



PROJECT MILESTONES

YEAR	MILESTONE
1979	City of Wanneroo purchased Lot 1029 for the purpose of developing a marina (purchase price \$525,000).
2000	Consultants engaged assess the potential of the site for a marina development aligned to the Ocean Reef Boat Harbour.
2001	Ocean Reef Development Committee established by Council.
2001-2002	Further technical investigations undertaken.
2002	Community Survey on the development of the Ocean Reef Marina.
2004	Ocean Reef Development Committee disbanded.
2004	State Government provides \$700,000 grant for the development of a concept plan for the Ocean Reef Marina.
2005	External Project Manager appointed.
2006	Elected Members survey / questionnaire.
2007	<ul style="list-style-type: none"> • Ocean Reef Marina Government Steering Committee established. • Ocean Reef Marina Committee of Council established. • Ocean Reef Marina Community Reference Group established. • Community Consultation undertaken.
2007-2009	<ul style="list-style-type: none"> • Concept Plan options developed. • Preliminary studies/investigations undertaken.
2009	<ul style="list-style-type: none"> • Project Philosophy and Parameters endorsed by Council. • Concept Plan 7 endorsed by Council for Community Consultation. • Community Consultation undertaken – 11,728 completed surveys received.
2010	<ul style="list-style-type: none"> • Detailed financial evaluation of Concept Plan 7 undertaken. • Concept Plan refined and amended – Concept Plan 7.1.
2011	<ul style="list-style-type: none"> • Concept Plan refined and amended – Concept Plan 7.2.
2012	<ul style="list-style-type: none"> • Memorandum of Understanding (MOU) executed between the City and the State Government. • Endorsement of Planning and Environmental Approvals Strategy.
2013	Metropolitan Region Scheme (MRS) Amendment request submitted.
2014	<ul style="list-style-type: none"> • MRS Amendment request resubmitted. • WAPC resolves to commence the MRS Amendment process. • Public Environmental Review (PER) process commenced.
2015	The City requests the State Government to assume responsibility for the Ocean Reef Marina.
2016	<ul style="list-style-type: none"> • State Government announces commitment to the project. • MRS Amendment and PER advertised for public comment.
2017	<ul style="list-style-type: none"> • State Government commits \$120 million to the project and announces that DevelopmentWA (formerly LandCorp) will implement the project.
2018	<ul style="list-style-type: none"> • MOU executed between the City and DevelopmentWA.
2019	<ul style="list-style-type: none"> • Minister for Environment approves the Ocean Reef Marina project. • MRS Amendment 1270/41 gazetted and in effect.
2020	<ul style="list-style-type: none"> • Approval of s45C (<i>Environmental Protection Act 1986</i>) submission. • Excision of the development from the Marmion Marine Park. • Gazettal of Improvement Plan No 51: Ocean Reef Marina Development • Commencement of the early works phase of the project. • Funding for the ORSSC and MRW announced by the State Government. • Development Application breakwater construction approved. • Gazettal of Improvement Scheme No 1: Ocean Reef Marina Development
2021	<ul style="list-style-type: none"> • Contract for the breakwater construction awarded to WA Limestone. • Breakwater construction pre-works commenced.

Risk Audit

RISK	CONTROL OR TREATMENT	ACCOUNTABLE	TYPE	STATUS	SIGNED OFF BY	ACTION	DATE	EXPLANATION
R00767: Loss of power to influence project outcomes due to non-approval of project development agreement	MC01378: Ensure up to date information is used to review and amend the financial evaluation analysis.	Genevieve HUNTER;Alan ELLINGHAM	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:41:05 PM (late)	Council recently approved the non-binding Heads of Agreement required to enable the Business Plan process to commence. The Heads of Agreement outlines the undertaking/key principles included in the Development Agreement.
	MC01379: Undertake negotiations with DevelopmentWA on the Project Development Agreement with the best interests of the City as a priority.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:44:16 PM (late)	Recent negotiations with DevelopmentWA on the Heads of Agreement and Development Agreement have resulted in favorable outcomes for the City.
	MC01380: Provide accurate and up to date information to decision makers through reports to Council/Committee, Mayoral Updates and Chief Executive Officer briefing notes.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:42:27 PM (late)	Project status reports were presented to the Major Projects and Finance Committee in September and November 2020. A detailed report on the Major Land Transaction Business Plan and Heads of Agreement was presented to Council in February 2021.
	MC01381: Engage with relevant City Business Units to ensure inputs for infrastructure and operational expenditure and income, required for the financial evaluation analysis reflect changes to specifications/quantities/design made by DevelopmentWA, are accurate.	Genevieve HUNTER;Alan ELLINGHAM;Matthew MACPHERSON;Michael HAMLING	Control or Treatment Signoff	Signed Off	Matthew MACPHERSON	Signed Off	Wednesday, January 6, 2021 12:19:36 PM	Ongoing and no changes to approach required.
			Control or Treatment Signoff	Signed Off	Matthew MACPHERSON	Signed Off	Wednesday, January 6, 2021 12:14:41 PM (late)	Ongoing discussions and no change
			Control or Treatment Signoff	Signed Off	Matthew MACPHERSON	Signed Off	Tuesday, November 10, 2020 12:37:41 PM (late)	Ongoing
			Control or Treatment Signoff	Signed Off	Michael HAMLING	Signed Off	Tuesday, September 8, 2020 12:02:06 PM	Continue to engage with relevant City Business Units to ensure inputs for infrastructure and operational expenditure and income, required for the financial evaluation analysis reflect changes to specifications/quantities/design made by DevelopmentWA, are accurate.

