

Ocean Reef Marina Improvement Scheme Policy 2 Stage 1 - Public Realm & Landscape Masterplan Policy

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 – Public Realm & Landscape Masterplan Policy (Policy) proposes to links the Ocean Reef Marina Public Realm Policy (Public Realm Policy) 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 Public Realm Policy 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 Public Realm Policy 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 Public Realm Policy.

1.2 Policy Objectives

The objectives of this are to:

- a) Support the implementation of the Public Realm Policy throughout the lifetime of the project.
- b) Identify the level of quality expected to be delivered in the public realm for the 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 the site that consider climactic and topographical conditions, and promote a sense of scale.
- g) Set out a hierarchy of public spaces and promote the implementation of spaces which 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 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 Public Realm Policy 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 Public Realm Policy.

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 selection, site works which are reflective of dunes and a material selection which evokes a natural extension of the dunes.

- 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.
- 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 which 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.

The approach to public open space design for each Precinct within Ocean Reef Marina is established in the Public Realm Policy. 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

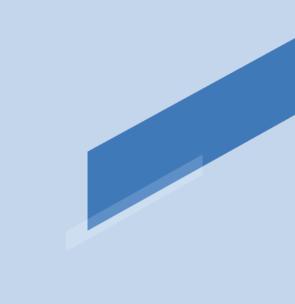
1.7 Definitions

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

Ocean Reef Public Realm Policy – 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 Public Realm Policy.

Appendix A

Ocean Reef Marina - Precinct Locations





Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith and on the basis that the Government, its employees and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© Western Australian Planning Commission

Published by the Western Australian Planning Commission Gordon Stephenson House 140 William Street Perth WA 6000 Locked Bag 2506 Perth WA 6001

Published February 2023

website: www.dplh.wa.gov.au email: info@dplh.wa.gov.au

tel: 08 6551 8002 fax: 08 6551 9001

National Relay Service: 13 36 77

The Department of Planning, Lands and Heritage owns all photography in this document unless otherwise stated.

This document is available in alternative formats on application to Communication Services.