



CAPE PERON COASTAL PARK

THE COMMUNITY'S VISION

**“TO CREATE A WORLD CLASS COASTAL CONSERVATION AND RECREATION PARK
FOR LOCALS AND VISITORS ALIKE,
IN HARMONY WITH NATURE AND OUR HERITAGE”**

THE AUTHORS

THIS 2012 PRESENTATION IS A JOINT
INITIATIVE OF:

PRESERVE POINT PERON INC

and

**HANDS OFF
POINT PERON**



IT IS BASED UPON THE VISION
EXPRESSED BY THE COMMUNITY
OVER SEVERAL DECADES

ACKNOWLEDGEMENTS



SPECIAL THANKS AND
RECOGNITION ARE EXTENDED
TO THE FOLLOWING
ORGANISATIONS AND PEOPLE
WHO HAVE CONTRIBUTED TO
THE COMMUNITY'S VISION FOR
CAPE PERON (ALSO KNOWN AS
POINT PERON):

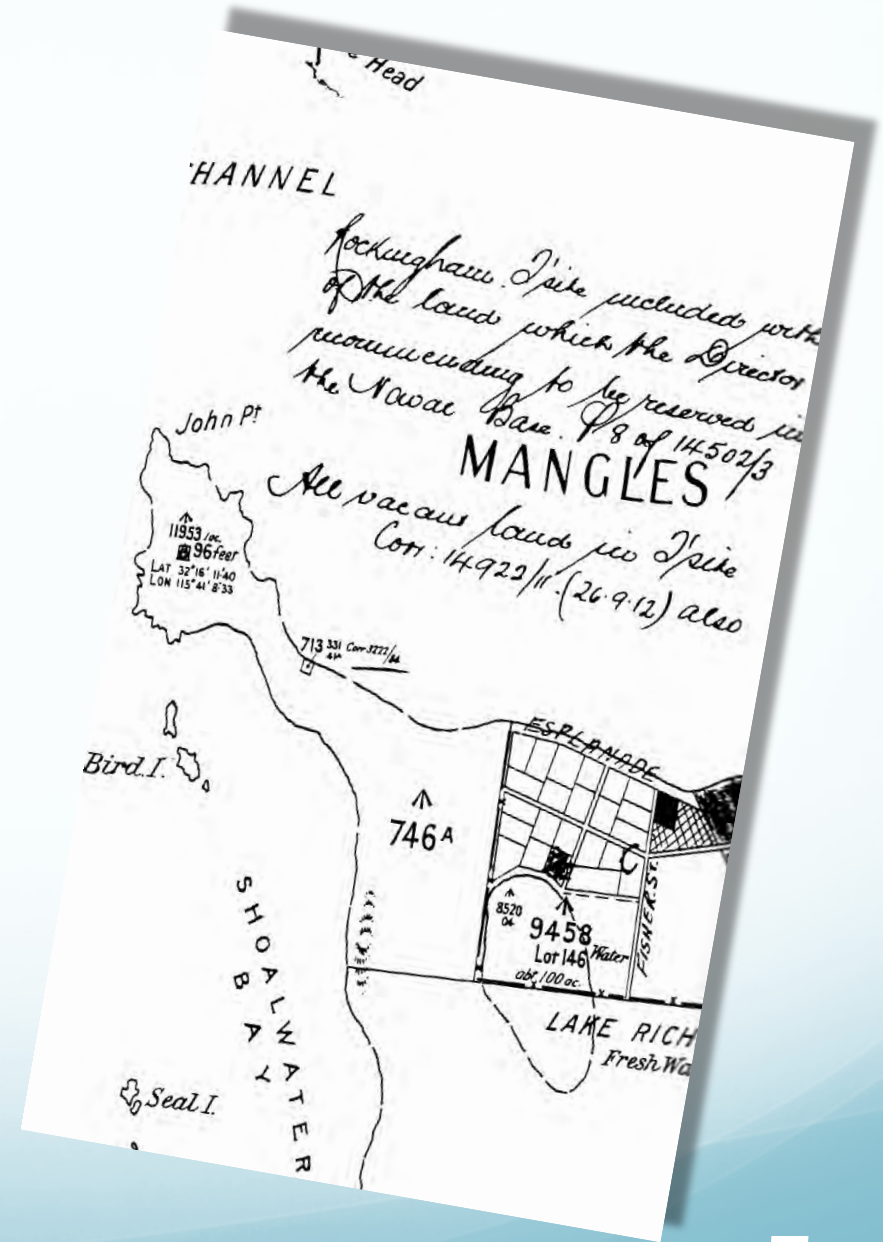
***THE NOONGAR
TRADITIONAL OWNERS***

**PRIME MINISTER ROBERT
MENZIES ON BEHALF OF THE
COMMONWEALTH GOVERNMENT**

and

**PREMIER DAVID BRAND ON
BEHALF OF THE W.A.
GOVERNMENT**

**FOR THE 1964 POINT PERON
AGREEMENT**



**THE WA GOVERNMENT FOR
ITS DECISION IN 2000 TO
SET ASIDE THE POINT
PERON BUSHLAND AS
“BUSH FOREVER”**

BUSH FOREVER

Policy Aims

The aim of the policy is to provide a policy and implementation framework that will ensure bushland protection and management issues in the Perth Metropolitan Region are appropriately addressed and integrated with broader land use planning and decision-making.

