

WORLD-CLASS WATERFRONT DESTINATION DELIVERING HOUSING DIVERSITY



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ABOUT THE PROJECT

Located 30 minutes north of Perth, Ocean Reef Marina is set to become a vibrant waterfront precinct delivering world-class amenity and a new coastal destination for locals and tourists alike.

This long-awaited project is being developed on behalf of the State Government by DevelopmentWA in collaboration with the City of Joondalup, and is set to provide a new

magnet for commercial, recreational and residential activity on the coast – with capacity for 550 boat pens, 200 boat stackers, some 12,000sqm of retail and commercial space, and a diverse mix of around 1,000 new homes.

It will also become a destination for a range of community uses within Ocean Reef, and includes more than 5ha of high-quality community spaces. The landmark project is expected to attract

more than \$650 million in private sector investment, and create 8,600 construction jobs and more than 900 ongoing jobs for Western Australians.

Following extensive community consultation and a detailed and stringent approvals process, construction of the multi-million dollar Ocean Reef Marina redevelopment commenced in August 2020.



PLANNING FOR GROWTH

Perth's north west corridor is growing rapidly, with Joondalup's population projected to reach approximately 178,000 by 2026. In order to cater for this growth, we need to deliver a diverse range of new homes in areas that make the most of existing infrastructure – and the new Ocean Reef Marina will play a role in this effort.

RESIDENTIAL INFLUENCE

The new Ocean Reef Marina will be a world-class waterfront precinct, and an exciting destination for locals and visitors alike. Residential development is a vital part of this equation – ensuring the marina will be a vibrant, activated precinct, and support the sustainability of a range of restaurants, cafés, tourism and recreational businesses that will form part of the marina. Residential development will also play an important role in attracting more than \$650 million in private sector investment expected to form part of this iconic project, and underpin the creation of local jobs in the construction and ongoing post-completion phases.

DELIVERING DIVERSITY

The Ocean Reef Marina will feature a diverse range of quality new homes, ranging from single townhouses to apartments, and mixed-use developments – ensuring we continue to meet the housing needs and preferences of a broad cross-section of the community as the population continues to grow.

SUPPORTIVE COMMUNITY

Planning for the new Ocean Reef Marina has involved extensive engagement and consultation with the local community over a period of many years.

In 2009, a major survey of 11,000 local residents found more than 94 per cent supported the development of a new marina at Ocean Reef – and more than 70 per cent also supported the inclusion of a residential component as part of the project, which has not changed significantly for more than 10 years.

The original 2009 concept plan for Ocean Reef Marina included approximately 910 homes. Since that time, the number of dwellings proposed as part of the redevelopment has increased slightly to around 1,000, with the exact number dependent on the way the homes in each building are designed.

The main element to change is the location of the housing, which

has been consolidated to separate the noise and activity generated by marina-based activities from residential areas to reduce the potential for conflict.

Buildings with height have been placed in lower lying areas of the development to minimise the impacts on view lines.

Together with the City of Joondalup, we have continued to engage with the local community through forums, surveys, information sessions, workshops, and open days as we shape this world-class waterfront precinct.

In August 2020, the State Government announced the formation of the Ocean Reef Marina Construction Working Group – representing local organisations, schools community groups and residents. We will continue to work closely with this group as an important conduit for community feedback during the construction phase of the new marina.



For more information visit: developmentwa.com.au/oceanreefmarina