Endorsement

The Ocean Reef Marina Improvement Scheme Policy 2 - Stage 1 Public Realm is prepared under the provisions of the Ocean Reef Marina Improvement Scheme No. 1

IT IS CERTIFIED THAT THE OCEAN REEF MARINA IMPROVEMENT SCHEME POLICY 2 - STAGE 1 PUBLIC REALM WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

21 November 2023

Date

Signed for and on behalf of the Western Australian Planning Commission

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

Witness

7 December 2023

Date

Ocean Reef Marina Improvement Scheme Policy 2 Stage 1 Public Realm

The Ocean Reef Marina Improvement Scheme No. 1 (Scheme) aims to create an iconic waterfront precinct and public open space that will provide recreational amenity and a tourist destination for local residents and visitors to Perth. It is of fundamental importance that high quality landscaping within the public realm is continuously maintained to deliver a world class marina.

The Ocean Reef Marina Public Realm Policy was produced to assist DevelopmentWA and their consultants in implementing a conceptually appropriate landscape scheme which is site specific and links cultural heritage, key narratives as well as is responsive to climactic conditions. The place vision for Ocean Reef Marina is as follows:

> ***"A world class oceanside destination for living, learning, recreation and business, Ocean Reef Marina will connect Perth's northern coastline and community – embodying WA's quintessential marine culture and lifestyle."***

The Ocean Reef Marina Improvement Scheme Policy 2 - Stage 1 Public Realm Policy (Policy) proposes to links the Ocean Reef Marina Landscape Masterplan (Landscape Masterplan) and the Scheme, to ensure that the delivery of landscaping is informed by the Public Realm Policy's objectives and Place Vision Principles.

1.1 Policy Purpose

This Policy provides a basis for coordinating and guiding the development of the public realm within the Ocean Reef Marina, to ensure that there is alignment over time between the public realm vision, the delivery of public landscaping, and the long-term maintenance of the public realm. It is intended that this Policy and the Landscape Masterplan will assist the Western Australian Planning Commission (WAPC) in determining applications for public realm works to ensure consistency with the Aims of Ocean Reef Marina.

It is also intended that proposals for landscaping within the private realm will refer to this policy in the preparation of landscaping schemes to ensure alignment with the design principles and characteristics of the Ocean Reef public realm.

The Landscape Masterplan is the landscape strategy completed for DevelopmentWA which informs the delivery of landscaping within the public realm and to inform the delivery of landscaping by private developers. All landscaping is required to be consistent with the landscape approach of the Landscape Masterplan.

1.2 Policy Objectives

The objectives of this Policy are to:

a) Support the implementation of the Landscape Masterplan throughout the lifetime of the project.
b) Identify the level of quality expected to be delivered in the public realm within Ocean Reef Marina.
c) Reinforce that landscaping proposals should be reflective of context and deliver high quality, sustainable outcomes.
d) Promote the integration of indigenous cultural history and themes in the development of landscaping proposals
e) Ensure that public spaces support casual and informal use, supporting a relaxed coastal atmosphere and is reminiscent of the dunes and the natural topography of the site.
f) Reinforce the creation of clear north-south connections through Ocean Reef Marina that consider climactic and topographical conditions, promoting a sense of scale.
g) Set out a hierarchy of public spaces and promote the implementation of spaces that facilitate activation of the area throughout a 24 hour period.

1.3 Legislative Framework

This Policy has been prepared pursuant to Clause 12(1) of the Scheme.

It is to be read in conjunction with all relevant Clauses of the Scheme, relevant Design Guidelines and Improvement Scheme policies, where applicable.

Where any inconsistency arises between this policy and the Scheme, the Scheme shall prevail to the extent of that inconsistency.

1.4 Policy Scope

This Policy applies to all development within the public realm of the Stage 1 of the Residential Precinct, the Mixed-Use Precinct and the Marine Enterprise Precinct of the Scheme area (refer **Appendix A**). All applications for subdivision and development, shall be assessed against section 1.5 of this Policy.

The Landscape Masterplan is available on the DevelopmentWA website.

1.5 Policy Statement

1.5.1 Public Realm Aims

The objectives of this policy are informed by the Aims of the Scheme and provide a basis for the delivery of landscaping, in particular:

- The creation of a vibrant waterfront commercial precinct and public open space that will provide recreational amenity and a tourist destination for local residents and visitors to Perth.
- The appropriate management of environmental values.
- The delivery of public realm consistent with the Place Vision Principles and Landscape Approach, established in the Landscape Masterplan.

1.5.2 Public Realm Vision

The public realm vision is:

1. **Northern Arrival and Southern Arrival – 'Settled into the Dunes'** - The dunes are fundamental to the identity of the project area and development shall respond to existing dune formations in a sympathetic manner. This is particularly relevant for lots and public realm which are located adjacent to the eastern dune network.

It is suggested that appropriate responses include soft landscaping species native vegetation species selection, site works which consider the natural environment and dune system and a material selection that evokes a natural extension of the dunes. A sensitive bushland/development interface is proposed where landscaping is proposed directly adjacent to Bush Forever area 325.

2. **Central Residential – 'A Marina Community'** – The Residential Precinct is the literal and thematic connection between the dunes to the east and the waters edge to the west. The urban form and grain of the Residential Precinct prioritises visual and physical connections between these two foundational elements of place.

   Landscaping shall ensure that these connections are accentuated through the implementation of vegetation species which assist with the creation of clear view corridors and do not disrupt direct movement flows. A sensitive bushland/development interface is proposed where landscaping is proposed directly adjacent to Bush Forever area 325.

3. **Commercial Waterfront Precinct – 'Celebrating WA Marine Culture and Heritage'** – Maritime culture and heritage is a central theme in the design of the public realm. The Commercial Waterfront Precinct, the area within and connected by the Mixed Use Precinct and the Marine Enterprise Precinct, is to exemplify the theme of connection to the water, drawing inspiration from the surrounding natural environment to deliver a world class public open space.

   Landscaping proposals that are adjacent to this space are to be designed in a manner which is reflective of the narratives delivered through the Marine Enterprise Precinct, such as boating, fishing, diving and surfing. Direct connections between private space and the public realm will be prioritised, with landscaping design unifying these two areas. A sensitive bushland/development interface is proposed where landscaping is proposed directly adjacent to Bush Forever area 325.

The approach to public open space design for each Precinct within Ocean Reef Marina is established in the Landscape Masterplan. All landscape proposals should respond to the identified approach to public open space.

1.6 Review Period

This policy shall be reviewed every 5 years or as determined by the WAPC

1.7 Definitions

Improvement Scheme or ***Scheme*** - means the Ocean Reef Marina Improvement Scheme No. 1.

Ocean Reef Marina Landscape Masterplan – is the landscape strategy completed for DevelopmentWA which informs the delivery of landscaping in the Stage 1 public realm and to inform the delivery of landscaping by private developers. All landscaping is required to be consistent with the landscape approach of the Ocean Reef Marina Landscape Masterplan.

Appendix A

Ocean Reef Marina - Precinct Locations

Legend
Stage 1 Residential Precinct
Stage 2/3 Residential Precinct
Mixed Use Precinct
(Waterfront Sub-Precinct)
Mixed Use Precinct
(Main Street & Beach Park Sub-Precincts)
Marine Enterprise Precinct
OCEAN
REEF
ROAD