

Ocean Reef Marina Project



The above image is an indicative representation of how the development may look.

The Ocean Reef Marina project has come long a way since the community were asked to comment on the concept plan in 2009 when over 96% of respondents approved the plan as presented.

Since that time the City has been undertaking the tasks necessary to seek the relevant approvals and prepare a Structure Plan for the development. The “first cut” financial analysis of the concept plan resulted in the identification of a number of changes that could be made to dramatically improve the financial outcome of the development.

Through consultation with the Ocean Reef Marina Community Reference Group, the Steering Committee and the Ocean Reef Marina Committee (of Council) the concept plan was amended resulting in the current plan, Concept Plan 7.2.

Concept Plan 7.2 retains both the design philosophy and overarching philosophy and parameters supported by Council and the community. With a development area of approximately 91ha, Concept Plan 7.2 delivers an excellent balance of public, residential and commercial amenities.

In addition to public amenities and community facilities, Concept Plan 7.2 for the Ocean Reef Marina includes the following:

- 650 – 750 Boat Pens
- 50 – 100 Temporary Boat Pens
- 150 – 200 Boat Stackers
- 600 Residential Apartments
- 100 Single Residential Lots
- 260 Hotel Rooms/
Short Stay Apartments
- Community facilities
- Speciality and convenience retail
- Beach and marina access
- Boardwalks
- Cafés/restaurants
- Public open space

Following negotiations with the Department of Premier and Cabinet, the City and the State Government signed a joint Memorandum of Understanding (MOU) for the development. The Cabinet-endorsed MOU, formally signed in February 2012, is a formal agreement that acknowledges the strategic alliance and

shared commitment of the City and the State Government as joint landowners of the site in bringing the Ocean Reef Marina project to fruition.

The initial term for the MOU was two years however the City will be commencing negotiations with the State Government to renew and extend the MOU. As the project moves through the next phase, a renewed and extended MOU will ensure access to the right people in the right places and will further emphasise the joint commitment of the City and the State Government to the Ocean Reef Marina.

The next step in the life of the project is the finalisation of the Structure Plan and the preparation of the necessary Business Case(s). The approval of the Structure Plan and subsequent amendment to the City's *District Planning Scheme No 2* will follow the relevant statutory and community consultation process and will also require the approval of the WA Planning Commission.

Throughout the approvals processes the City intends to determine and investigate such things as:

- Land tenure and assembly – in consultation with the Department of Lands.
- Marina management and operation options – in consultation with the Department of Transport.
- Bush Forever management – in consultation with the Department of Planning.
- Marmion Marine Park boundary amendment.
- Environmental proponentcy – in consultation with the Departments of Environmental Regulation, Planning and the Environmental Protection Authority.
- Branding and promotion.
- Project Agreements.
- Renew and extend the Ocean Reef Marina MOU.

Approvals Process

Harnessing the principles of the MOU, through extensive liaison with State Government departments, the City developed an integrated environmental and planning approvals strategy where the Ocean Reef Marina project would be assessed through a Metropolitan Region Scheme (MRS) amendment and associated environmental approval process.

The MRS Amendment request was prepared and submitted to the WA Planning Commission in July 2013. The purpose of the amendment is to rezone and rationalise approximately 76.502 hectares in Ocean Reef from Parks and Recreation (including some Bush Forever), Waterways and Public Purpose to Urban and additional Waterways zones and new Parks and Recreation Reserved Lands. The amendment also includes a proposal to exclude a parcel of water from the Marmion Marine Park.

The process the City undertook to prepare the MRS Amendment request, including extensive consultation with the relevant agencies, is in line with that carried out for similar marina type developments in recent years.

The Ocean Reef Marina will require environmental approvals from both the State (under the *Environmental Protection Act 1986 – EP Act*) and the Commonwealth (under the *Environmental Protection and Biodiversity Conservation Act 1999 – EPBC Act*).

The two options for environmental assessment under the EP Act are:

- **Section 38** which is a standard assessment with clear procedural process. The MRS Amendment process and environmental assessment are run as concurrent but separate processes.

If the EPA selects a Section 38 assessment process, the potential exists for a bilateral State and Commonwealth assessment.

- **Section 48A** which allows for the concurrent assessment of the planning and environmental aspects through one assessment (MRS rezoning) process. This includes addressing the adjustment to the marine park boundary to accommodate the marina as part of the overall MRS amendment process.

Should the Ocean Reef Marina be assessed under Section 48A of the EP Act a separate approvals process will be initiated under the EPBC Act for Commonwealth approval.

The City has requested that the MRS amendment be facilitated via Section 48A of EP Act to allow for consideration of the social, economic and environmental factors in a holistic planning and environment assessment. However, the determination of the environmental assessment will be made by the Environmental Protection Authority.

It is very difficult to accurately determine the length of time the approvals process will take, however the City together with our project consultants will continue to liaise and engage with the WA Planning Commission and the Office of Environmental Protection Authority to ensure the process is undertaken with minimal delay.

