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Ocean Reef

The **MARINA** project will transform the existing Ocean Reef Boat Harbour into a world class recreational, residential, boating and tourist marina that incorporates high levels of environmental sustainability, community amenity and delivers economic growth and social benefit.



Artist Impression of the Ocean Reef Marina

Located on the Western Australia's pristine coastline at Ocean Reef, the development site owned by the State Government, the City of Joondalup and Water Corporation. Replacing an existing aging and outdated facility, when fully developed the project will cover a land/sea area of approximately 90 hectares.

The Western Australian State Government has committed funding for the implementation of the project which will be delivered by LandCorp.

The City has championed this project for many years but has always maintained that it does not have the capacity or resources to build the marina on its own. The announcement by the State Government in September 2017 is one of the most significant milestones in the history of the Ocean Reef Marina Project.

As joint land owner of the Ocean Reef Marina site, the City will still play a significant role in the project to ensure the City's interests and those of the local community are represented.

Concept Plan

Over the coming months additional planning and feasibility studies will be undertaken followed by the preparation of a more detailed concept plan. The City and LandCorp will work together to ensure the underlying principles and community values information the content of the current plan are acknowledged.

The current Ocean Reef Marina concept plan provides an indication of how the marina may be developed and puts the City's vision into reality.



The concept plan identifies areas for development including residential, commercial, retail, tourism, as well as public spaces such as parks, beaches, breakwaters, public boat ramps and car parks. The concept plan gives an idea of the intended design of the marina facilities and boat pens. The concept plan provides an indication of the location and type of amenities that may be provided within the development (subject to detailed design).

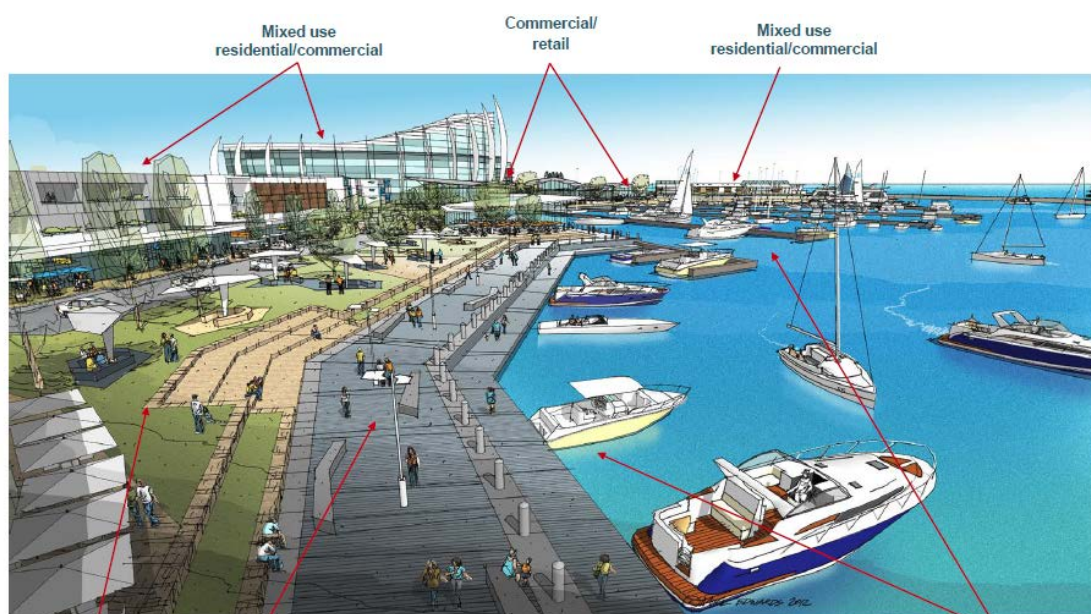
The concept plan was designed to follow the natural slope of the site with the tallest buildings located at the lowest point.

Expanding the existing harbour one kilometre to the north and 300m to the west, the Ocean Reef Marina will have three distinct precincts. To the north will be a working marina for club and commercial use. A retail, tourist and residential district will form the central hub of the development. At the southern end, a recreational boating and aquatic area will include boat ramps, coastal amenities and car/boat trailer parking.

The proposed environmentally sustainable development will become an iconic destination for residents, visitors, tourists and businesses. It will also create employment opportunities for local people and offer an exceptional level of coastal amenity.

