

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"> <li>• Ocean Reef Marina Government Steering Committee established.</li> <li>• Ocean Reef Marina Committee of Council established.</li> <li>• Ocean Reef Marina Community Reference Group established.</li> <li>• Community Consultation undertaken.</li> </ul>
2007-2009	<ul style="list-style-type: none"> <li>• Concept Plan options developed.</li> <li>• Preliminary studies/investigations undertaken.</li> </ul>
2009	<ul style="list-style-type: none"> <li>• Project Philosophy and Parameters endorsed by Council.</li> <li>• Concept Plan 7 endorsed by Council for Community Consultation.</li> <li>• Community Consultation undertaken – 11,728 completed surveys received.</li> </ul>
2010	<ul style="list-style-type: none"> <li>• Detailed financial evaluation of Concept Plan 7 undertaken.</li> <li>• Concept Plan refined and amended – Concept Plan 7.1.</li> </ul>
2011	<ul style="list-style-type: none"> <li>• Concept Plan refined and amended – Concept Plan 7.2.</li> </ul>
2012	<ul style="list-style-type: none"> <li>• Memorandum of Understanding (MOU) executed between the City and the State Government.</li> <li>• Endorsement of Planning and Environmental Approvals Strategy.</li> </ul>
2013	Metropolitan Region Scheme (MRS) Amendment request submitted.
2014	<ul style="list-style-type: none"> <li>• MRS Amendment request resubmitted.</li> <li>• WAPC resolves to commence the MRS Amendment process.</li> <li>• Public Environmental Review (PER) process commenced.</li> </ul>
2015	The City requests the State Government to assume responsibility for the Ocean Reef Marina.
2016	<ul style="list-style-type: none"> <li>• State Government announces commitment to the project.</li> <li>• MRS Amendment and PER advertised for public comment.</li> </ul>
2017	<ul style="list-style-type: none"> <li>• State Government commits \$120 million to the project and announces that DevelopmentWA (formerly LandCorp) will implement the project.</li> </ul>
2018	<ul style="list-style-type: none"> <li>• MOU executed between the City and DevelopmentWA.</li> </ul>
2019	<ul style="list-style-type: none"> <li>• Minister for Environment approves the Ocean Reef Marina project.</li> <li>• MRS Amendment 1270/41 gazetted and in effect.</li> </ul>
2020	<ul style="list-style-type: none"> <li>• Approval of s45C (<i>Environmental Protection Act 1986</i>) submission.</li> <li>• Excision of the development from the Marmion Marine Park.</li> <li>• Gazettal of Improvement Plan No 51: Ocean Reef Marina Development</li> <li>• Commencement of the early works phase of the project.</li> <li>• Funding for the ORSSC and MRW announced by the State Government.</li> <li>• Development Application breakwater construction approved.</li> <li>• Gazettal of Improvement Scheme No 1: Ocean Reef Marina Development</li> </ul>



**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
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- 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 DevelopmentWA Project



s: 1:2000@A1  
d: 31 Jan 2020  
p: 17/074/015K

Taylor Burrell Barnett Town Planning and Design  
Level 7, 160 St Georges Terrace, Perth WA 6000  
p: (08) 9226 4276 f: (08) 9322 7879  
e: admin@tbbplanning.com.au

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## CONCEPT PLAN – RESIDENTIAL YIELDS

Outlined below is a comparison of the residential yields from the various concept plans. The yields indicated are those used for the financial analyses undertaken on each of the plans which may differ *slightly* from those communicated to the public.

The final number of dwellings (including single lot and apartments) is subject to final detailed design, compliance with the *Ocean Reef Marina Design Guidelines*, the size of the lots to be available for development (both single lot and apartments), market demand and what the ultimate development of each lot proposes.

Concept Plan	Date	Developed by	Single Lots	Units	Total
5	2008	City	N/A	920	920
6	2009	City	N/A	910	910
7	2009	City	N/A	910	910
7.1	2010	City	N/A	961	961
7.2	2011-12	City	85	877	962
7.2A V1	2013	City	85	887	972
7.2A V2	2014	City	85	865	950
CP V1	2018	DevWA	140	1,052	1,192
CP V2	2019	DevWA	157	1,012	1,169
CP Current	2020	DevWA	157	872	1,029

## CONCEPT PLAN – PUBLIC AVAILABILITY

Concept Plan	Date	Responsible entity	Comments
5	2008	City	CP 5 was developed following detailed input from the Community Reference Group and elected members and formed the basis of a preliminary financial analysis. It was not publicly available.
6	2008	City	Minor amendments following the above resulted in CP6. It was not publicly available.
7	2009-2010	City	<ul style="list-style-type: none"> <li>Community Consultation – respondents were asked to provide their support (or otherwise) for the residential component</li> <li>Mail-out to all ratepayers/residents</li> <li>City website</li> <li>Promotional material</li> <li>On-site signage.</li> </ul>
7.1	2010-2011	City	<ul style="list-style-type: none"> <li>It was not publicly available.</li> <li>Information on changes to CP7 were provided on the City's website which included information regarding the residential component.</li> </ul>