This will secure long-term protection of biodiversity and associated environmental values.

The policy recognises the protection and management of significant bushland areas as a fundamental consideration in the planning process, while also seeking to integrate and balance wider environmental, social and economic considerations.

In general terms, the policy does not prevent development where it is consistent with the policy measures in this policy and other planning and environmental considerations.

**THE DEPARTMENT OF
ENVIRONMENT AND
CONSERVATION (“DEC”)**

and

**THE COMMUNITY
STAKEHOLDERS WHO
CONTRIBUTED TO THE
ROCKINGHAM LAKES
REGIONAL PARK
MANAGEMENT PLAN 2010**



*THE MANY PEOPLE
(TOO MANY TO MENTION
INDIVIDUALLY) WHO
OVER MANY YEARS
HAVE PROMOTED POINT
PERON AS A PUBLIC
CONSERVATION AND
RECREATION PARK FOR
ALL PEOPLE TO ENJOY*



CAPE PERON

2010



1924



1973



THE VISION FOR THE FUTURE

***“TO CREATE A WORLD
CLASS COASTAL
CONSERVATION AND
RECREATION PARK FOR
LOCALS AND VISITORS
ALIKE, IN HARMONY WITH
NATURE AND OUR
HERITAGE”***



A BRIEF HISTORY

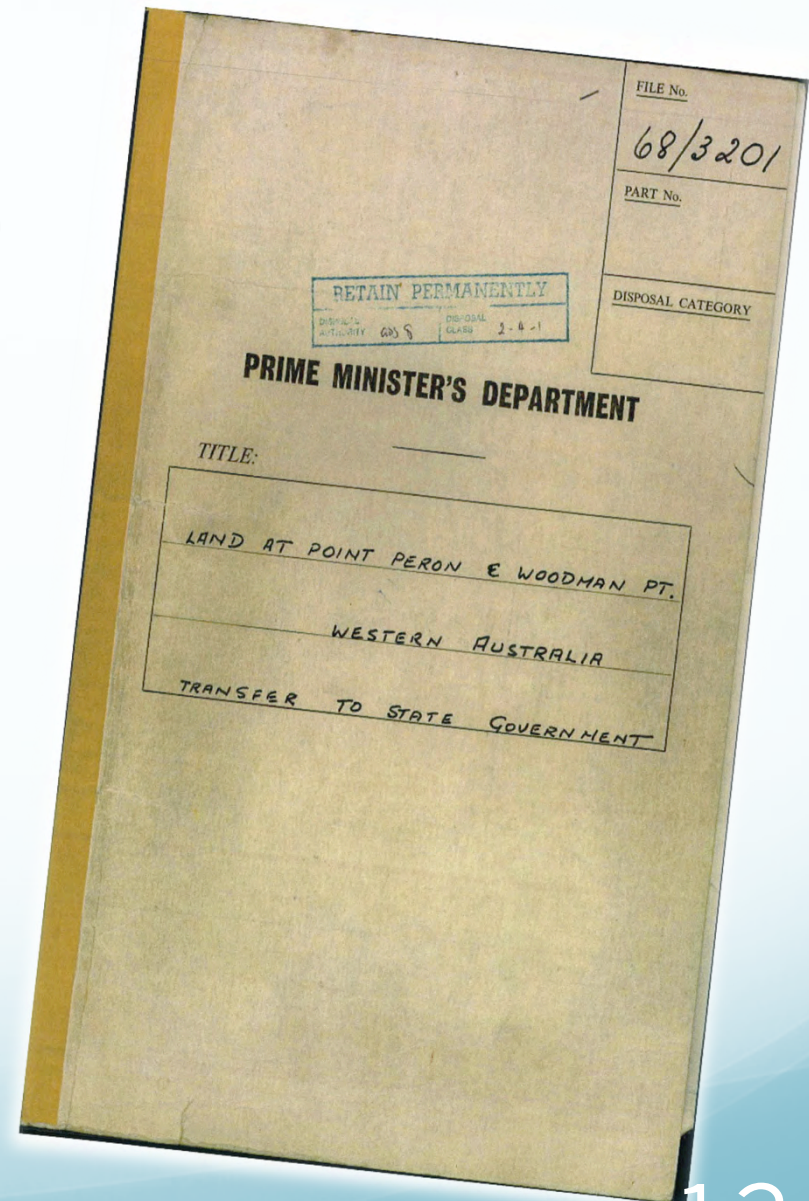


NOONGAR CULTURAL SIGNIFICANCE

**CAPE PERON HAS ALWAYS BEEN HIGHLY SIGNIFICANT
TO ITS NOONGAR TRADITIONAL OWNERS**

THE 1964 POINT PERON AGREEMENT

IN 1964 THE LAND AT POINT
(CAPE) PERON WAS
TRANSFERRED FROM THE
COMMONWEALTH TO THE STATE,
SUBJECT TO AGREEMENT THAT
ITS FUTURE USE WOULD BE
**“RESTRICTED TO A RESERVE
FOR RECREATION AND / OR
PARK LANDS”**



IN 1968

THE COMMONWEALTH CONFIRMED
THAT THE LAND MUST NOT BE USED
“FOR PRIVATE INDUSTRIAL,
COMMERCIAL OR RESIDENTIAL
DEVELOPMENT”

MINISTER FOR LANDS
7th January, 1964.

