bushland/wetland link. There should be clear demarcation between development and conservation areas. The Marmion Marine Park needs to be carefully managed. It is recommended that public transport along Hodges Drive to the major activity centre at Joondalup be improved.”

4.2 Sub-Section: Major Issues and Planning Considerations

- a. Bullet-point 7 does not accurately reflect the current status of the marina site. An amended bullet-point is provided:

current: “marina site has been identified as a possible strategic recreation and tourist node”

new: “marina site has been identified by the Ministry for Planning as a possible strategic recreation and tourist node and has been earmarked for coastal node development.”
(see Attachment 1)

- b. Bullet-point 8 does not accurately reflect the current planning status of the marina site. An amended bullet-point is provided:

current: “City of Joondalup has commenced planning for the expansion of the marina and its surroundings”

new: “concept plans for the development of the existing boat harbour and its surroundings are well advanced”

4.3 Sub-Section: Land Uses and Features to be Promoted

- a. Bullet-point 1 does not refer to the potential of the marina to help meet demand for boat pens along the Northern Corridor or its potential to help alleviate current pressure on marina facilities (as per the Department of Planning and Infrastructure Technical Report Number 444: *Perth Recreational Boating Facilities Study: Planning for Future Needs*). An amended bullet-point is provided:

current: “marina (with public boat launching facilities)”

new: “major redevelopment of the existing boat harbour to provide a new, world-class marina which will help to alleviate current pressure on marina facilities along the Northern Corridor and

meet growing demand for boat pens”
 (see Attachment 2)

- b. This sub-section does not identify the Precinct as a major strategic recreation and tourist node. The following point is recommended for inclusion:

new: “land uses, features and facilities associated with a major tourism and recreational node”

4.4 Sub-Section: Recommendations

- a. The Precinct Character of the area does not accurately reflect its recommended usage. An amended Precinct Character is provided:

current: “mixed use with marina”

new: “activity centre with marina”

- b. the Precinct Intensity of the area does not accurately reflect its recommended usage. An amended Precinct Intensity is provided:

current: “moderate”

new: “moderate – high”

5. Section: 18 – Mullaloo Page(s): 28

5.1 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.”

5.2 Sub-Section: Precinct Description

- a. The description of this Precinct does not refer to the Mullaloo Beach Hotel, the small commercial area or the short-stay accommodation, features which are very significant to this node. An amended Precinct Description is provided:

current: “Passive recreation including playgrounds, BBQs and shade facilities as well as activities associated with the surf club dominate this precinct. There is an existing residential area behind the foreshore reserve that needs well-defined walking pathways to allow foreshore access. The Marmion Marine Park and significant inshore reef need to be carefully managed. The Aboriginal heritage sites recorded in this precinct must be protected. The activity node at the Mullaloo surf club needs to be carefully managed and further dune rehabilitation work is encouraged. Active management of the foreshore reserve may be required.”

new: “Passive recreation, including playground, BBQs and shade facilities dominate this Precinct, along with a small commercial area with the Mullaloo Beach Hotel and short-stay accommodation. The Precinct is also home to a surf club which hosts various activities. There is an existing residential

area behind the foreshore reserve that needs well-defined walking pathways to allow foreshore access. The Marmion Marine Park and significant inshore reef need to be carefully managed. The Aboriginal heritage sites recorded in this Precinct must be protected. The activity node at the Mullaloo surf club needs to be carefully managed and further dune rehabilitation work is encouraged. Active management of the foreshore reserve may be required.”

6. **Section:** 19 – Whitfords
Page(s): 29

- 6.1 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.”

7. **Section:** 20 – Hillarys
Page(s): 30

- 7.1 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.”

8. **Section:** 21 – Sorrento
Page(s): 31

- 8.1 Sub-Section: Major Issues and Planning Considerations

- a. Bullet-point 6 contains City of Joondalup policy information that is incorrect – the local planning scheme has not yet been amended. An amended bullet-point is provided:

current: “City of Joondalup has adopted a policy that restricts building heights to a maximum of 10 metres from natural ground level for development within 300 metres of the coast and has amended its local planning scheme to reflect this policy”

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300

metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.

- b. Bullet-point 8 is no longer correct and should be removed:
current: “funds available through local council coastal foreshore natural area management plan (“Adopt a Coastline”)

8.2 Sub-Section: Recommendations

- a. The Recommendations state “No more development in the coastal processes setback area.” This is inconsistent with the Precinct Description which states that “Foreshore redevelopment is recommended, complemented by development and implementation of a foreshore management plan.” An amended Recommendation is provided:

current: “No more development in the coastal processes setback area.”

new: “Low-key, mixed-use redevelopment is appropriate.”

9. **Section:** 22 – Marmion
Page(s): 32

9.1 Sub-Section: Major Issues and Planning Considerations

- a. This sub-section does not contain relevant City of Joondalup policy information. The following point is recommended for inclusion:

new: “City of Joondalup has adopted a policy which restricts building heights in non-residential zones to a maximum of 10 metres from natural ground level for development within 300 metres of the coast. This policy does not apply to land reserved under the Metropolitan Region Scheme. The City has initiated an amendment to its Local Planning Scheme to reflect this policy.”

