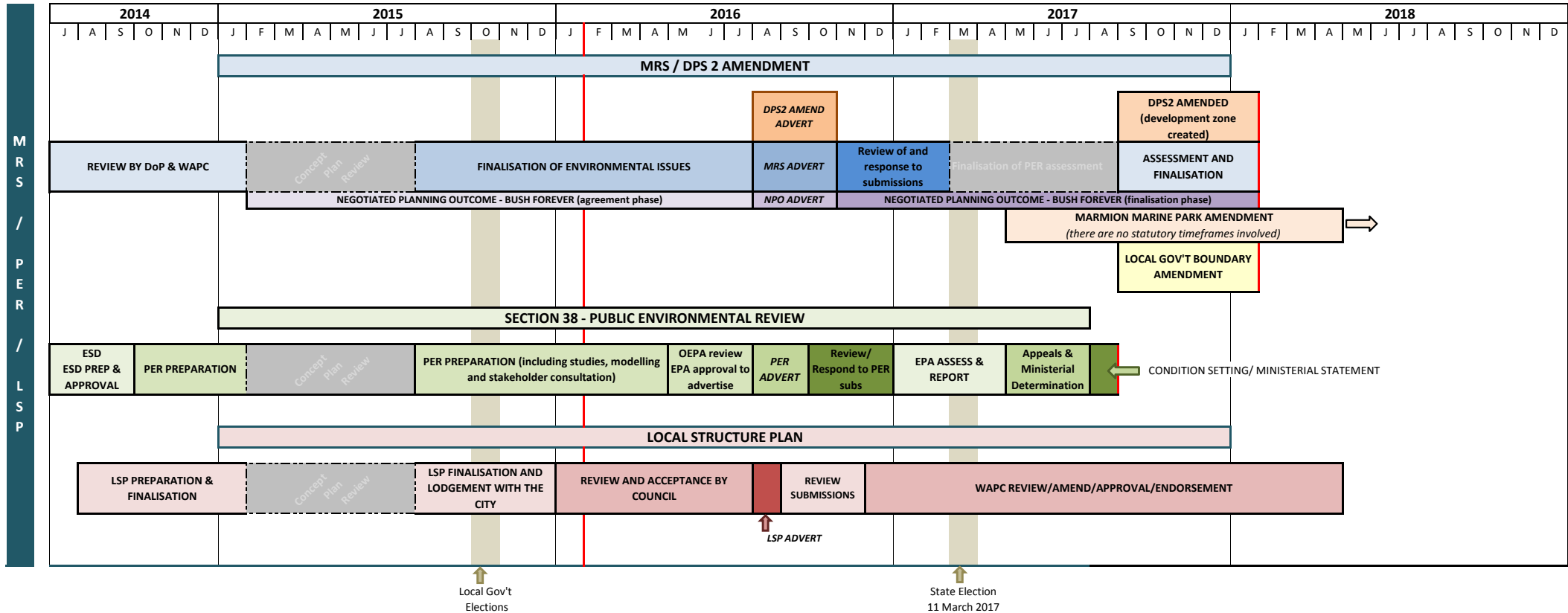


APPENDIX 1

ATTACHMENT 1

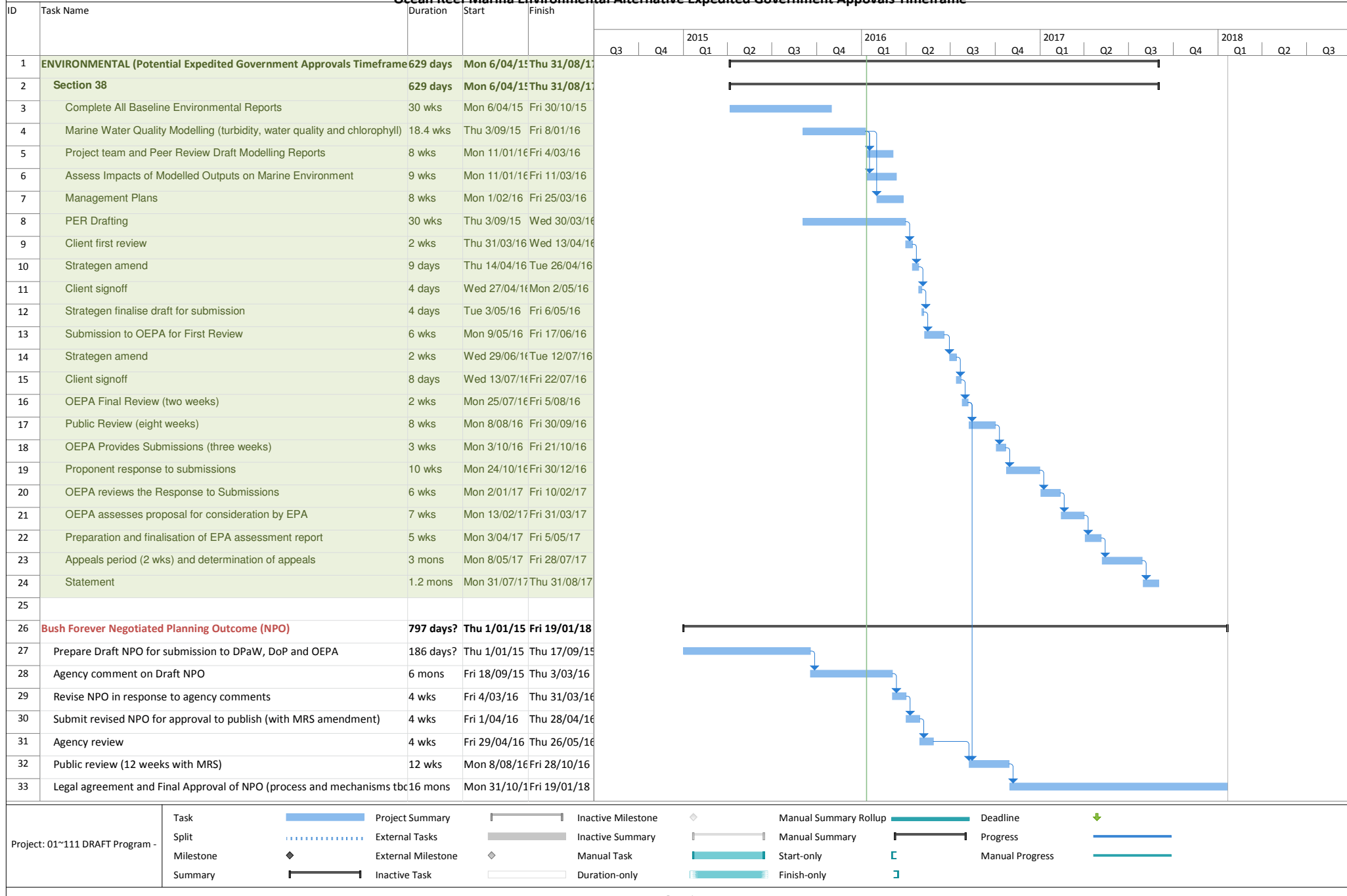
OCEAN REEF MARINA - POTENTIAL EXPEDITED APPROVALS TIMELINE (as at December 2015)