LEGEND

- 1 CROWN AND WATER CORPORATION LAND SUBJECT TO FUTURE PLANNING
- 2 PUBLIC OPEN SPACE
- 3 GENERAL PARKING
- 4 FOOD AND BEVERAGE
- 5 BEACH
- 6 DUAL USE PATH
- 7 BUSHFOREVER (SUBJECT TO ENVIRONMENTAL MANAGEMENT PLAN)
- 8 'WAYFINDER' MARKERS
- 9 FAUNA UNDERPASS
- 10 HELIPAD (SUBJECT TO DETAILED DESIGN)
- 11 CLUB OPEN SPACE
- 12 CLUBHOUSE
- 13 SEA RESCUE & DEPT OF TRANSPORT SITE (POSSIBLE INCLUSION OF WATER POLICE)
- 14 BOAT STACKER
- 15 CHANDLERY SITE
- 16 LEASABLE COMMERCIAL SITE
- 17 CLUB BOAT PENS
- 18 BOAT LIFTER
- 19 BOAT RAMPS
- 20 SHARED CLUB & PUBLIC PARKING
- 21 BOARDWALK
- 22 AMPHITHEATRE
- 23 MEMORIAL PARK
- 24 PUBLIC PARKING
- 25 PUBLIC BOAT PENS
- 26 WATERFRONT RETAIL
- 27 ROOF GARDEN
- 28 GOVERNMENT BUILDING
- 29 UNDERCROFT PARKING ENTRY
- 30 SMALL SUPERMARKET
- 31 CAR DROP OFF/PICK UP
- 32 CENTRAL PIER APARTMENTS
- 33 MARINE MUSEUM/ARTS & CRAFTS
- 34 BUS DROP OFF/PICK UP
- 35 LOOKOUT
- 36 SPECIAL EVENT BUS TO JOONDALUP
- 37 WATERPARK
- 38 ACTIVE PLAY AREA
- 39 GRASSED TERRACES
- 40 TEMPORARY BOAT DOCKS
- 41 EXTENSION TO EXISTING GROUYNE
- 42 LANDMARK
- 43 DISABLED FISHING
- 44 EXISTING TOILETS
- 45 BOAT RAMP WAITING BAY
- 46 BOAT RAMP DE-RIGGING BAY
- 47 TRAILER PARKING

POTENTIAL FUTURE AMENITIES

- 48 OCEAN POOL
- 49 ARTIFICIAL REEF
- 50 SUPER YACHT MOORING

LAND USES (BUILT FORM)

- RESIDENTIAL
(TO A MAXIMUM OF 3 STOREYS WHERE HEIGHTS NOT NOMINATED)
- RETAIL
- COMMUNITY
- FUTURE RETAIL
- MIXED USE
- SERVICE COMMERCIAL
- HOTEL/SHORT-STAY
- FOOD AND BEVERAGE
- CENTRAL PIER APARTMENTS
- OCEAN REEF ROAD SEWER PUMP STATION



Frequently Asked Questions

How long will the marina development take to build?

Construction for the development will take place over two stages, the first stage will include the marina infrastructure including the breakwaters and boat pens, some residential and retail/commercial lots, club areas and marine services. Based on Concept Plan 7.2, it is anticipated that the two stages will be completed over a 13 year period.

When will construction commence?

Given the scale of the development, bringing the Ocean Reef Marina development to fruition is a complex and multi-faceted process. The approvals process currently underway is considered the most appropriate course of action for a development of this nature. The City also recognises that it cannot deliver a project of this size and nature without considerable Government support and involvement. Occurring concurrently with the approvals process, the City will continue to engage with State Government to ensure that the project is delivered as soon as possible.

Who will pay for the Ocean Reef Marina and how much will it cost?

It is likely that the construction of the marina infrastructure will be responsibility of an agency or group agreed to by the State Government and the City. The sale of the land for commercial/residential development will generate income to provide for the community components of the development.

A significant component of the activities to be undertaken during the next phase of the project will be the preparation of a business case(s) for the development. During this preparation rigorous and detailed financial and economic analysis will be undertaken to determine the financial implications of the Ocean Reef Marina.

Will the existing clubs and groups be accommodated in the new Marina?

Concept Plan 7.2 includes provision for the Ocean Reef Sea Sports Club and the Whitfords Volunteer Sea Rescue Group. Both these entities have had considerable involvement in the development of the concept plan through the Ocean Reef Marina Community Reference Group and other engagement.



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This document is available in alternate formats upon request.

What will be the impact on the existing natural environment of the site?

The concept plan has been developed to minimise the impact on the existing environment. In addition, the environmental approvals for the development will likely include a number of conditions pertaining to both the marine and terrestrial environment. Management of the natural environment will be an important component of the development and Management Plans will be prepared, maintained and implemented at the appropriate time during the life of the development.



Will there be adequate parking at the marina?

The concept plan provides approximately 3,000 car parking bays (mostly underground) and 250 boat trailer parking bays. The plan also provides for public transport access including special event bus services to and from the Joondalup City Centre. The provision of adequate car parking will form part of the detailed planning for the finalisation of the Structure Plan.

Has the development been designed to take into consideration climate change and rising sea levels?

Concept Plan 7.2 has been developed to include allowances for climate change to 2110 based on the most up-to-date international, national and regional research. The recommended minimum building levels included the full 0.9m anticipated rise in sea level. The breakwaters will protect the internal development from erosion caused by the ocean and the breakwater design included an initial allowance for sea level rise and the provision for increase the crest height later in the coming century, should it be needed.

How can I get involved?

For project updates and to have your say, engage on the City's official Facebook and Twitter pages or visit the City's website, joondalup.wa.gov.au

From the website homepage, select the 'Develop' tab, then select 'Major Projects.'