9.2 Sub-Section: Recommendations

- a. Bullet-point 4 refers to active coastal management but does not contain information regarding the weed control. An amended bullet-point is provided:

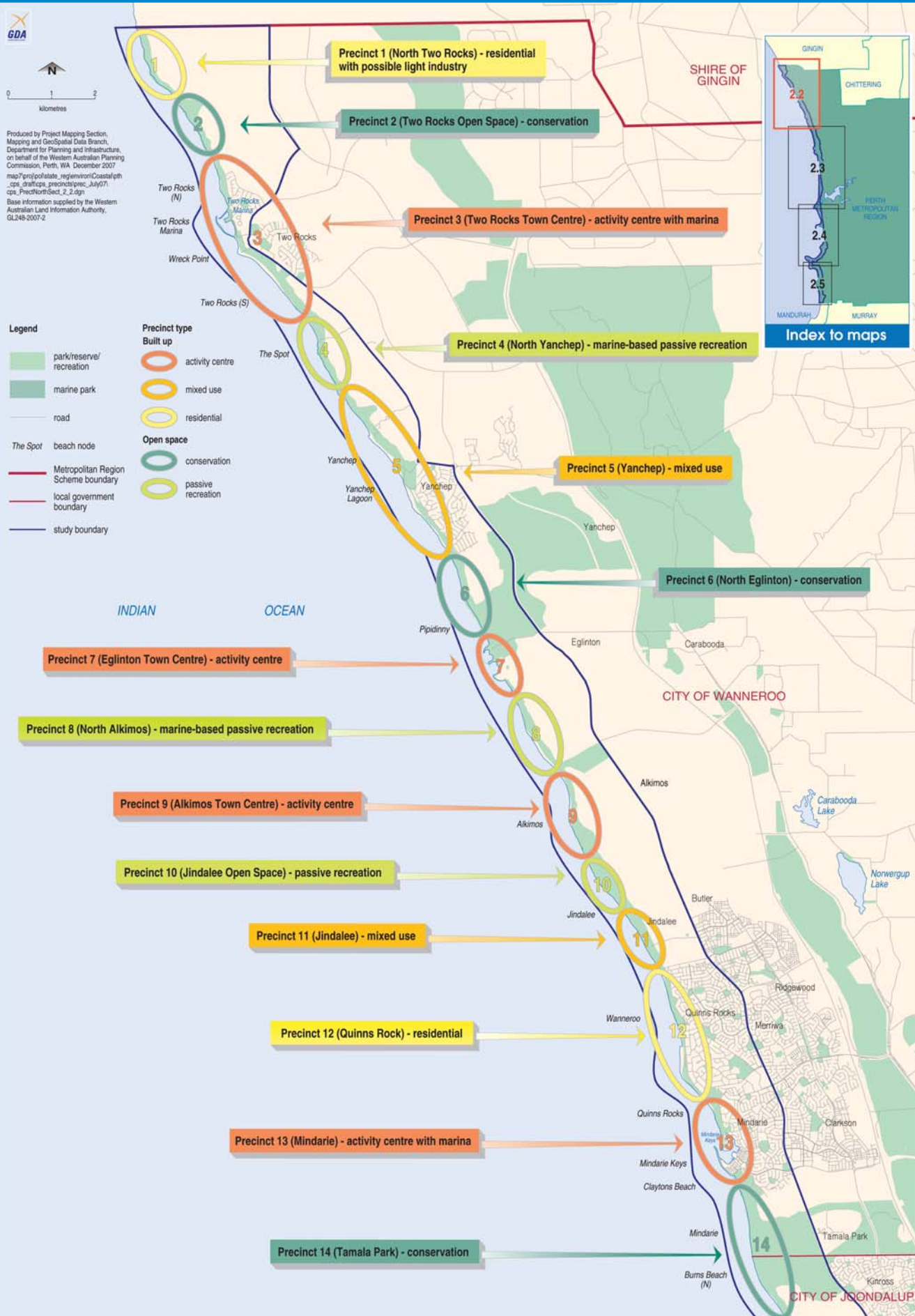
current: “Undertake active coastal management including provision of signage, management of access during storms and monitoring of public safety along the rocky shoreline.”

new: “Undertake active coastal management, including the provision of signage, management of access during storms, weed control in dune areas and limestone cliffs and monitoring of public safety along the rocky shoreline.”

ATTACHMENTS

Attachment 1:	Letter received from the Ministry for Planning, 13 November 2000
Attachment 2:	Extract from: Department of Planning and Infrastructure, <i>Perth Recreational Boating Facilities Study: Planning for Future Needs</i> , Technical Report No. 44, May 2007, pp. 35-37.

