



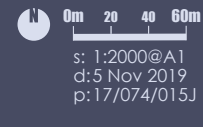
LAND USES

- RESIDENTIAL
(TO A MAXIMUM OF 3 STOREYS WHERE HEIGHT NOT NOMINATED)
- RETAIL
- COMMERCIAL
- HOTEL / SHORT-STAY
(QUANTITY AND LOCATIONS OF HOTEL DEVELOPMENT(S) IS SUBJECT TO MARKET ANALYSIS AND DEMAND)
- FOOD & BEVERAGE
- OCEAN REEF ROAD SEWER PUMP STATION

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 / MARINA MANAGER 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 CLUB PARKING
- 21 BOARDWALK
- 22 AMPHITHEATRE
- 23 MEMORIAL PARK
- 24 PUBLIC PARKING
- 25 DEPT OF TRANSPORT / MARINA MANAGER 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 PIER APARTMENTS
- 33 MARINE MUSEUM/ARTS & CRAFTS
- 34 BUS DROP OFF/PICK UP
- 35 LOOKOUT
- 36 SPECIAL EVENT BUS SERVICE TO JOONDALUP
- 37 WATERPLAY
- 38 ACTIVE PLAY AREA
- 39 GRASSED TERRACES
- 40 TEMPORARY BOAT DOCKS
- 41 EXTENSION TO EXISTING GROUYNE
- 42 LANDMARK
- 43 UNIVERSAL FISHING
- 44 PUBLIC TOILETS
- 45 BOAT RAMP WAITING BAYS
- 46 BOAT RAMP DE-RIGGING BAYS
- 47 TRAILER PARKING
- 48 SUPER YACHT MOORINGS

DRAFT PREFERRED CONCEPT (WORK IN PROGRESS)
Ocean Reef Marina
A Landcorp Project



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KEY

- A Northern Entry Road POS &**
- B Southern Entry Road POS**
Small POS with opportunity for interpretation nodes, access to path network, viewing platforms, respite points and infrastructure such as bike repair stations and drink fountains.
- C Northern Linear POS &**
- D Southern Linear POS**
Creating a green entry to the site these POS create significant recreational opportunities for residents and draw the dune vegetation through to the water front.
- E Central POS**
The central residential POS will provide recreational and social opportunity that focuses on local community needs. This will include infrastructure such as play equipment, gathering spaces, informal sport facilities and passive recreation opportunities to support the health and well-being of users.
- F Promenade North POS (both)**
POS situated around proposed cafe/restaurant, providing an activation to the northern promenade, services the residential community and activities that may not be easily accommodated in larger POS, such as a dog park or community garden.

- G Triangle POS**
The promenade allows for significant recreation opportunities, along with a connection to the water front and boats. This POS will facilitate more popular events and activities along the promenade.
- H Plaza POS**
A highly functional urban plaza that will address the retail and commercial hubs providing infrastructure for markets, alfresco dining and events.
- I Beach POS**
The beach park will be the 'jewel in the crown' of the site, a central recreational hub that will be a regional destination.
- J Bush Forever**
A reality of the development will be the removal of bush-forever vegetation, the retained areas will be carefully considered to protect and enhance ecological value.
- K Breakwater**
Breakwaters will present opportunity for increased, improved public realm through design approaches with the engineering team to include vegetation, seating nodes, recreational opportunities and art elements, where possible.

Significant Infrastructure

- Playground
- Youth Space
- Fishing Platform
- Lookout / Viewing Deck
- Entry Statement
- Water Slides
- Beach
- Pool

Key Themes and Approaches

- 1. Northern Arrival + Southern Arrival - 'Settled into the Dunes'**
The dunes are fundamental to the identity of this site and as such the approach to the development from the dunes, and this interface is extremely important to the Marina's sense of place. The north/south 'arrival' zones will bookend the site and will be connected through a green spine dunal interface.
- 2. Central Residential - 'A Marina Community'**
The residential zone of the Marina is both literally (for a majority of the site) and thematically the transition between the dune system and the water edge. Streetscapes and POS utilise an east west orientation to create visual and physical connections from water to dune.
- 3. Commercial Waterfront Precinct - 'Celebrating WA Marine Culture and Heritage'**
The Ocean Reef Marina will be a celebration of WA maritime culture and heritage, with a central activated heart connecting out into the water through the breakwaters. This highly activated zone is to be an aspirational public realm that draws inspiration from the local vernacular stories and memories of WA boating, fishing, diving, surfing and maritime culture.

More detail on the Precincts and Overall Landscape Masterplan development and approach is available in the Public Realm Masterplan Document, UDLA, 2019.



**OCEAN REEF MARINA
PUBLIC REALM MASTERPLAN**



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PROJECT NAME:
Ocean Reef Marina

CLIENT:
Landcorp

DRAWN:
SH

SCALE:
1:2000 @A1

DRAWING:
MP - 01

ISSUE DATE:
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REVISION:
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