

ATTACHMENT 1



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 requested 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 51. • Improvement Scheme advertised for public comment. • Development Application for the early works and breakwater construction approved.

OCEAN REEF MARINA



ATTACHMENT 2

OCEAN REEF MARINA – DESIGN GUIDELINES:

FREQUENTLY ASKED QUESTIONS

What is the purpose of Design Guidelines?

The Design Guidelines will help provide a clear guide to assist design consultants and construction contractors in the design and construction of development sites at Ocean Reef Marina.

It is important that the design quality reaches and sometimes exceeds the standards set out in the State Planning Policy. This will include Green Star rated buildings for environmental sustainability.

Along with the Improvement Scheme, supporting documents have also been prepared, including the draft Design Guidelines which will ensure high quality built form and sustainable design across Residential, Mixed use and Marine Enterprise precincts.

The draft Design Guidelines are included for information only, to provide an example of how a high standard of development can be achieved. A separate approval process will occur for the Design Guidelines once the Improvement Scheme is gazetted.

How has the height of the development changed?

Ocean Reef Marina will become a high-quality destination for community and visitors to the City of Joondalup, with the future buildings ranging in heights and land uses carefully planned to create a vibrant offering along with residential and employment opportunities whilst sensitive to the visual impact on the existing community.

The size of the nine-storey building footprint in the Mixed-use precinct has been reduced since the last Concept Plan presented to the community.

Buildings have been positioned to consider the natural contours of the area – higher buildings have been placed on the lower parts of the site, in order to minimise the impact on surrounding homes.

The height of development in the Residential precinct typically ranges from two to three storeys, with an area fronting internal parkland permitted up to four storeys and one area at the lowest part of the site permitted up to a split maximum of four to six storeys. Views from Ocean Reef Road of a maximum six-storey building in this location would be limited as a result of the dune system and existing vegetation and the adjacent two to three storey development.

Does the redistribution of building heights result in any increase in residential dwellings or retail floorspace?

No. The total number of residential homes has not changed and is consistent with the information presented to the community in 2018. There will also still be approximately 12,000sqm net leasable area of retail and commercial uses to enhance the experience of residents and visitors, and to provide local employment opportunities.

The focus for retail and commercial areas is on food and beverage, festival and specialty retail, and a small supermarket for convenience goods. Additional land uses to support local employment and economic development have also been identified within the Marine Enterprise precinct. It is anticipated that some marine and maritime-related education, training and small-scale research uses may be developed in addition to the facilities and services associated with the Ocean Reef Sea Sports Club, Marine Rescue Whitfords, boating, fishing and other marina recreational activities.

Has the impact on traffic changed?

No. There has been no significant change in the number of residential dwellings and retail/commercial floor space and, as a result, traffic generation is not expected to be much different from the previous concept plan.

The central access to the marina extending from Hodges Drive will provide the main access for the recreational, retail and commercial activities, as well as the homes and employment uses in the mixed-use precinct.

The northern access to the marina is likely to provide the primary access to the new residential neighbourhood, whereas the southern realigned Boat Harbour Quays is expected to provide the main access for the boat launching facilities and Marina Enterprise precinct.

An appropriate level of car parking for residents, staff and visitors will be accommodated within the buildings.

A detailed traffic management plan will be prepared and approved prior to any construction work starting onsite.

The Improvement Scheme allows for traffic and parking policies to be prepared to make sure the pedestrian, cycling and vehicle network design, as well as the parking allocation, are appropriate for the development.

How will the view from my house change?

Views from Ocean Reef Road and existing residential properties will change as a result of the development of the marina and the new breakwaters, which are being built to improve boating safety.

However, as the on-shore areas that are being developed are strategically placed in the lower areas of the site, the visual prominence of taller buildings will be limited. Maximum heights will be controlled by the Improvement Scheme and, through careful planning, view corridors and vistas have been considered for the Design Guidelines.

Will the bushland be developed?

The bushland surrounding the marina precinct will be maintained and enhanced with rehabilitation and management programs to provide protection for the benefit of future generations.

After the Open Day in 2018 a Community Reference Group was created, and an overall Landscape Masterplan has been prepared.

A Bush Forever Negotiated Planning Outcome (NPO) has been supported by the Department of Planning, Lands and Heritage and the Department of Biodiversity, Conservation and Attractions. This NPO sets out strategies to help ensure long-term protection of our environment, including rehabilitation of degraded bushland in the vicinity of the marina development and the purchase of 'offset' land with similar environmental values.

How will the marina encroach on Marmion Marine Park?

Studies have been undertaken to understand any potential impacts on the marine environment and make sure the development can be completed in an environmentally-responsible way.

The highest level of environmental assessment – a Public Environmental Review – has been completed by the Environmental Protection Authority and subsequent environmental approval has been given to the project.

Following this approval, the Marmion Marine Park Reserves Bill 2019 successfully passed through both Houses of Parliament.