Figure 2.2
Precinct type and character - north sector

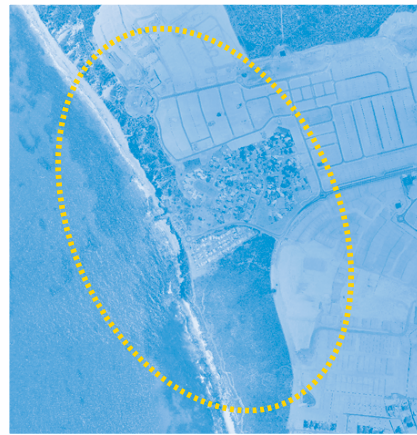


15 Precincts

Burns Beach

Precinct description:

It is proposed that this precinct will be dominated by relatively new medium-intensity residential land use, with some mixed use (including minor retail and offices) and has medium access. The natural bushland is part of regionally significant bushland and should be protected. Marmion Marine Park is a heritage listed site and needs to be carefully managed. Management to prevent further dune erosion and provide designated access to the foreshore is encouraged. Signage and monitoring of infrastructure in the identified coastal processes setback is recommended. Continuation of the provision of low cost accommodation is promoted.



Major issues and planning considerations:

- bushland is part of a regionally significant fragmented bushland/ wetland link
- part of a semi-contiguous north-south vegetated coastal strip
- currently vegetated vacant land
- Burns Beach Structure Plan covers this area
- Iluka Structure Plan No.26
- Burns Beach Foreshore Management Plan
- Joondalup Coastal Foreshore Natural Areas Management Plan
- identified setback is contained entirely in the parks and recreation reservation
- European heritage site
- a caravan park, offering low cost accommodation, and a café
- district beach
- beach car park lies in the identified coastal setback and may require management - further investigation into relocation or works to prevent erosion from coastal processes may be required in the future.

Land uses and features to be promoted:

- residential
- minor retail/offices/mixed use area
- recreational facilities within foreshore reserve
- playground, change rooms, BBQs and shaded picnic areas
- medium level of access
- low cost accommodation.

Recommendations:

Precinct type: built-up

Precinct character: residential with some mixed use

Precinct intensity: moderate

- Restore and rehabilitate dunes.
- Manage access in the coastal foreshore reserve.
- Provide signage and monitor car park near Burns Beach groyne, as it lies in the identified coastal processes setback.
- The recommended physical coastal processes setback category is medium (between 65 and 120 metres).
- Ensure that the foreshore reserve is not used for the discharge of waste or stormwater including sumps.

Existing environment

Land use	Under the MRS, the foreshore is reserved as parks and recreation and the area of influence is zoned urban. Much of the urban-reserved land is currently undeveloped. (MRS January 2006).
Network City comments	Network City identifies a primary activity corridor parallel to the coast approximately two kilometres inland with a secondary activity corridor to beach. No activity centre has been identified in the vicinity of this precinct. Currently there is good pedestrian and vehicle access to this precinct.
Bush Forever site	Site 322 - Burns Beach Bushland occurs in the northern section of this precinct. It contains vegetation from the Cottesloe (central and south) and Quindalup complexes. No wetlands or threatened ecological communities have been identified; however, a number of significant flora species and several priority 3 species have been recorded. Several significant animal species have been recorded including the Scarlet Robin, Western Brush-tail Wallaby and Honey Possum.
Coastline/ marine habitat	The shoreline is predominantly rocky with pockets of sandy beaches. The position and elevation of the natural limestone along the coast is variable. Limestone outcropping is present in the dunes. The marine habitats have been mapped as containing predominantly macro algae dominated reefs and sand with a small area of seagrass and bare reef offshore. The northern tip of the Marmion Marine Park occurs in this precinct (and extends south to precinct 24 - Trigg).
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Opportunities - maintaining conservation values by establishing reasonable setbacks.

Challenges - managing Marmion Marine Park.

Wish – preserve and protect Aboriginal and spiritual significance and maintain sense of community.

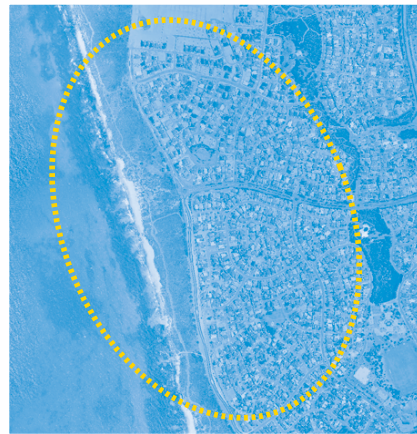
Fear - area will be damaged due to lack of awareness of spiritual significance.

16 Precincts

North Two Rocks

Precinct description:

This precinct is characterised by passive recreation, some low-density residential land use and high access. Some facilities such as dual-use pathways are offered. The Marmion Marine Park needs to be carefully managed. It is recommended that the existing foreshore management plans be reviewed and implemented.