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			Control or Treatment Signoff	Signed Off	Michael HAMLING	Signed Off	Tuesday, September 8, 2020 11:30:37 AM (late)	Continue to engage with relevant City Business Units to ensure inputs for infrastructure and operational expenditure and income, required for the financial evaluation analysis reflect changes to specifications/quantities/design made by DevelopmentWA, are accurate.
	MC01382: Investigate and report on compliance with the Local Government Act 1995 in regard to proposed land assembly and tenure strategies for the transfer and incorporation of City-owned and managed land required for the Ocean Reef Marina development.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:45:07 PM (late)	A report on the City's requirement to comply with s 3.59 of the Local Government Act 1995 was presented to Council in February 2021.
	MC01383: Obtain and report on legal advice regarding the impact to the City of Project Development Agreement.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:45:48 PM (late)	Recent actions undertaken in relation to the Major Land Transaction Business Plan and Heads of Agreement resulted from legal advice obtained.
R00768: Operating deficit continues beyond projections due to changes in the assumptions for financial planning	MC01384: Maintain continuous and ongoing engagement with DevelopmentWA and ensure participation in the decision making process on matters affecting the financial impact to City.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:46:51 PM (late)	The City continues to be represented when matters financial affecting the City are discussed or negotiated.
	MC01385: Monitor, amend and report where applicable, the assumptions used for the financial evaluation analysis arising from changes made to project specifications and staging.	Genevieve HUNTER;Alan ELLINGHAM	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:48:04 PM (late)	The internal financial evaluation was recently amended due to the receipt of updated information on the development. The financial evaluation will be peer reviewed in the coming months.
	MC01386: Ensure any changes to specifications and staging affecting the operating deficit are captured in the 20 Strategic Financial Plan.	Genevieve HUNTER;Alan ELLINGHAM	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:49:21 PM (late)	All relevant information is captured as applicable in the Strategic Financial Plan through the involvement of the City's Senior Financial Analyst.
	MC01390: Ensure all potential project expenditure, including maintenance and operational costs are accurately captured within the City's budgeting process and the 20 year Strategic Financial Plan.	Genevieve HUNTER;Alan ELLINGHAM;Matthew MACPHERSON;Michael HAMLING;Roney OOMMEN	Control or Treatment Signoff	Signed Off	Matthew MACPHERSON	Signed Off	Tuesday, November 10, 2020 12:37:19 PM (late)	Ongoing

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R00769: Reputation damage due to unavailability of contributions required or requested for the development	MC01387: Maintain and communicate to DevelopmentWA and other stakeholders the City's position that it does intend any further financial contribution to the project and ensure this position is captured in the Project Development Agreement.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:50:19 PM (late)	The City current position and any future position on financial contributions are part of the on-going negotiations.
	MC01388: Collaborate with DevelopmentWA and other stakeholders to source external and additional funding for the project as appropriate.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:50:53 PM (late)	The City is continuing to work closely with DevelopmentWA to identify potential external funding opportunities.
	MC01389: Ensure all potential project expenditure is captured within the City's budgeting process and the 20 year Strategic Financial Plan.	Genevieve HUNTER; Alan ELLINGHAM	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:55:46 PM (late)	Project expenditure is captured in the budgeting process and Strategic Financial Plan.
	MC01391: Provide information and report to decision making bodies through reports to Council/Committee, Mayoral Updates and Chief Executive Officer briefing notes on requests for contributions from DevelopmentWA or stakeholders.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:51:55 PM (late)	Reports and information are provided as appropriate.
R00770: Insufficient funds to deliver services at the determined level due to lack of stakeholder support	MC01392: Ensure all decisions made regarding service levels are aligned to the Project Philosophy and Parameters.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:55:01 PM (late)	Negotiations for the Development Agreement and Heads of Agreement were cognizant of the Project Philosophy and Parameters.
	MC01393: Include service deliver levels and timing on when the City is expected to deliver the relevant services in the Project Development Agreement.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:53:05 PM (late)	Services levels and timing of handover is included in the current draft Development Agreement and approved Heads of Agreement.
	MC01394: Provide clear and concise information to decision making bodies on any proposed responsibilities the City will have in relation to the level of services as well as the financial implications of providing the services.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:54:10 PM (late)	A summary of the financial evaluation, including the level of services and financial implications, was presented to Council in February 2021.
R00771: Loss of project influence and resulting negative impacts due to poor stakeholder relations	MC01395: Collaborate and cooperate with DevelopmentWA in a fair and reasonable manner while ensuring the City's best interests are a priority.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:37:11 PM (late)	The City is continuing to collaborate and cooperate with DevelopmentWA with the City's best interests as a priority. Evidence includes Council approval of the non-binding Heads of Agreement and continuing negotiation of the Development Agreement.

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	MC01396: Maintain and enhance the City's relationship with the Ocean Reef Sea Sports Club and Marine Rescue Whitfords and assist where possible to ensure their best interests are considered during decision making.	Genevieve HUNTER	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:38:22 PM (late)	The City is represented on the Redevelopment Committee recently established to plan and manage the development of new facilities for the Ocean Reef Sea Sports Club and Marine Rescue Whitfords.
	MC01397: Maintain and enhance the City's relationship with senior State Government stakeholders and provide assistance when required and appropriate.	Genevieve HUNTER;Mat HUMFREY;James PEARSON	Control or Treatment Signoff	Signed Off	Genevieve HUNTER	Signed Off	Tuesday, February 23, 2021 12:39:31 PM (late)	The City has provided appropriate and applicable information to senior State Government stakeholder via DevelopmentWA on issues recently raised by the community.