

Major Land Transaction – Disposal of Lot 1029 and Lot 1032, Ocean Reef

Frequently Asked Questions

Who is developing the Ocean Reef Marina project and is it a joint venture?

The project is not a joint venture. DevelopmentWA (formerly LandCorp) is the developer and proponent of the Ocean Reef Marina on behalf of the State Government.

The State Government, through DevelopmentWA, carries all financial liability for the development and construction of the Ocean Reef Marina.

What is the City's role in the implementation of the Ocean Reef Marina?

The City's role is to assist DevelopmentWA, in its capacity as the local government responsible for the site area, to implement the project as approved by the State Government.

In February 2018 the City and DevelopmentWA signed a Memorandum of Understanding that outlines the role of each of the parties which is publicly available on the [City's website](#).

What will the City's role be in the marina when it is completed?

As the relevant local government, the City will be responsible for the operation and maintenance of all public areas and civil infrastructure east of the revetment walls (Figure 4 of the Major Land Transaction Business Plan refers).

Why is the Business Plan being prepared now?

The 2018 Memorandum of Understanding (MOU) provided that the parties would enter into a detailed Development Agreement as required to deal with the implementation and on-going responsibilities of the project. The MOU is publicly available on the [City's website](#).

Amongst other things, the Development Agreement will specifically address the transfer of the portion of the City's land required for the project.

As the transfer of the land is considered a "major land transaction" under the *Local Government Act 1995*, the City must prepare, advertise and obtain Council approval for a Business Plan for the transaction.

The Development Agreement cannot be finalised or executed until the Business Plan process is completed.

The land will only be transferred once Council has approved the finalised Development Agreement.

What is the Major Land Transaction Business Plan for?

The City proposes to transfer approximately 11 hectares of freehold land to the State Government as part of the Ocean Reef Marina development.

The land to be transferred is the whole of Lot 1032 and a portion of Lot 1029 at Ocean Reef. The attached site plans show the land portions that will form part of the development.

Is the Business Plan for the whole of the Ocean Reef Marina development?

No. The Business Plan relates only to the portion of City-owned land required for the development.

The Business Plan covers the income the City expects to receive from a fully completed marina as well as the anticipated expenditure.

Can I provide feedback on the Major Land Transaction Business Plan?

Yes. The City is inviting comments from the community on the proposed disposal of a portion of Lot 1029 and the whole of Lot 1032 to the State Government as part of the overall Ocean Reef Marina project. The attached plan shows the portion of the City's land that will be included in the marina development as well as the portion that will be retained by the City in freehold.

Comments relating to the Major Land Transaction Business Plan will be presented to Council for consideration prior to a decision on whether to approve the Business Plan is made.

Why is the land valued at only \$1.00?

The City sought independent external property valuation advice regarding the value of Lots 1029 and 1032 which took into consideration the various constraints on the land parcels including the designation of Bush Forever on the portion of City-owned land not required for the development.

It is highly unlikely that the City would be able to sell the land to a third party for development without the marina project progressing.

What amount has the City expended to date on the project?

Over the life of the project Council approved expenditure of approximately \$5.5 million for the development of a concept plan, studies/assessments/investigations required for planning and environmental approval, community consultation and the preparation and submission of the relevant planning and environmental approval documentation.

The City has always maintained that it did not have the capacity to implement the project and in 2015 requested the State Government to take over the project.

In September 2017, the State Government publicly announced the project, appointing LandCorp (now DevelopmentWA) as the lead proponent.

Why is this expenditure not included in the financial evaluation of the major land transaction?

The financial evaluation excludes previous expenditure and only includes future cash flows. It is a standard approach for project evaluations to only take account of future cash flows.