Major issues and planning considerations:

- bushland is part of a regionally significant fragmented bushland/wetland link
- part of a semi-contiguous north-south vegetated coastal strip
- vegetated areas south of Burns Beach are the best remaining example of a limestone ridge forming cliffs on the north-west corridor
- presence of a European heritage site
- identified coastal processes setback is contained entirely in the reserved foreshore
- Joondalup Coastal Foreshore Natural Areas Management Plan.

Land uses and features to be promoted:

- low-density residential
- passive recreation with shade facilities, grass, paths and car parks
- use of the dual use path parallel to coast
- high level of vehicular access.

Recommendations:

Precinct type: open space

Precinct character: passive recreation

- The recommended physical coastal processes setback category is medium (between 65 and 120 metres).
- Review existing foreshore management plans.

Existing environment

Land use	The foreshore is reserved parks and recreation and the zone of influence is zoned urban under the MRS (MRS January 2006).
Network City comments	No activity centre or activity corridor has been identified. A main transport corridor for cars, trucks and express buses occurs approximately two kilometres inland running parallel to the coast.
Bush Forever site	Site 325 - coastal strip from Burns Beach to Hillarys runs through this precinct, parallel to the coast. It contains vegetation from the Cottesloe (central and south) complex and Quindalup dunes. A seasonal wetland floristic group (Frankenia pauciflora low shrubland on Tamala limestone cliffs) has been recorded; however, no wetlands have been mapped. No threatened ecological communities have been identified; however, several significant flora species have been recorded.
Coastline/ marine habitat	The shoreline consists primarily of natural rock with small pocket sandy beaches. The position and elevation of the natural limestone is variable. Limestone outcropping is present in the dunes. The marine habitats have been mapped as containing predominantly macro algae dominated reefs and sand. The Marmion Marine Park occurs in this precinct.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area

Community identified opportunities, challenges, wishes or fears

Challenges - managing Marmion Marine Park.

Wish – keep it as it is.

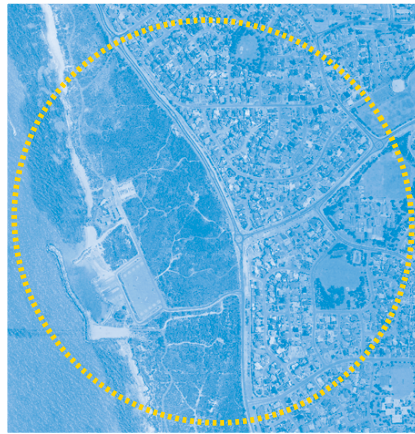
Fear – erosion of the beach and over-development.

17 Precincts

Ocean Reef

Precinct description:

The mixed use precinct contains offices, shops, entertainment and a public marina with boat launching facilities. Further investigation is required to assess opportunities to expand the marina and incorporate commercial uses. A small area in the eastern portion of the precinct is zoned for public purposes for the Water Corporation. The bushland is part of a regionally significant bushland/wetland link. There should be clear demarcation between development and conservation areas. The Marmion Marine Park needs to be carefully managed. It is recommended that public transport along Hodges Drive to the major activity centre at Joondalup be improved. Many of the planning issues need to be resolved at the local planning level.



Major issues and planning considerations:

- Bush Forever site 325
- bushland is part of a regionally significant fragmented bushland/wetland link
- part of a semi-contiguous north-south vegetated coastal strip
- Marmion Marine Park Management Plan
- Joondalup Coastal Foreshore Natural Areas Management Plan
- European heritage site
- marina site has been identified as a possible strategic recreation and tourist node
- City of Joondalup has commenced planning for the expansion of the marina and its surroundings
- management of potential water pollution associated with marina
- identified coastal processes setback is contained entirely in the reserved foreshore
- breakwater service life depends on maintenance regime.

Land uses and features to be promoted:

- marina (with public boat launching facilities)
- mixed use with offices, shops and entertainment
- paths, grass, shade, change rooms and BBQs on the foreshore.
- improve public transport along Hodges Drive to the major activity centre at Joondalup.

Recommendations:

Precinct type: built-up

Precinct character: mixed use with marina

Precinct intensity: moderate

- Investigate the opportunity to expand the existing marina, incorporating commercial use where appropriate, including environmental assessment.
- Clear demarcation between development and conservation areas.
- Further investigate the rock beneath the volunteer sea rescue building, as it lies in the identified coastal processes setback.
- Identified recommended coastal processes setback is 50 metres from the break wall and rocky shoreline.
- Resolve outstanding issues at the local planning level.
- Develop and implement a coastal management plan.