CONCURRENT PUBLIC ADVERTISING PROPOSED



Note: This timeline is INDICATIVE only - and is constantly being reviewed by the City in conjunction with the relevant government agencies

Ocean Reef Marina Environmental Alternative Expedited Government Approvals Timeframe



OCEAN REEF MARINA

ENVIRONMENTAL APPROVAL TIMELINES

REVISED APPROVALS TIMEFRAMES AND KEY ASSUMPTIONS

TASK	Indicative Approvals Timelines (as at August 2015)	Revised Indicative Approvals Timelines (as at December 2015)	Comments / key assumptions
PER preparation and submission	October 2014 – December 2015 (15 months)	October 2014 - April 2016 (19 months)	Timeframe amended due to the concept plan review (six months). No other change is proposed; this is a tight timeframe for completion of the modelling, peer review, impact assessment/management plans and client review.
OEPA review of draft PER and approval to release for public advertising		May 2016 – July 2016 (3 months)	Commencement date amended due to concept plan review (seven months) and reduced from four to three months. The original Environmental Scoping Document (ESD) timing was 3.5 months and included the Christmas period; the change to three months is considered reasonable.
PER advertising	January 2016 – February 2016 (eight weeks)	August 2016 - September 2016 (eight weeks)	Commencement date amended due to concept plan review (seven months). No other change.
Review and response to submissions on PER	March 2016 – July 2016 (five months)	October 2016 – December 2016) (three months)	Commencement date amended due to concept plan review (seven months) and reduced from five months to three months. The EPA allow three weeks to provide a Summary of Submissions, however the reduced timeframe assumes the full submissions will be available to the City within one week of the advertising period closing. The reduced timeframe also assumes that there are no additional investigations required as a result of the public submissions. This tasks has a low level of certainty as the number, detail and content of the submissions can vary greatly between projects. Projects with agency support (or at least the agencies that have been fully consulted and their concerns addressed in the PER) and a low level of community opposition have the lowest risk of requiring significant additional work during the response to submissions period.
EPA assessment and report.	August 2016 – October 2016 (three months)	January 2017 – April 2017 (four months)	Commencement date amended due to concept plan review (seven months) and reduction in previous task. This task has increased from three to four months due to the Christmas period and the impact of the State Election in March 2017.

OCEAN REEF MARINA

ENVIRONMENTAL APPROVAL TIMELINES

TASK	Indicative Approvals Timelines (as at August 2015)	Revised Indicative Approvals Timelines (as at December 2015)	Comments / key assumptions
Appeals process and Ministerial appeal determination	November 2016 – January 2017 (three months)	May 2017 – July 2017 (three months)	Commencement date amended due to concept plan review (seven months) and the impact of previous amendments. This task involves consultation, investigation and reporting by the Office of the Appeals Convenor following a Ministerial decision. If there are few (or simple) appeals, the minimum timeframe for Ministerial determination is approximately three months. This may be achieved if there is a low level of opposition to the project and proactive political support.
Ministerial condition setting / Ministerial Statement		August 2017 (one month)	Commencement date amended due to concept plan review (seven months) and the impact of previous amendments. This task includes a statutory requirement to consult with the decision making authorities and an expedited process can be achieved where there is a high level of political and agency support/agreement regarding the project.
Marmion Marine Park amendment	May 2016 – June 2017 (13 months)	May 2017 – April 2018 (12 months)	Twelve months has been allocated for the Marmion Marine Park amendment commencing after the release of the EPA report. Advice from the Department of Parks and Wildlife indicates that the process could take two years (if the project triggers a review of the Marmion Marine Park Management Plan) and could be commenced "following a successful EPA assessment". To achieve the proposed timeframe there would need to be a significant shift in the level of cooperation from the Department of Parks and Wildlife and a decision that the boundary amendment does not force a review of the management plan.