DevelopmentWA are also working with the Department of Primary Industries and Regional Development and Recfishwest to help manage any impacts on commercial and recreational abalone licence holders.

Will the new development be environmentally sustainable?

Ocean Reef Marina will set a new benchmark in large-scale sustainable infrastructure development.

The plan has considered:

- Stormwater management and water-sensitive urban design;
- Traffic and parking management and promotion of active transport;
- Coastal management and resilience against rising sea levels; and
- Protection of the surrounding natural bushland.

In addition, leading-edge techniques in construction, waste management, water servicing, smart technology and renewable energy for the precinct are being investigated.

The draft Design Guidelines require development proposals to achieve certain standards for water and energy efficiency, renewable energy and for key sites, Green Star Building ratings.

Ocean Reef Marina is one of the first projects in Australia to follow the Infrastructure Sustainability (IS) Planning Rating Tool. The IS Tool is one of the world's most comprehensive Infrastructure Sustainability frameworks with outcomes assessed across key governance, economic, environmental and social criteria.

Filter: Portfolio(s): PROJECT - Ocean Reef Marina

RESIDUAL
9.6
MEDIUM

INHERENT
12.0

R00768

PROJECT - OCEAN REEF MARINA, RMF - FINANCIAL LOSS, THEME - FINANCIAL SUSTAINABILITY

Operating deficit continues beyond projections due to changes in the assumptions for financial planning

OWNER Genevieve HUNTER

CREATED 26/02/2020 3:08:16 PM

LIKELIHOOD Possible

CONSEQUENCE Major

CONTROL EFFECTIVENESS Adequate

CONTROL OR TREATMENT MC01384

Maintain continuous and ongoing engagement with DevelopmentWA and ensure participation in the decision making process on matters affecting the financial impact to City.

SIGNOFF(S):

Genevieve HUNTER

DUE DATE:

01 Jun 2020

FREQUENCY:

The first Weekday of every month

CONTROL OR TREATMENT MC01385

Monitor, amend and report where applicable, the assumptions used for the financial evaluation analysis arising from changes made to project specifications and staging.

SIGNOFF(S):

Genevieve HUNTER
Alan ELLINGHAM

DUE DATE:

01 Jun 2020

FREQUENCY:

The first Weekday of every month

CONTROL OR TREATMENT MC01386

Ensure any changes to specifications and staging affecting the operating deficit are captured in the 20 Strategic Financial Plan.

SIGNOFF(S):

Genevieve HUNTER
Alan ELLINGHAM

DUE DATE:

01 Jun 2020

FREQUENCY:

The first Weekday of every month

CONTROL OR TREATMENT 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.

SIGNOFF(S):

Genevieve HUNTER
Alan ELLINGHAM
Matthew MacPherson
Michael HAMLING
Roney OOMMEN

DUE DATE:

02 Nov 2020

FREQUENCY:

The first Weekday of every 6 months

RESIDUAL
9.6
MEDIUM

INHERENT
12.0

R00771

PROJECT - OCEAN REEF MARINA, RMF - GOVERNANCE AND COMPLIANCE, THEME - GOVERNANCE AND LEADERSHIP

Loss of project influence and resulting negative impacts due to poor stakeholder relations

OWNER Genevieve HUNTER

CREATED 26/02/2020 3:58:15 PM

LIKELIHOOD Possible

CONSEQUENCE Major

CONTROL EFFECTIVENESS Adequate

CONTROL OR TREATMENT MC01395

Collaborate and cooperate with DevelopmentWA in a fair and reasonable manner while ensuring the City's best interests are a priority.

SIGNOFF(S):

Genevieve HUNTER

DUE DATE:

01 Jul 2020

FREQUENCY:

The first Weekday of every 2 months

CONTROL OR TREATMENT 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.

SIGNOFF(S):

Genevieve HUNTER

DUE DATE:

01 Jul 2020

FREQUENCY:

The first Weekday of every 2 months

CONTROL OR TREATMENT MC01397

Maintain and enhance the City's relationship with senior State Government stakeholders and provide assistance when required and appropriate.

SIGNOFF(S):

Genevieve HUNTER
Garry HUNT

DUE DATE:

01 Jul 2020

FREQUENCY:

The first Weekday of every 2 months

RESIDUAL 7.2 MEDIUM	PROJECT - OCEAN REEF MARINA		CONTROL OR TREATMENT MC01387	SIGNOFF(S):	Genevieve HUNTER
	Reputation damage due to unavailability of contributions required or requested for the development		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.	DUE DATE:	01 Jun 2020
INHERENT 9.0	OWNER Genevieve HUNTER		CONTROL OR TREATMENT MC01388	SIGNOFF(S):	Genevieve HUNTER
	CREATED 26/02/2020 3:25:29 PM		Collaborate with DevelopmentWA and other stakeholders to source external and additional funding for the project as appropriate.	DUE DATE:	01 Jun 2020
R00769	LIKELIHOOD Possible			FREQUENCY:	The first Weekday of every month
	CONSEQUENCE Medium				
	CONTROL EFFECTIVENESS Adequate				
RESIDUAL 6.4 MEDIUM	PROJECT - OCEAN REEF MARINA, RMF - GOVERNANCE AND COMPLIANCE, THEME - GOVERNANCE AND LEADERSHIP		CONTROL OR TREATMENT MC01389	SIGNOFF(S):	Genevieve HUNTER Alan ELLINGHAM
	Insufficient funds to deliver services at the determined level due to lack of stakeholder support		Ensure all potential project expenditure is captured within the City's budgeting process and the 20 year Strategic Financial Plan.	DUE DATE:	02 Nov 2020
INHERENT 8.0	OWNER Genevieve HUNTER		CONTROL OR TREATMENT MC01391	SIGNOFF(S):	Genevieve HUNTER
	CREATED 26/02/2020 3:41:35 PM		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.	DUE DATE:	01 Jun 2020
R00770	LIKELIHOOD Unlikely			FREQUENCY:	The first Weekday of every month
	CONSEQUENCE Major				
	CONTROL EFFECTIVENESS Adequate				
RESIDUAL 6.4 MEDIUM	PROJECT - OCEAN REEF MARINA, RMF - GOVERNANCE AND COMPLIANCE, THEME - GOVERNANCE AND LEADERSHIP		CONTROL OR TREATMENT MC01392	SIGNOFF(S):	Genevieve HUNTER
	Insufficient funds to deliver services at the determined level due to lack of stakeholder support		Ensure all decisions made regarding service levels are aligned to the Project Philosophy and Parameters.	DUE DATE:	01 Jun 2020
INHERENT 8.0	OWNER Genevieve HUNTER		CONTROL OR TREATMENT MC01393	SIGNOFF(S):	Genevieve HUNTER
	CREATED 26/02/2020 3:41:35 PM		Include service deliver levels and timing on when the City is expected to the deliver the relevant services in the Project Development Agreement.	DUE DATE:	01 Jun 2020
R00770	LIKELIHOOD Unlikely			FREQUENCY:	The first Weekday of every month
	CONSEQUENCE Major				
	CONTROL EFFECTIVENESS Adequate				
RESIDUAL 6.4 MEDIUM	PROJECT - OCEAN REEF MARINA, RMF - GOVERNANCE AND COMPLIANCE, THEME - GOVERNANCE AND LEADERSHIP		CONTROL OR TREATMENT MC01394	SIGNOFF(S):	Genevieve HUNTER
	Insufficient funds to deliver services at the determined level due to lack of stakeholder support		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.	DUE DATE:	01 Jun 2020
INHERENT 8.0	OWNER Genevieve HUNTER			FREQUENCY:	The first Weekday of every month
	CREATED 26/02/2020 3:41:35 PM				
R00770	LIKELIHOOD Unlikely				
	CONSEQUENCE Major				
	CONTROL EFFECTIVENESS Adequate				

RESIDUAL
6.4
MEDIUM

INHERENT
8.0

R00767

PROJECT - OCEAN REEF MARINA, RMF - SERVICE DELIVERY, THEME - FINANCIAL SUSTAINABILITY

Loss of power to influence project outcomes due to non-approval of project development agreement

OWNER Genevieve HUNTER
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LIKELIHOOD Unlikely
CONSEQUENCE Major
CONTROL EFFECTIVENESS Adequate

CONTROL OR TREATMENT MC01378	SIGNOFF(S):	Genevieve HUNTER Alan ELLINGHAM
Ensure up to date information is used to review and amend the financial evaluation analysis.	DUE DATE:	01 Jun 2020
	FREQUENCY:	The first Weekday of every month
CONTROL OR TREATMENT MC01379	SIGNOFF(S):	Genevieve HUNTER
Undertake negotiations with DevelopmentWA on the Project Development Agreement with the best interests of the City as a priority.	DUE DATE:	01 Jun 2020
	FREQUENCY:	The first Weekday of every month
CONTROL OR TREATMENT MC01380	SIGNOFF(S):	Genevieve HUNTER
Provide accurate and up to date information to decision makers through reports to Council/Committee, Mayoral Updates and Chief Executive Officer briefing notes.	DUE DATE:	01 Jun 2020
	FREQUENCY:	The first Weekday of every month
CONTROL OR TREATMENT MC01381	SIGNOFF(S):	Genevieve HUNTER Alan ELLINGHAM Matthew MacPherson Michael HAMLING
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.	DUE DATE:	01 Jun 2020
CONTROL OR TREATMENT MC01382	FREQUENCY:	The first Weekday of every month
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.	SIGNOFF(S):	Genevieve HUNTER
CONTROL OR TREATMENT MC01383	DUE DATE:	01 Jun 2020
Obtain and report on legal advice regarding the impact to the City of Project Development Agreement.	FREQUENCY:	The first Weekday of every month