Existing environment

Land use	The majority of this precinct is reserved parks and recreation with the eastern portion zoned urban under the MRS. A small area is zoned public purposes for the Water Corporation (MRS January 2006). The Ocean Reef marina developed in 1979 exists in this precinct. The marina has an eight-lane public boat ramp and parking for 160 cars/trailers.
Network City comments	Network City identifies a primary activity centre at Joondalup directly to the east of the existing marina, with a secondary activity corridor connecting the centre to the marina. A transport corridor runs parallel to the coast approximately two kilometres inland from the marina.
Bush Forever site	Site 325 – coastal strip from Burns Beach to Hillarys runs through this precinct parallel to the coast. It contains vegetation from the Cottesloe (central and south) complex and Quindalup dunes. A seasonal wetland floristic group (<i>Frankenia pauciflora</i> low shrubland on Tamala limestone cliffs) has been recorded; however, no wetlands have been mapped. No threatened ecological communities have been identified; however, several significant flora species have been recorded.
Coastline/ marine habitat	The shoreline is dominated by the marina development, with the remainder of the shoreline predominantly natural rock and some small pocket sandy beaches. Marmion Marine Park lies to the west of this precinct. The marine habitats have been mapped as containing predominantly macro algae dominated reefs and sand with two areas further offshore containing sea grasses.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is listed on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Opportunity - relieving pressure from Hillarys.

Opportunity -establishing a village feel.

Challenge – conserving the environment while providing facilities and upgrading marina.

Challenge - maintaining the quality of the Marmion Marine Park.

Wish – preserve beach and sense of community.

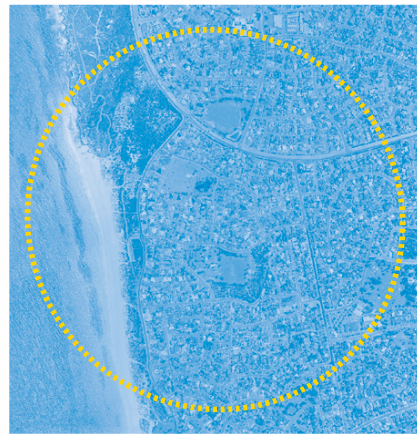
Fear – over-development.

18 Precincts

Mullaloo

Precinct description:

Passive recreation including playgrounds, BBQs and shade facilities as well as activities associated with the surf club dominate this precinct. There is an existing residential area behind the foreshore reserve that needs well-defined walking pathways to allow foreshore access. The Marmion Marine Park and significant inshore reef need to be carefully managed. The Aboriginal heritage sites recorded in this precinct must be protected. The activity node at the Mullaloo surf club needs to be carefully managed and further dune rehabilitation work is encouraged. Active management of the foreshore reserve may be required.



Major issues and planning considerations:

- district beach
- Aboriginal heritage sites
- Bush Forever site 325
- semi-contiguous vegetated coastal strip
- Mullaloo surf club and associated facilities lies in the coastal foreshore reserve.
- Joondalup Coastal Foreshore Natural Areas Management Plan
- City of Joondalup has already undertaken substantial rehabilitations works in the dunes
- the activity node at the Mullaloo surf club needs to be carefully managed
- existing residential area behind the foreshore reserve requires access to foreshore
- European heritage site

- the identified coastal processes setback encroaches slightly onto land zoned urban in the central section of this precinct
- active management of foreshore reserve may be required in the coming decade due to its narrow width
- Marmion Marine Park.

Land uses and features to be promoted:

- passive recreation including playgrounds, BBQs and shade facilities
- passive recreation associated with the surf club
- surf school exists at the northern end of the beach
- residential
- access to the beach is predominately via pedestrian walkways.

Recommendations:

Precinct type: open space

Precinct character: passive recreation

- The recommended physical coastal processes setback category is medium (between 65 and 120 metres).
- Further dune rehabilitation work should be undertaken.
- No development/ redevelopment to occur in setback area.
- The registered Aboriginal heritage sites should be protected and recognised through the use of interpretive signage where appropriate.

Existing environment

Land use	The foreshore is reserved parks and recreation while the zone of influence is zoned urban in the MRS (MRS January 2006). The residential area is well established and the foreshore is well delineated with fences and designated beach access pathways.
Network City comments	Network City identifies a primary transport corridor (Marmion Avenue) running parallel to the coast approximately three kilometres inland.
Bush Forever site	Site 325 – coastal strip from Burns Beach to Hillarys runs through this precinct parallel to the coast. It contains vegetation from the Cottesloe (central and south) complex and Quindalup dunes. A seasonal wetland floristic group (Frankenia pauciflora low shrubland on Tamala limestone cliffs) has been recorded; however, no wetlands have been mapped. No threatened ecological communities have been identified; however, several significant flora species have been recorded.
Coastline/ marine habitat	The foreshore consists of entirely sandy beach. There are significant areas of inshore reef. Marmion Marine Park occurs in this precinct and contains predominantly sandy habitat with seagrasses and macro algae dominated reef further offshore.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. Three Aboriginal heritage sites have been recorded in this precinct, including the Mullaloo desert (north and south artefact scatters), Johnson Street artefacts and Yulema Street artefacts.

Community identified opportunities, challenges, wishes or fears

Wish – preserve the beach.