# OCEAN REEF MARINA – CONCEPT PLANS



Concept Plan	Date	Responsible entity	Comments
7.2	2011-2013	City	<ul style="list-style-type: none"> <li>• On-site signage</li> <li>• City website – the number of residential units was specified.</li> <li>• Promotional material – including brochure</li> <li>• Memorandum of Understanding.</li> </ul>
7.2A V1	2013-2014	City	<ul style="list-style-type: none"> <li>• Community forums on the planning and environmental approvals process.</li> <li>• City website</li> <li>• Promotional material – including brochure.</li> </ul>
7.2A V2	2015-2017	City DevWA	<ul style="list-style-type: none"> <li>• Community forums</li> <li>• MRS Amendment and PER public advertising</li> <li>• Draft Local Structure Plan and draft Negotiated Planning Outcome for Bush Forever Site 325 public comment period</li> <li>• Mail-out to all ratepayers/residents</li> <li>• City website</li> <li>• Promotional material – including media releases</li> <li>• DevelopmentWA Cabinet Submission</li> <li>• State Government announcement of funding</li> <li>• eNewsletters.</li> </ul>
CP V1	2018	DevWA	<ul style="list-style-type: none"> <li>• DevelopmentWA and City websites</li> <li>• Community Open Day – promotion included social media, press releases and advertising, direct mail-out to local residents, Ministerial media statement</li> <li>• eNewsletters</li> <li>• On-site signage</li> <li>• TV news</li> <li>• Improvement Plan</li> <li>• Improvement Scheme – advertised for public comment in 2020.</li> </ul>

October 2020

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# OCEAN REEF MARINA – DRAFT DEVELOPMENT AGREEMENT



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# OCEAN REEF MARINA – DRAFT DEVELOPMENT AGREEMENT



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**OCEAN REEF MARINA – DRAFT  
DEVELOPMENT AGREEMENT**



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23.12 Governing law and jurisdiction

23.13 Counterparts

## **Signing page**

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**Schedule 3 – Subdivision Plans**

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**Schedule 5 – Boundary of Responsibility**

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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  
 Colleen THOMPSON  
 DUE DATE: 03 Aug 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  
 Colleen THOMPSON  
 Alan ELLINGHAM  
 DUE DATE: 03 Aug 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  
 Colleen THOMPSON  
 Alan ELLINGHAM  
 DUE DATE: 03 Aug 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  
 Colleen THOMPSON  
 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  
Colleen THOMPSON  
DUE DATE: 01 Sep 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  
Colleen THOMPSON  
DUE DATE: 01 Sep 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  
Colleen THOMPSON  
Garry HUNT  
DUE DATE: 01 Sep 2020  
FREQUENCY: The first Weekday of every 2 months

RESIDUAL  
7.2  
MEDIUM

INHERENT  
9.0

R00769

PROJECT - OCEAN REEF MARINA

### Reputation damage due to unavailability of contributions required or requested for the development

OWNER Genevieve HUNTER  
CREATED 26/02/2020 3:25:29 PM  
LIKELIHOOD Possible  
CONSEQUENCE Medium  
CONTROL EFFECTIVENESS Adequate

CONTROL OR TREATMENT 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.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

CONTROL OR TREATMENT MC01388

Collaborate with DevelopmentWA and other stakeholders to source external and additional funding for the project as appropriate.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

CONTROL OR TREATMENT MC01389

Ensure all potential project expenditure is captured within the City's budgeting process and the 20 year Strategic Financial Plan.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
Alan ELLINGHAM  
DUE DATE: 02 Nov 2020  
FREQUENCY: The first Weekday of every 6 months

CONTROL OR TREATMENT 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.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

RESIDUAL

6.4

MEDIUM

INHERENT

8.0

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

**Insufficient funds to deliver services at the determined level due to lack of stakeholder support**

OWNER Genevieve HUNTER

CREATED 26/02/2020 3:41:35 PM

LIKELIHOOD Unlikely

CONSEQUENCE Major

CONTROL EFFECTIVENESS Adequate

R00770

CONTROL OR TREATMENT MC01392

Ensure all decisions made regarding service levels are aligned to the Project Philosophy and Parameters.

SIGNOFF(S):

Genevieve HUNTER  
Colleen THOMPSON

DUE DATE:

03 Aug 2020

FREQUENCY:

The first Weekday of every month

CONTROL OR TREATMENT MC01393

Include service deliver levels and timing on when the City is expected to the deliver the relevant services in the Project Development Agreement.

SIGNOFF(S):

Genevieve HUNTER  
Colleen THOMPSON

DUE DATE:

03 Aug 2020

FREQUENCY:

The first Weekday of every month

CONTROL OR TREATMENT 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.

SIGNOFF(S):

Genevieve HUNTER  
Colleen THOMPSON

DUE DATE:

03 Aug 2020

FREQUENCY:

The first Weekday of every month

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  
CREATED 26/02/2020 2:57:09 PM  
LIKELIHOOD Unlikely  
CONSEQUENCE Major  
CONTROL EFFECTIVENESS Adequate

### CONTROL OR TREATMENT MC01378

Ensure up to date information is used to review and amend the financial evaluation analysis.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
Alan ELLINGHAM  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

### CONTROL OR TREATMENT MC01379

Undertake negotiations with DevelopmentWA on the Project Development Agreement with the best interests of the City as a priority.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

### CONTROL OR TREATMENT MC01380

Provide accurate and up to date information to decision makers through reports to Council/Committee, Mayoral Updates and Chief Executive Officer briefing notes.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

### CONTROL OR TREATMENT 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.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
Alan ELLINGHAM  
Matthew MacPherson  
Michael HAMLING  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

### CONTROL OR TREATMENT 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.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month

### CONTROL OR TREATMENT MC01383

Obtain and report on legal advice regarding the impact to the City of Project Development Agreement.

SIGNOFF(S): Genevieve HUNTER  
Colleen THOMPSON  
DUE DATE: 03 Aug 2020  
FREQUENCY: The first Weekday of every month