

IMPROVEMENT PLAN 51

OCEAN REEF MARINA



WESTERN AUSTRALIAN PLANNING COMMISSION

December 2019

COPY

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Introduction

1. Under section 119 of the *Planning and Development Act 2005* (PD Act), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land within the Perth metropolitan region.
2. The Improvement Plan provisions of the PD Act provides for the WAPC, with the approval of the Governor, to:
 - Plan, re-plan, design, re-design, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by it under the Act or enter into agreement with any owner of land not held by it within the Improvement Plan area;
 - Provide for the land to be used for such purposes as may be appropriate or necessary;
 - Make necessary changes to land acquired or held by it under the PD Act;
 - Manage the tenure or ownership of the land or any improvements to that land held by it under the PD Act or enter into agreement with other owners of land within the Improvement Plan area for the same purposes;
 - Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan 51 is enacted under section 119 of the PD Act to advance planning for the Ocean Reef Marina (OCERM) site, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate the implementation of the project on behalf of the Western Australian State Government.

Background

4. DevelopmentWA (formerly LandCorp) is the lead agency for the planning for the OCERM site and is working closely with the City of Joondalup. The redevelopment of the site will focus on creating a vibrant waterfront precinct providing residential development across a range of typologies (single dwelling, grouped dwelling, multiple dwellings and serviced accommodation for visitors) and a range of compatible non-residential uses will be provided (marina and marine services, retail, commercial, community, recreation and leisure) in a

cohesive manner that creates a sense of place and minimises the potential for conflict between the various user groups and land uses.

5. The OCERM site is located on the coast adjacent to the suburb of Ocean Reef, in the City of Joondalup, approximately 28 kilometres north of Perth CBD and 5 kilometres west of the Joondalup City Centre. It is currently the site of the existing Ocean Reef Boat Harbour.
6. The site is strategically located 9 kilometres north of Hillary's Boat Harbour and 12 kilometres south of Mindarie Marina. It is situated at the western end of Hodges Drive which offers direct access to the Mitchell Freeway and Joondalup City centre. The site contains long-established boating facilities, car and trailer parking and facilities for Whitfords Volunteer Sea Rescue, Ocean Reef Sea Sports Club and Joondalup City RSL. The location also provides potential for deep water moorings.
7. The OCERM site, when fully developed will cover an area of land and sea of approximately 90 hectares. The Improvement Plan area includes some adjoining road reserves and the adjacent part of Bush Forever 325 which requires some clearing to facilitate the marina. The plan will enable the upgrade and improvement of this area in a manner commensurate with the redevelopment of the OCERM site.
8. The site has been identified as the preferred location for a marina development since the 1970's, and is currently identified as a Marina Investigation Area in the North-West Sub-regional Planning Framework, which was released by the State Government in March 2018. The City of Joondalup has been managing the planning for the project for many years and has undertaken a number of community engagement activities and feasibility studies. In September 2017 the State Government announced a substantial funding commitment to deliver the marine infrastructure and highlighted the need to progress the development of the site in a timely and efficient manner. In order to fulfil the objective of the State, there is a need to establish an appropriate and streamlined statutory planning framework.
9. The OCERM site represents a significant opportunity to develop a strategic landholding in close proximity to Joondalup's CBD and leverage from the site's locational characteristics to transform the existing boat harbour into a world class recreational, boating and tourist marina that incorporates high levels of sustainability and community amenity, and delivers economic growth and social benefit that will complement the existing community in the locality.

Purpose

9. The purpose of Improvement Plan 51 is to:
 - a) Enable the WAPC to undertake all necessary steps to advance the planning and development of the OCERM site as provided for under Part 8 of the PD Act.

- b) Establish the strategic planning and development intent for the OCERM site.
- c) Provide guidance for the preparation of statutory plans, statutory referral documentation and other subsidiary policy and development control instruments.
- d) Provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor; and
- e) Authorise the preparation of an Improvement Scheme for the OCERM site and to establish its objectives.