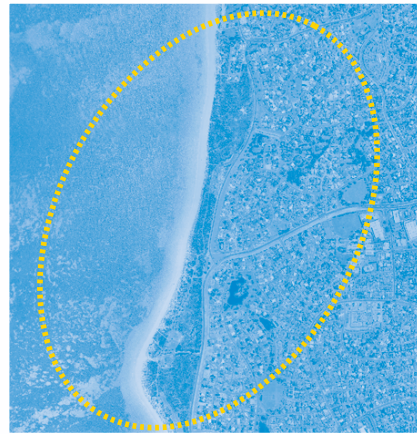
Wish – preserve the current sense of community.

Fear – over-development.

19 Whitfords

Precinct description:

The precinct is dominated by regional conservation and passive recreation with limited facilities. With increasing use of cars to visit and enjoy conservation and spiritual values of the areas, facilities should be sensitively located. Active marine recreation is also enjoyed. The Marmion Marine Park and recreation is also enjoyed. The Marmion Marine Park and significant areas of inshore reef containing seagrasses need to be managed. The construction of an interpretive centre to promote the conservation values of the terrestrial and marine environments is encouraged.



Major issues and planning considerations:

- gazetted water ski area
- district beach
- increasing use of cars to visit and enjoy the conservation and spiritual values of the area may put pressure on the sensitive location's facilities
- the identified coastal processes setback encroaches on urban zoned land in the northern section of this precinct
- Bush Forever site 325
- European heritage site
- Joondalup Coastal Foreshore Natural Areas Management Plan
- semi-contiguous vegetated coastal foreshore
- Pinnaroo Point is a local beach although used by many windsurfers and small sail-craft
- designated water ski area.

Land uses and features to be promoted:

- regional conservation
- limited facilities
- passive recreation
- interpretive centre and boardwalk
- active marine recreation
- fishing.

Recommendations:

Precinct type: open space

Precinct character: conservation

- The recommended physical coastal processes setback category is medium (between 65 and 120 metres).
- No development or redevelopment in setback area.
- If an opportunity arises, increase the foreshore reservation to include the entire coastal physical processes setback and other foreshore defining features, in compliance with SPP2.6, at the first available planning opportunity.

Existing environment

Land use	The foreshore is reserved parks and recreation and the zone of influence is zoned urban and consists of a well-established residential area to the east of the coastal road (MRS January 2006). The area consists of a mix of natural bushland and a large park offering some facilities that are predominately used for recreational purposes. There are well-defined pathways and beach access.
Network City comments	Network City identifies a primary activity corridor (Marmion Avenue) running parallel to the coast approximately three kilometres inland.
Bush Forever site	Site 325 – coastal strip from Burns Beach to Hillarys runs through this precinct parallel to the coast. It contains vegetation from the Cottesloe (central and south) complex and Quindalup dunes. A seasonal wetland floristic group (Frankenia pauciflora low shrubland on Tamala limestone cliffs) has been recorded; however, no wetlands have been mapped. No threatened ecological communities have been identified; however, several significant flora species have been recorded.
Coastline/ marine habitat	The coastal foreshore is entirely sandy and there are significant areas of inshore reef. Marmion Marine Park occurs in this precinct and contains seagrasses and sandy bottom marine environment.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Wish – preserve uniqueness of area; improve family facilities; keep the dog beach.

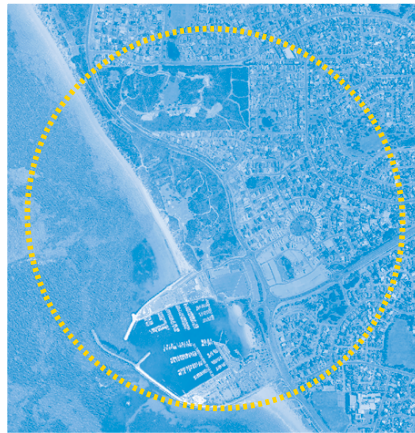
Fear – over-use and over-development.

P20 Precincts

Hillarys

Precinct description:

Hillarys is a major tourism and recreation node with an activity centre feel and a regional marina/harbour, connected by a major activity corridor. The precinct has tourist accommodation, commercial uses (including retail, offices and entertainment), high-density residential, marine-related activities and passive land-based recreation. There is potential to further intensify and mix land uses to sustain economic activity.



Major issues and planning considerations:

- Bush Forever site 325
- identified major tourism and recreation node
- regional beach with high level of use and large catchment area (mainly north-western suburbs within 20 kilometres but also attracts people from much further a field)
- regional harbour
- structure plan to guide upgrade works currently in operation

- tourist attraction
- Marmion Marine Park Management Plan 1992-2002
- Joondalup Coastal Foreshore Natural Areas Management Plan
- vehicle access dominates transport options
- the identified coastal processes setback encroaches land reserved public purpose and regional roads and zoned urban - future management may be required to protect existing infrastructure
- the marina is exempt from the coastal processes setback
- Marmion Marine Park
- European heritage site
- marina development needs to manage potential water pollution issues
- pollution from large numbers of commercial and recreational vessels
- marina beach follows high-rise/low water flushing.
- Hillarys Boat Harbour Structure Plan
- Hillarys Structure Plan No.20
- existing dog/horse beach to the north of the marina attracts many users from the district.