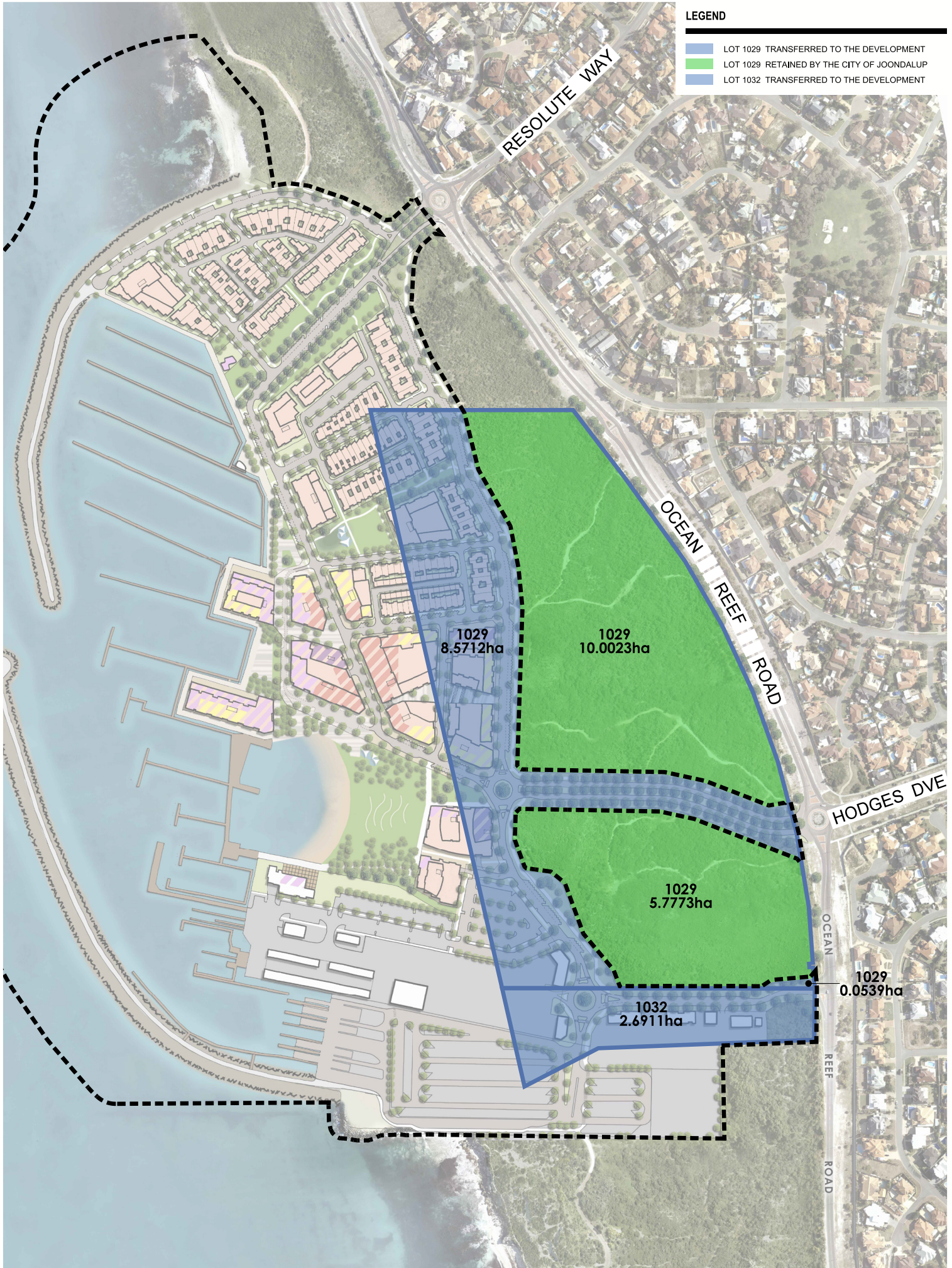
Nevertheless, the City acknowledges the importance of the previous expenditure and existing asset values. Hence there are comments in the Business Plan to explain that the benefits the City can reasonably expect from the development exceed previous expenditure and existing asset values.

Who will be responsible for the costs involved in adhering to the conditions of the environmental and planning approvals?

As the proponent for the development, DevelopmentWA are responsible for adhering to relevant approval conditions and the anticipated costs.

I have comments to make on the overall Ocean Reef Marina development. Who should these be directed to?

DevelopmentWA is delivering the project on behalf of the State Government and any comments relating to the project overall should be directed to the Ocean Reef Marina Team by emailing oceanreefmarina@developmentwa.com.au or calling **1800 943 121**.



LEGEND

- LOT 1029 TRANSFERRED TO THE DEVELOPMENT
- LOT 1029 RETAINED BY THE CITY OF JOONDALUP
- LOT 1032 TRANSFERRED TO THE DEVELOPMENT

Major Land Transaction Business Plan
 LAND AREAS TO BE DISPOSED OF AND RETAINED

plan: 17/074/140
 scale: 1:1000@A3 | 1:500@A1
 0 10 20m

date: 25/02/2021
 grid: PCG94
 aerial: -

designed: MW
 checked: MW
 drawn: BR