**Chief Property Officer,
DEPARTMENT OF THE INTERIOR**
10th January 1964
321/12 V.3

re: POINT PERON

I have to advise that the Hon. the Premier of Western Australia has received a communication from the Right Honourable the Prime Minister advising him that the Minister for the Interior has approved of the Point Peron property being transferred to the State of Western Australia, subject to the existing leases and subject also to the future use of the area being restricted to a reserve for Recreation and/or Park Lands, in consideration of the cash payment of £30,460 by the State.

The State is in agreement with the provision that the land shall be created a reserve for “Recreation and Parks Land”, but as the transfer is subject to existing leases it is obvious that the land so leased will not be immediately available for “A” Class reservation.

Would you please let me have copies of all leases which affect the area proposed for transfer by the Commonwealth to the State for cash consideration of £30,460.

JRH.
UNDER SECRETARY FOR LANDS
(received WA Department of Lands and Surveys 8 January 1964)

IN NOVEMBER 2011

THE COMMONWEALTH CONFIRMED
IT EXPECTS THE WA GOVERNMENT
TO “***HONOUR THE UNDERTAKINGS
PREVIOUSLY GIVEN***” IN RELATION
TO THE LAND AT CAPE PERON.

IN 1969

PREMIER BRAND SAID THAT GOVERNMENT
DEPARTMENTS AND THE ROCKINGHAM SHIRE
COUNCIL WERE BEING ASKED TO PREPARE A
**MASTER PLAN FOR THE DEVELOPMENT OF CAPE
PERON AS A PARK AND RECREATIONAL RESERVE**
AND THAT THE *“AMENITIES OF THE AREA WOULD
PROGRESSIVELY BECOME AVAILABLE TO THE
GENERAL PUBLIC”*

IN 2000

**MUCH OF THE LAND
AT CAPE PERON
WAS CLASSIFIED**

“BUSH FOREVER”

**BY THE WA
GOVERNMENT**

**BUSH FOREVER AREAS (ALL)
IMPACT ASSESSMENT PROCESS**

This appendix applies to any proposal or decision-making that is likely to have an unavoidable adverse impact on regionally significant bushland within a Bush Forever area consistent with the requirements of the policy (specific policy measure 5.1.1 iii).

All reasonable steps should be taken to avoid and minimise any likely adverse impacts in the first instance. However, where there is likely to be an unavoidable adverse impact on regionally significant bushland within a Bush Forever area consistent with the requirements of this policy, the planning assessment process outlined below will be adopted. The proponent should determine what the likely level of impact on regionally significant bushland will be in consultation with the decision-making body and shall provide sufficient information, as outlined below, to permit an assessment by the decision-making body.

The purpose of the planning assessment process is to ensure the appropriate integration of bushland protection considerations in decision-making by ensuring planning decisions are supported by the best available information and decision criteria, in order to promote ecologically sustainable design outcomes.

Ideally, the assessment process should be employed early in the planning process and at a broad strategic level to achieve the best outcomes.

“BUSH FOREVER”

- The South-West Botanical Province, in which Perth lies, is one of the most biologically diverse regions in the world and is home to a broad range of ecological communities and plant species
- Bushland plays a crucial role in meeting environmental, social and economic needs, such as: *maintaining water and air quality; wetland protection and hydrological functions; prevention of land degradation; visual amenity and areas for walking and nature-based recreation and education.*

FROM 1964 TO 2012

THE PEOPLE OF
WESTERN AUSTRALIA
HAVE BEEN WAITING FOR
THE 1964 VISION TO BE
REALISED, INCLUDING
MAKING CAPE PERON AN
“A” CLASS RESERVE