Land uses and features to be promoted:

- land uses, features and facilities associated with a major tourism and recreational node
- potential to further intensify and mix land use to sustain economic activity beyond tourism uses only
- mixed use – commercial such as retail, offices and entertainment
- low-level coastal-dependent industry associated with harbour such as ship maintenance and repair
- tourist accommodation
- passive recreation including BBQ areas, shade and toilet facilities, swimming, snorkelling and diving
- marine park conservation.

- The recommended physical coastal processes setback category for the sandy beach is large (greater than 120 metres).
- Ensure infrastructure is maintained properly.
- No development to occur in coastal processes setback area.
- Provide additional car parking.
- Investigate public transport options to provide better public transport to train stations and along West Coast Drive.
- Develop and implement coastal management plan.
- The zone of influence (that is, the area outside the marina proper) is to have a mixed-use character of moderate intensity.

Recommendations:

Precinct type: built-up

Precinct character: activity centre with marina

Precinct intensity: moderate - high

- Develop as a major tourism and recreation node (and subsequently consider the implications for building height as outlined in SPP2.6).

Existing environment

Land use	The foreshore is reserved parks and recreation and the zone of influence contains urban, other regional roads and public purpose special uses zones (MRS January 2006). The Hillarys Boat Harbour was first opened to the public in 1988. The marina contains approximately 430 pens and offers ablutions, refuelling, launching, storage and maintenance facilities. The marina is managed by DPI. The complex also hosts a variety of cafes, specialty stores, and AQWA. The marina is a key feature of the Hillarys precinct, attracting tourism, commercial, high-density residential and marine-related activities.
Network City comments	Network City identifies Hillarys as a major activity centre connected by a major activity corridor with excellent public transport.
Bush Forever site	Site 325 – coastal strip from Burns Beach to Hillarys runs through this precinct parallel to the coast. It contains vegetation from the Cottesloe (central and south) complex and Quindalup dunes. A seasonal wetland floristic group (Frankenia pauciflora low shrubland on Tamala limestone cliffs) has been recorded; however, no wetlands have been mapped. No threatened ecological communities have been identified; however, several significant flora species have been recorded. The section of the site is mainly used for parks and recreation rather than conservation.
Coastline/ marine habitat	North of the marina, the foreshore is predominantly sandy with the break walls of the marina (constructed in 1985) protruding into the ocean. The Marmion Marine Park occurs in this precinct and contains seagrass, sandy bottom and macro algae dominated reef habitats. A highly protected marine sanctuary zone has been declared at Boyinaboat Reef, adjacent to the marina breakwater.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Challenges - managing Marmion Marine Park.

Wish – keep it as it is.

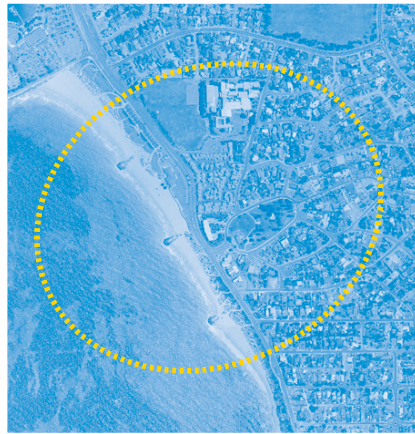
Fear – erosion of the beach and over-development.

Precincts

21 Sorrento

Precinct description:

This mixed use precinct consists of residential, minor retail and entertainment facilities together with passive recreation associated with the surf club and the dual-use pathway. The surf club and associated facilities located in the coastal foreshore need to be maintained. The Marmion Marine Park should be carefully managed. Foreshore redevelopment is recommended, complemented by development and implementation of a foreshore management plan. Ongoing monitoring and active management of the foreshore and existing infrastructure is recommended to prevent erosion. Public transport along West Coast Highway particularly between beaches should be improved.



Major issues and planning considerations:

- coastal processes greatly affected by three groynes
- local beach
- European heritage site
- City of Joondalup has completed the beach redevelopment
- early planning stages have commenced for remodelling the coastal pathway along West Coast Highway from the surf club to southern boundary adjoining Stirling
- City of Joondalup has adopted a policy that restricts building heights to a maximum of 10 metres from natural ground level for development within 300 metres of the coast and has amended its local planning scheme to reflect this policy
- Joondalup Coastal Foreshore Natural Areas Management Plan
- funds available through local council coastal foreshore natural area management plan ("Adopt a Coastline")
- the identified coastal processes setback encroached land zoned urban land and already developed.
- setback lies east of the foreshore reserve
- Marmion Marine Park and associated management plan
- a surf club and associated facilities lie in the coastal foreshore section

- Sorrento Beach redevelopment plan approved and stage one of the project completed.