Improvement Scheme

10. Section 122A of the PD Act enables the WAPC to introduce an Improvement Scheme in areas where an Improvement Plan is in place. Where applied, the provisions of an Improvement Scheme will prevail over applicable region and local planning schemes.
11. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.
12. The Improvement Scheme made under this Improvement Plan will be informed by the following objectives:
 - a) To develop the OCERM site in a co-ordinated manner;
 - b) To deliver a marina development in accordance with the State government's strategic framework;
 - c) To provide additional capacity of boat pens and boat-stacking to meet future growth in demand in the Perth Metropolitan area;
 - d) To create a vibrant waterfront precinct featuring commercial uses and public open space that will provide recreational amenity and become a tourist attraction;
 - e) To create sustainable employment opportunities for local residents in food and beverage, retail, service commercial, tourism and marine related industries;
 - f) To provide diverse housing choices and densities that maximise opportunities for people to live in a high quality residential development;
 - g) To achieve high quality built form and public place design across the scheme area to establish a new benchmark for urban redevelopment within a Perth Metropolitan context;
 - h) To enhance and integrate key attributes of the OCERM site in a manner consistent with the overall redevelopment objective;
 - i) To facilitate the provision of effective, efficient, integrated and safe transport networks which provides for the needs of pedestrians, cyclists, public transport users and motorists;
 - j) To encourage use of sustainable technologies and design including best practices in energy efficiency, water sensitive urban design and bush fire safety requirements;
 - k) Enable the delivery of land at a controlled rate over an appropriate period of time.

Improvement Plan Area

13. Improvement Plan No 51 incorporates the subject area depicted on the attached plan no. 3.2738.

Affected Local Governments

14. The City of Joondalup will be affected by Improvement Plan 51.
15. Consultation on this Improvement Plan has occurred with local government as required under Section 119(3B) of the PD Act.

WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN 51

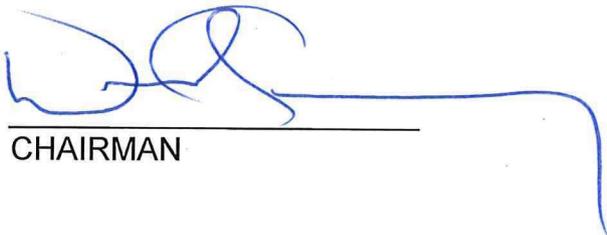
CERTIFICATE AND RECOMMENDATION

PURSUANT TO PART 8 OF THE *PLANNING AND DEVELOPMENT ACT 2005* IT IS HEREBY

1. CERTIFIED THAT THE LAND SHOWN ON WESTERN AUSTRALIAN PLANNING COMMISSION PLAN NUMBER 3.2738 ANNEXURED HERETO SHOULD FOR THE PURPOSE OF ADVANCING THE PLANNING, DEVELOPMENT AND USE, BE MADE THE SUBJECT OF IMPROVEMENT PLAN NUMBER 51: OCEAN REEF MARINA.
2. RECOMMENDED TO THE MINISTER FOR PLANNING AND THE GOVERNOR THAT THE IDENTIFIED LAND AREA BE SUBJECT OF IMPROVEMENT PLAN NUMBER 51: OCEAN REEF MARINA.

THIS CERTIFICATE AND RECOMMENDATION IS GIVEN IN ACCORDANCE WITH A RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION PASSED ON 29 MAY 2019.

THE COMMON SEAL OF THE WESTERN AUSTRALIAN PLANNING COMMISSION WAS HEREUNTO AFFIXED IN THE PRESENCE OF:



CHAIRMAN



SECRETARY



DATE



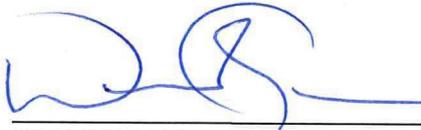
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OCEAN REEF MARINA

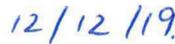
CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian Planning Commission was hereunto affixed in the presence of:


CHAIRMAN


SECRETARY


DATE



THIS RECOMMENDATION IS ACCEPTED:

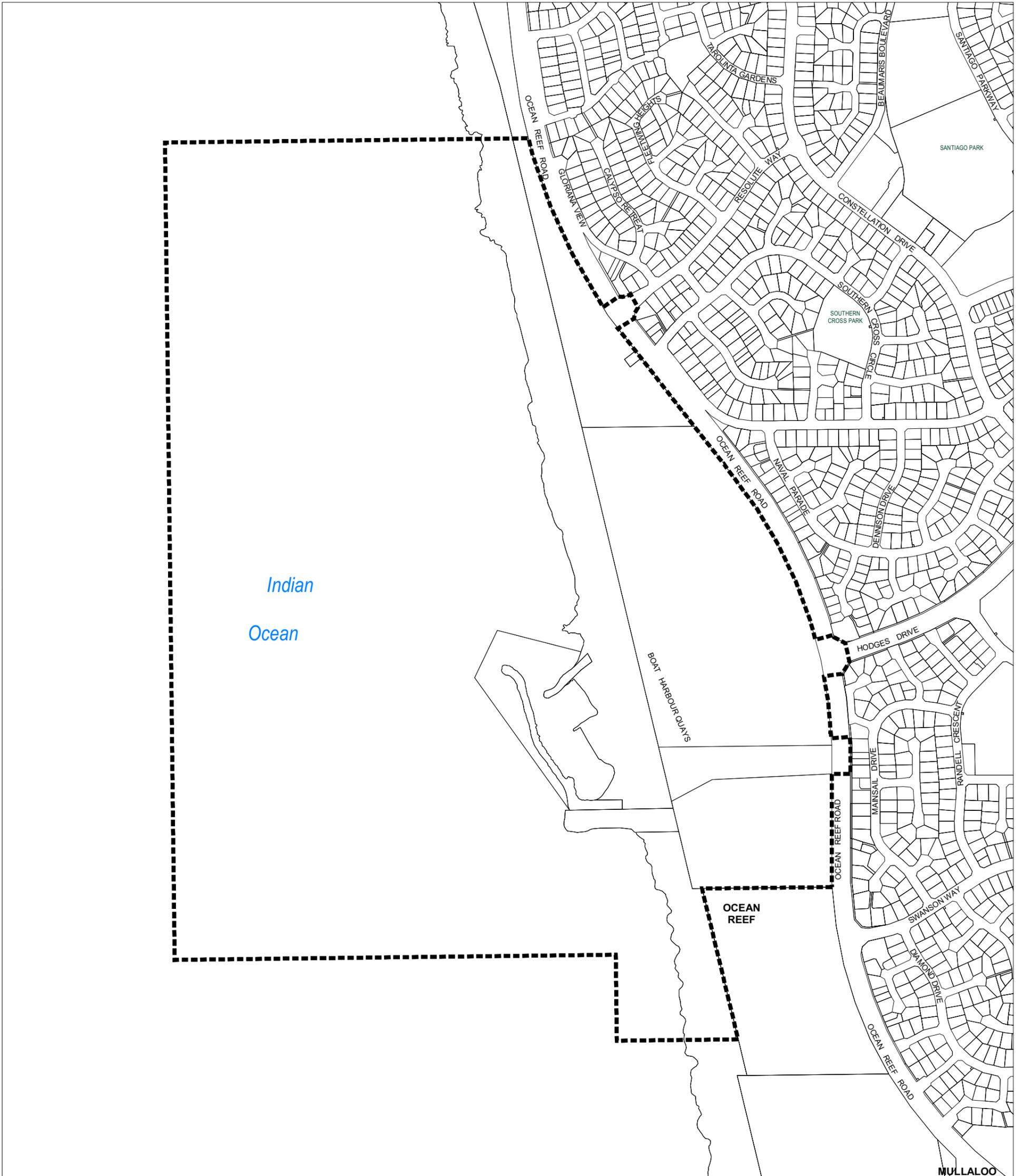

MINISTER FOR PLANNING


DATE

THIS RECOMMENDATION IS ACCEPTED:

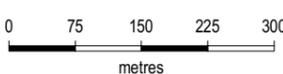

GOVERNOR

20 DEC 2019
DATE



Improvement plan
No. 51

IMPROVEMENT PLAN NO. 51 - OCEAN REEF MARINA

 Improvement plan	<p>Project Manager: J. Gildenhuis</p> <p>Geospatial Officer: A. Power</p> <p>Examined: J. Ballarotta</p> <p>Revised:</p> <p>Version No: 1</p> <p>Date: WAPC/278.9.5 29 May 2019</p>	<p>Plan Number:</p> <p style="text-align: center; font-size: 24px;">3.2738</p> <p>2998</p>	<p>File number: 819/02/34/0001</p> <p>Plan reference: Metropolitan Region Scheme 1:25000 sheets 7 & 11</p>
 <p>Created on date: Wednesday, 12 June 2019 Document Name: ip51_Ref2998_v1</p> <p>Produced by Data Analytics, Department of Planning, Perth WA Base information supplied by Western Australian Land Information Authority SLIP 1096-2018-1</p>	<div style="text-align: center;">   </div>		