*URGENT ACTION IS NOW
NEEDED TO SAFEGUARD
THIS PRICELESS
PUBLIC LAND*



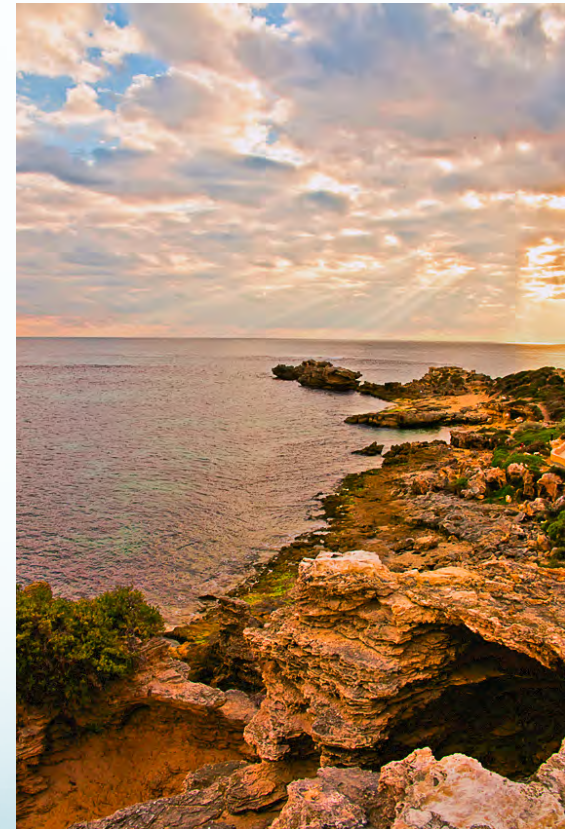
CURRENT STATUS OF THE LAND

- THE LAND IS HELD IN TRUST FOR THE BENEFIT OF THE PUBLIC
- MOST OF THE LAND IS IN THE ROCKINGHAM LAKES REGIONAL PARK, ESTABLISHED IN 1997 AND MANAGED BY DEC

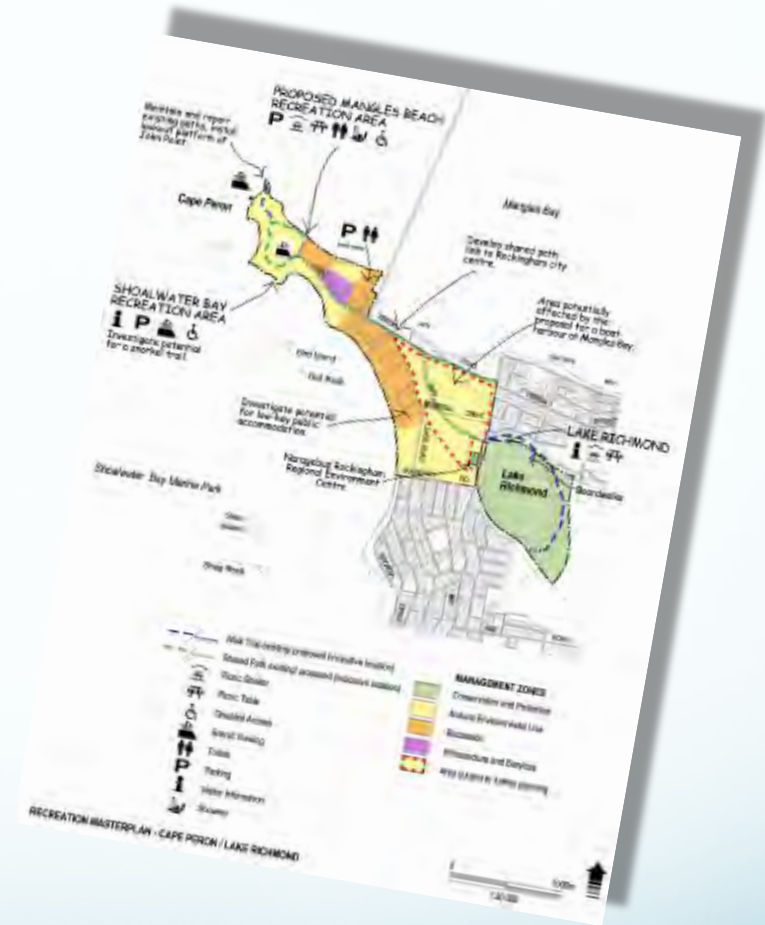


DEC MANAGEMENT PLAN

- DEC'S 2010 ROCKINGHAM LAKES MANAGEMENT PLAN HIGHLIGHTS THE OUTSTANDING CONSERVATION AND RECREATIONAL VALUES OF CAPE PERON AND SETS OUT A PLAN FOR ITS SUSTAINABLE MANAGEMENT