Land uses and features to be promoted:

- residential
- some mixed use such as minor retail and entertainment functions
- passive recreation associated with the surf club and dual use path
- more relaxed feel than the adjacent commercial area of Hillarys marina.

Recommendations:

Precinct type: built-up

Precinct character: mixed use

Precinct intensity: moderate

- The recommended physical coastal processes setback category is medium (between 65 and 120 metres).
- Regularly monitor coastal processes to determine the appropriate management measures to prevent further erosion.
- Improve public transport along West Coast Highway, particularly between beaches.
- Actively manage erosion to minimise damage to existing structures.
- No more development in the coastal processes setback area.
- Ensure that the foreshore reserve is not used for the discharge of waste or stormwater including sumps.

Existing environment

Land use	The narrow foreshore is reserved parks and recreation and the zone of influence is zoned urban and contains a well-established residential area (MRS January 2006). West Coast Highway runs parallel to the coast and a dual use path is all that separates the road from the beach.
Network City comments	Network City identifies a primary transport corridor approximately two kilometres inland running parallel to the coast.
Bush Forever site	No
Coastline/ marine habitat	The coast consists predominantly of sandy beaches that have been greatly modified over the past 30 years by coastal engineering works to prevent erosion of the West Coast Drive embankment. A sand nourishment program commenced in 1981 and three stabilising rock groynes to assist this process were constructed along Sorrento Beach in 1983. Marmion Marine Park occurs in this precinct and contains predominantly sandy and seagrass marine habitats.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Challenge –managing Marmion Marine Park.

Challenge - ensuring the adjacent tourist node (Hillarys marina) does not overpower precinct.

Opportunity – improve public transport.

Opportunity - greening of West Coast Drive.

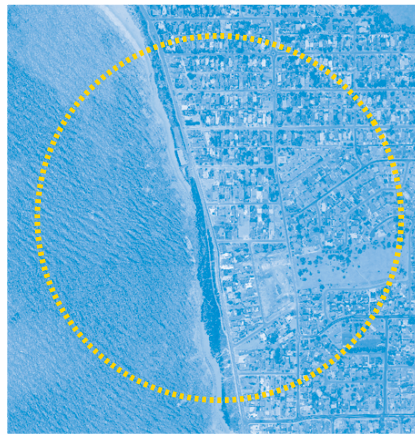
Wish – precinct to develop its 'own feel'.

22 Precincts

Marmion

Precinct description:

Marmion precinct consists of low-intensity residential development. The regionally significant marine environment should be carefully managed. Existing foreshore facilities should be maintained. The proximity of development to the coast indicates that active coastal management is required, including signage, management of access during storms and monitoring of public safety along rocky shoreline. Detailed investigations should be undertaken to determine the appropriate management measures. Improved public transport between local beaches is recommended.



Major issues and planning considerations:

- focus on marine environment and the marine park as a regional asset
- the identified coastal processes setback encroaches on the developed urban zoned land and includes sections of West Coast Drive, residential lots and car parks
- European heritage site
- Joondalup Coastal Foreshore Natural Areas Management Plan
- Western Australian Marine Research Laboratory and car parks are located in setback
- proximity of development indicates active coastal management is required.

Land uses and features to be promoted:

- residential
- ecological appreciation functions
- maintain existing foreshore facilities
- marine park, near-shore reefs, swimming hole, fishing, snorkelling and diving
- angling club and associated facilities
- high marine conservation.

Recommendations:

Precinct type: built-up

Precinct character: residential

Precinct intensity: low

- The recommended physical coastal processes setback category is small (less than 65 metres).
- No more development in area of physical coastal processes setback.
- Conduct detailed investigations to provide guidance for appropriate active coastal management measures.
- Undertake active coastal management including provision of signage, management of access during storms and monitoring of public safety along the rocky shoreline.
- Improve public transport between beaches.
- Manage the marine park.

Existing environment

Land use	The narrow foreshore reserve is reserved parks and recreation and the zone of influence is zoned urban and consists of a well-established residential development (MRS January 2006).
Network City comments	Network City identifies a primary transport corridor approximately two kilometres inland running parallel to the coast.
Bush Forever site	No
Coastline/ marine habitat	The coast is generally rocky with a number of small sandy pocket beaches between exposed rock. The inshore and near-shore reefs provide unique snorkelling and beach fishing opportunities. Rock armour has been placed along the front of the Marmion Angling Club and the car park to protect these structures from erosion. Marmion Marine Park occurs in this precinct and consists predominantly of macro algae dominated reefs and sandy bottom habitats.
Cultural/ heritage sites registered or unknown	Marmion Marine Park is entered on the Register of the National Estate. No known research into Aboriginal cultural heritage exists for this area.

Community identified opportunities, challenges, wishes or fears

Challenges – managing Marmion Marine Park.

Opportunity – improved public transport.

Opportunity - greening of West Coast Drive.

Fear – none identified.