The project will work to deliver:

- 550+ boat pens (including temporary pens)
- 200+ boat stackers
- Boat ramps and associated boat trailer parking
- A family beach within the protection of the marina
- Up to 12,000 square metres of retail/commercial floor-space
- Over 8 hectares of public open space, active play areas, landscaped verges and promenades
- Marine commercial, sea sports club, sea rescue
- Over 1,000 residential units in a combination of single residential lots, apartments and mixed used developments
- 900 residential units - apartments, single lots and hotel/short stay apartments



Public Open Space

Northern Marina Promenade

The above image is an indicative representation of how the development may look

Public boat pens / temporary moorings



Planning and Environmental Approvals

The project is currently progressing through the statutory approvals process that includes an environmental assessment and amendment to the Metropolitan Region Scheme (MRS).

The MRS Amendment deals with the land-based components of the Ocean Reef Marina. Amending the MRS will enable the land to be suitably zoned for the development of the marina as per the concept plan.

For more information on the MRS Amendment process please visit the Department of Planning, Lands and Heritage [website](#).

The Ocean Reef Marina project is currently being assessed by the Environmental Protection Authority through a Public Environmental Review, the highest level of assessment.

For further information on the environmental assessment process please visit the Environmental Protection Authority [website](#).

The above processes are supported by extensive and details investigations into such matters as:

- Coastal Processes
- Marine water and sediment quality
- Flora/fauna (land and marine based)
- Conservation and management of Bush Forever site 325

The above investigations as well as other technical documents associated with the Public Environmental Review and MRS Amendment are available on request from the City (see below for details).



Artist impression of the Ocean Reef Marina

Bringing the *Ocean Reef Marina* development to fruition remains a priority for the City. Working together with an expert team of consultants, with extensive experience on projects of a similar size and scope, the State Government, LandCorp, potential investment partners and the community, the City is confident that the Ocean Reef Marina will be delivered.



FREQUENTLY ASKED QUESTIONS

Where is the Ocean Reef Marina site located?

The marina is proposed to be located at the western end of Hodges Drive, Ocean Reef, within the City of Joondalup. The site is 28km north of the Perth CBD and 5km west of Joondalup City Centre.

A portion of the site is currently used for boat ramps, car and trailer parking, along with facilities for the Whitfords Volunteer Sea Rescue Group and Ocean Reef Sea Sports Club.

Why has this location been chosen for a marina?

The site in Ocean Reef has long been identified as the preferred location for a marina development. The City purchased a portion of site in 1979 for the purposes of a marina development.

In addition to the established boating facilities already in the area, the site also offers direct access to Mitchell Freeway and the Joondalup City Centre via Hodges Drive.

Who owns the land at the Ocean Reef Marina site?

The land is owned by the City and the State Government with a smaller portion owned by Water Corporation.

The City has been in negotiations with both the State Government and Water Corporation on the best method for consolidating the land.

Why build the marina?

This site was originally flagged by the local authority in the late 1970s as a potential location for a marina, envisaged to help meet the demand for additional boat pens in the north metropolitan corridor.

In addition to this, the development is likely to provide more than 900 local jobs, a mix of residential and short-stay accommodation and a tourism destination for the surrounding community.

What are the economic benefits?

The proposed marina is envisaged to include marine, retail and commercial business opportunities. Along with the upfront construction related work activity, it is estimated this development could provide more than 900 jobs for the local community.

How long will the marina take to build?

It is proposed that construction will be undertaken in two stages and will take approximately 12-13 years to complete the whole marina. Stage one of construction will be the marina infrastructure and preparation of the land for sale to developers.

It is proposed that the development of some public amenities will be included in stage one.

When will construction of the marina commence?

On a project of this nature, the planning and approvals processes can take several years. This includes the assembly of the land parcels owned by the State Government, the City and Water Corporation as well as the finalisation of the MRS Amendment and Public Environmental Review.

It is estimated that construction will commence in 2020; however this is subject to a matter of variables.

What is the proposed height of the buildings and will they impact on the ocean views that currently exist?

Building heights will vary from one storey up to a potential nine storeys in the central precinct of the development which is the lowest point of the site. The top storeys will be seen by houses



directly opposite however additional view corridors will be created due to the removal of the existing high sand dunes.