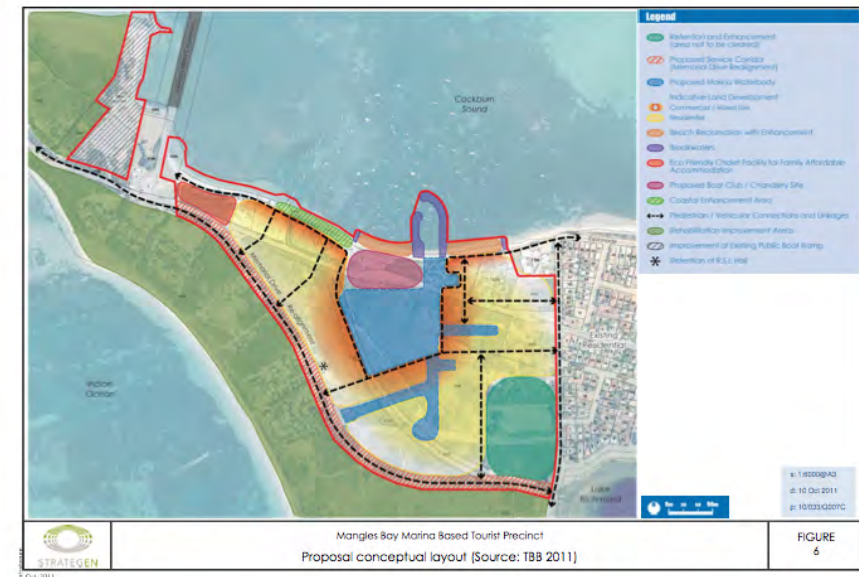
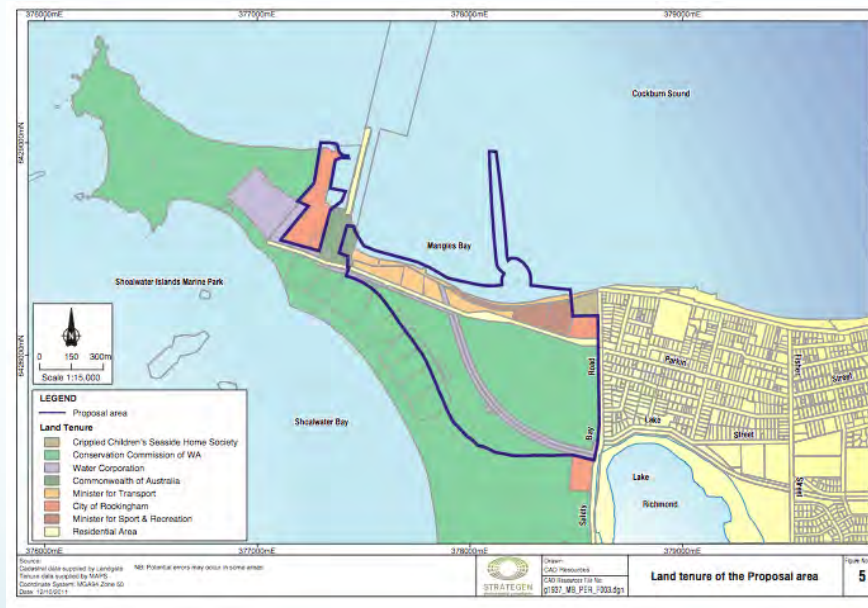
THE IMPLEMENTATION OF THE DEC
MANAGEMENT PLAN IS BEING
HINDERED BY A PROPOSAL TO
BULLDOZE ABOUT 40 HECTARES OF
PUBLIC BUSHLAND AND TO DESTROY
EXISTING ACCOMMODATION,
BOATING AND FISHING FACILITIES, IN
ORDER TO CONSTRUCT AN INLAND
MARINA AND CANAL SUBDIVISION



LAND THREATENED BY PROPOSED CANAL DEVELOPMENT



Land under threat ctd.



THE PROPOSED CANAL / MARINA DEVELOPMENT:

- **IS IN BREACH OF THE 1964 POINT PERON AGREEMENT**
- **WOULD CAUSE ENORMOUS ENVIRONMENTAL DAMAGE**, INCLUDING
 - THE CREATION OF A CHANNEL CUTTING OFF BEACH ACCESS TO POINT PERON AND CAUSING THE LOSS OF VITAL SEAGRASS FISH NURSERY
 - DESTRUCTION OF SCARCE COASTAL BUSHLAND
 - INCURSION OF SALTWATER INTO THE AQUIFER, THREATENING NEARBY LAKE RICHMOND AND THE ENDANGERED THROMBOLITES AND SEDGES
 - RISK OF ACID SULPHATE SOIL EXPOSURE
 - POLLUTED, POORLY FLUSHED, ARTIFICIAL WATERWAYS AND RESULTING DETERIORATION OF MANGLES BAY WATER QUALITY
 - RISK OF EXCESSIVE SEAWEED ACCUMULATION AND ODOUR
 - THE NEED FOR NEVER-ENDING DREDGING, MAINTENANCE AND REMEDIAL WORKS AT GREAT PUBLIC EXPENSE
- **WOULD DESTROY THE OPPORTUNITY TO DEVELOP A WORLD CLASS COASTAL CONSERVATION AND RECREATION PARK AT CAPE PERON**
- **FACES STRONG OPPOSITION AND LEGAL AND FINANCIAL HURDLES**

IT MUST NOT BE ALLOWED TO HAPPEN

COASTAL CANAL ESTATES ARE BANNED BY MANY GOVERNMENTS BECAUSE OF ADVERSE ECONOMIC AND ENVIRONMENTAL IMPACTS

CAPE PERON IS A COMPLETELY UNSUITABLE LOCATION FOR A CANAL SUBDIVISION

- **TASMANIA:** CANAL ESTATES (PROHIBITION) BILL 2011
- **NSW:** ENVIRONMENTAL PLANNING POLICY 50 (CANAL ESTATES) AND COASTAL POLICY:

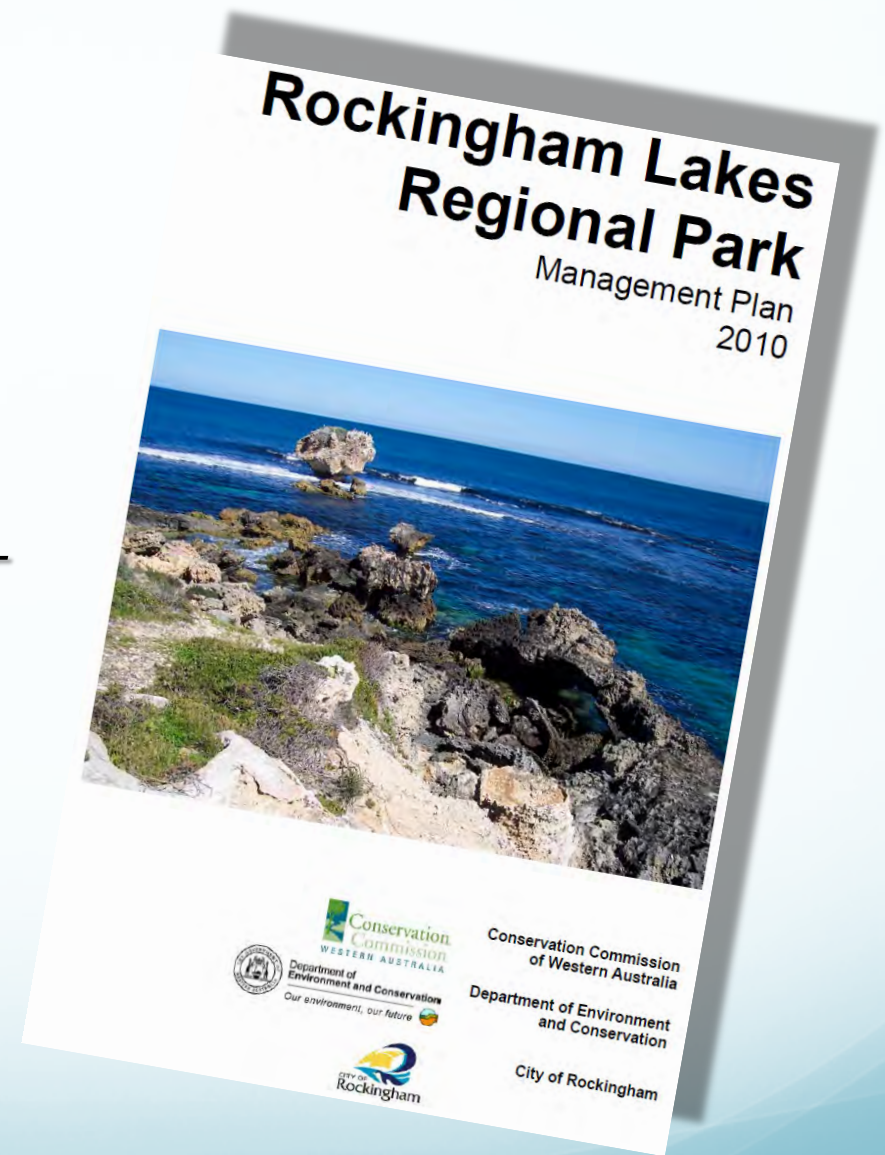
“Canal estate developments will be prohibited in recognition of the fact that they can pose serious water quality problems, threaten the integrity of coastal wetlands and fisheries habitats, exacerbate flooding problems and disturb potential acid sulphate soils.”

- **VICTORIA:** COASTAL STRATEGY 2008:

“It is also policy to prohibit the development of new residential canal estates to ensure the protection of coastal and estuarine environments. Canal estates can have major adverse impacts...”

ON THE OTHER HAND...
THE COMMUNITY'S VISION
FOR CAPE PERON:

- *IS BASED ON THE 1964 POINT PERON AGREEMENT AND DEC'S MANAGEMENT PLAN*
- *IS READILY ACHIEVABLE ...*



- *IS VIABLE AND SUSTAINABLE*
- *IS ENVIRONMENTALLY RESPONSIBLE*
- *WILL PROVIDE PROFOUND ECONOMIC AND SOCIAL BENEFITS IN BOTH THE SHORT AND LONG TERM*
- *HAS STRONG PUBLIC SUPPORT*



WHY IS THIS THREATENED LAND SO IMPORTANT NOW AND FOR THE FUTURE?



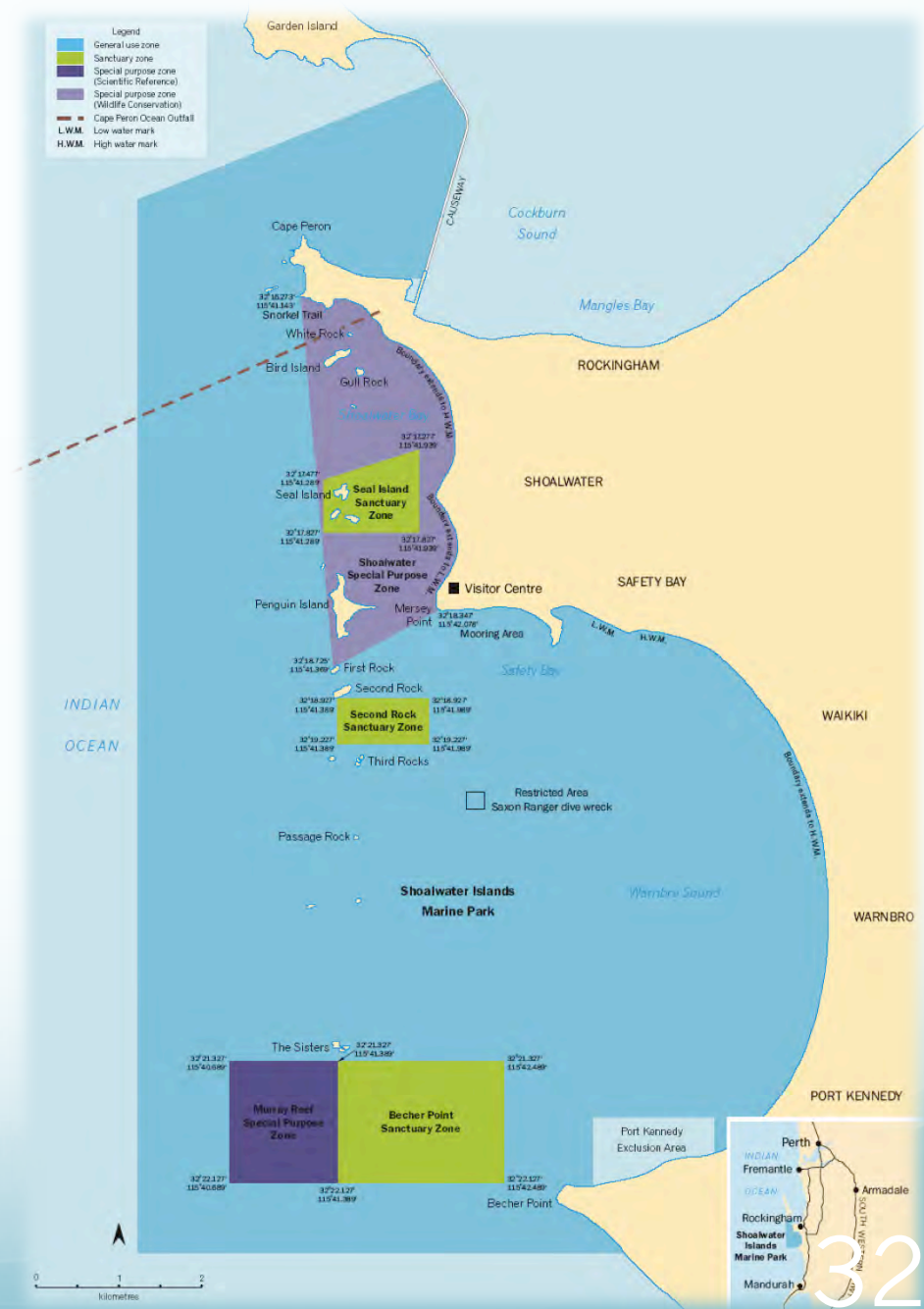
- *THE LAND LINKS CAPE PERON AND LAKE RICHMOND AND IS A VITAL PART OF THE CAPE'S ECOSYSTEM*
- *IT PROVIDES A CRUCIAL BUFFER TO LAKE RICHMOND, PROTECTING UNDERGROUND WATER AND THE ENDANGERED THROMBOLITES AND SEDGES*



*THE LAND IS PART OF THE ROCKINGHAM LAKES
REGIONAL PARK AND PRESENTS A FANTASTIC
OPPORTUNITY TO DEVELOP A WORLD CLASS
COASTAL PARK IN CONCERT WITH THE
SHOALWATER ISLANDS MARINE PARK*



A photograph showing a large, spotted marine mammal, likely a Steller sea lion, swimming underwater. It is accompanied by two smaller calves. The water is clear and blue, and the animals are positioned near the surface.