[How many boat pens will be available at the marina and how do I get one?](#)

The current concept plan provides approximately 550-500 boat pens and approximately 200 boat stacker berths to cater for the anticipated increase in demand over the next 20 years.

The City is not able to allocate or lease boat pens for the marina at this stage in the project. Further information regarding the allocation of boat pens will be provided by the relevant agency at the appropriate phase of the development.

[I am a business owner and would like to be involved in the Ocean Reef Marina](#)

The City is not able to liaise with business owners for the provision of goods and/or services for the development at this stage in the project. Further information regarding the commercial aspects of the development will be provided by the relevant agency at the appropriate phase of the project.

[How will parking and traffic be accommodated in the development?](#)

The exact number and location of parking bays required to deliver a fully integrated development is still to be determined during the detailed concept planning phase. Once defined, likely traffic numbers, especially at peak times, will be assessed to ensure sufficient parking bays are incorporated into the design.

[What accommodation is proposed?](#)

A range of accommodation options are being considered, including residential houses and apartment developments providing up to 1,000 dwellings. Hotels or other short stay accommodation opportunities are also planned, helping to facilitate a 'tourism destination' outcome for Ocean Reef.

[When will I be able to live or invest in the development?](#)

A fully integrated marina, tourism and residential development is envisaged to provide multiple opportunities to live, invest or operate a business within the project.

The expected planning, approvals and development process is extensive, so it is likely to be several years before construction can commence, and both residential or business sales and leasing opportunities can be released.

However, please [Register your Interest](#) to be kept informed as the development progresses.

[Will the bushland be developed?](#)

A portion of the site zoned Bush Forever has been previously identified as crucial for inclusion in the development area.

Prior to any development occurring on this land a formal offset plan will need to be approved, whereby suitable alternative land will be identified and rezoned to Bush Forever to offset the land being developed.

Best practice development will be followed throughout the project to ensure any significant environmental impact is minimised.

[How will climate change and sea level rise affect the marina?](#)

An extensive amount of research has been undertaken by the City on the impact of climate change and sea level rise on the development. Coastal modelling has been undertaken in accordance with *State Coastal Planning Policy 2.6* and a *Coastal Hazard Risk Assessment Management Plan* developed.

The concept plan has been developed to include allowances for climate change to 2110 based on the most up-to-date international, national and regional research. The recommended minimum building levels included the 0.9m anticipated rise in sea level. The breakwaters will protect the internal development from erosion caused by the ocean and the breakwater design includes an

initial allowance for sea level rise and the provision for an increase in crest height later in the coming century, should it be needed.

All available information on the impact of climate change and sea level rise is contained within the Public Environmental Review report and appendices.

[Will the marina impact on the Marmion Marine Park?](#)

The proposed development will require a partial amendment to the Marmion Marine Park boundary. As a result, a Public Environmental Review, the highest level of environmental approval, is required before any work can take place. It is likely that this amendment to the boundary will require a suitable offset package, possibly through expansion of the current Marmion Marine Park.

Best practice development will be followed throughout the project to ensure any significant environmental impact is minimised.

[Does the marina require Commonwealth environmental assessment?](#)

The Ocean Reef Marina development was referred to the Department of the Environment (Commonwealth) for consideration under the *Environmental Protection and Biodiversity Conservation Act 1999*. This Act provides for the protection of the environment, especially matters of national environmental significance. The development was referred because of the potential impact on the Carnaby's Black-Cockatoo.

The Department determined that the development was "not a controlled action" therefore no further Commonwealth assessment was required.

[How can I have my say on the Ocean Reef Marina?](#)

The City has undertaken extensive consultation with the local community since the marina was first conceived. This included the creation of a dedicated Community Reference Group and a community survey completed by more than 11,700 residents which indicated 94% support for a marina development.

Additional opportunities for community feedback were also available as part of the statutory approvals processes and further opportunities will occur during the future planning phases of the project.

[Why is LandCorp involved in the project?](#)

The City invited the State Government to take over the lead role in the development and help realise the community's vision for the Ocean Reef Marina.

As the State Government's land development agency, LandCorp manages more than 150 projects throughout metropolitan and regional Western Australia.

LandCorp's recent experience with other coastal and marine developments such as Mandurah Ocean Marina, Shoreline and Bunbury Waterfront demonstrates their ability to successfully deliver projects of this nature.

[For further information contact:](#)

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