*THE LAND PROVIDES A
“GREEN AND CLEAN”
GATEWAY TO CAPE PERON
AND THE MARINE PARK*



*THE LAND, IF MAINTAINED IN
GOOD CONDITION, HELPS
PROTECT THE WATER
QUALITY OF MANGLES BAY
AND THE HEALTH OF THE
SEA GRASS FISH NURSERY*



*IT PROVIDES A WONDERFUL
ENVIRONMENT FOR FISHING,
BOATING AND SEASIDE
ACTIVITIES AND
ALREADY HAS SUBSTANTIAL
FACILITIES IN PLACE AND ABLE
TO BE IMPROVED*



*THE LAND HAS HIGH HERITAGE
AND SOCIAL VALUES
AND IS MOSTLY CLASSIFIED
“BUSH FOREVER”,
WHICH SHOULD MEAN
“FOREVER”
NOT
“UNTIL SOLD OFF AND
BULLDOZED”*



THE LAND WILL BECOME
ALL THE MORE PRECIOUS
IN YEARS TO COME AS THE
POPULATION OF
ROCKINGHAM AND PERTH
GROWS, JUST AS KINGS
PARK IS SO VITAL TO
CENTRAL PERTH



HOW TO MAKE THE VISION A REALITY

ENHANCE THE LAND FOR:

- PEOPLE OF ALL AGES
- NATURE AND WILDLIFE
- EXPLORING OR RELAXING
- PICNICS AND BARBECUES
- BOATING AND FISHING
- OUTDOOR FUNCTIONS
- EDUCATION AND RESEARCH



WALKING AND CYCLING

- IMPROVE ACCESS FOR PEOPLE OF ALL AGES
- BUILD INTEGRATED WALKING TRACKS AND CYCLE PATHS LINKED TO SHOALWATER BAY AND ROCKINGHAM BEACH
- DEVELOP FACILITIES SUCH AS INTERPRETIVE SIGNAGE, WATER FOUNTAINS, REST AREAS AND ABLUTIONS



PICNICS AND BARBECUES

- CONSTRUCT BARBECUES AND PICNIC AREAS AT SUITABLE LOCATIONS NEAR THE FORESHORE AND IN THE “BUSH FOREVER”
- DEVELOP FACILITIES SUCH AS PLAYGROUNDS, CAFÉ, KIOSK, ABLUTIONS etc.



SEASIDE ACTIVITIES

- IMPROVE PUBLIC ACCESS TO AND ALONG THE FORESHORE
 - DEVELOP USER FRIENDLY FACILITIES FOR DAY VISITORS
- ENHANCE THE EXPERIENCE OF A VISIT TO SHOALWATER ISLANDS MARINE PARK



FISHING AND BOATING

- PROVIDE AFFORDABLE PUBLIC BOATING FACILITIES, e.g.:
 - TEMPORARY MOORINGS FOR VISITING BOATS
 - IMPROVED ACCESS FOR SMALL BOATS
- ENSURE THE NEEDS OF FISHING AND BOATING STAKEHOLDERS ARE SAFEGUARDED



OUTDOOR FUNCTIONS AND ENTERTAINMENT

- CREATE A PRECINCT FOR OUTDOOR CULTURAL EVENTS, ENTERTAINMENT AND SOCIAL FUNCTIONS (POSSIBLY ON THE CLEARED LAND NEAR THE EASTERN BOUNDARY)



NATURE AND WILDLIFE

- REHABILITATE DEGRADED BUSH AND COASTLINE
 - IMPLEMENT THE DEC MANAGEMENT PLAN TO ENSURE ONGOING PROTECTION OF FAUNA, FLORA AND HABITAT
- INCREASE PUBLIC AWARENESS OF THE ENVIRONMENTAL VALUES OF THE AREA



EDUCATION AND RESEARCH

- CREATE INTERPRETIVE DISPLAYS FOR PUBLIC EDUCATION PURPOSES
 - DEVELOP EDUCATION AND RESEARCH FACILITIES FOR TERTIARY INSTITUTIONS AND SCHOOLS (e.g. ROCKINGHAM SENIOR HIGH SCHOOL'S MARINE STUDIES PROGRAM)
- ENHANCE FACILITIES FOR POINT PERON CAMP SCHOOL AND NAVAL CADETS PROGRAMS



HERITAGE AND HISTORY

- PROTECT ABORIGINAL HERITAGE AND CULTURALLY IMPORTANT SITES
- PROTECT HISTORICAL SITES AND ASSETS
- ENHANCE WORLD WAR TWO K GUN BATTERY COMPLEX
- INCREASE PUBLIC AWARENESS OF THE HERITAGE VALUES OF THE AREA



AFFORDABLE HOLIDAY FACILITIES

- IMPROVE PUBLIC ACCESS TO
AND ALONG THE FORESHORE
 - CONSULT WITH
LEASEHOLDERS AND THE
GENERAL PUBLIC REGARDING
THE FUTURE OF EXISTING
ACCOMMODATION FACILITIES
FACING MANGLES BAY



FUTURE MANAGEMENT OF THE LAND

- “A” CLASS RESERVE MANAGED BY DEC, WITH ONGOING COMMUNITY INPUT
- ANY LEASES / LICENCES TO COMPLY WITH OVERALL VISION AND MANAGEMENT STANDARDS



**THIS IS OUR LAND, OUR HERITAGE,
OUR FUTURE**

IT IS NOT FOR SALE



APPENDIX

ADDITIONAL AERIAL PHOTOGRAPHS AND MAPS SHOWING THE LAND UNDER THREAT

(EXTRACTED FROM MARINA PROPOSAL
PUBLIC ENVIRONMENTAL REVIEW
FEBRUARY 2012)









