

**THIS DOCUMENT**

This document has been produced by the Office of the Appeals Convenor as an electronic version of the original Statement for the proposal listed below as signed by the Minister and held by this Office. Whilst every effort is made to ensure its accuracy, no warranty is given as to the accuracy or completeness of this document.

The State of Western Australia and its agents and employees disclaim liability, whether in negligence or otherwise, for any loss or damage resulting from reliance on the accuracy or completeness of this document.

Copyright in this document is reserved to the Crown in right of the State of Western Australia.

Reproduction except in accordance with copyright law is prohibited.

Published on: 7 August 2019

Statement No. 1107

**STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED**  
**(*Environmental Protection Act 1986*)**

OCEAN REEF MARINA

**Proposal:** The proposal is for redevelopment and enlargement of the existing Ocean Reef Boat Harbour, located at Ocean Reef, approximately 29 km north of the Perth central business district.

**Proponent:** Western Australian Land Authority T/A LandCorp  
Australian Company Number 34 868 192 835

**Proponent Address:** Level 6, 40 The Esplanade, PERTH WA 6000

**Assessment Number:** 2012

**Report of the Environmental Protection Authority:** 1629

Pursuant to section 45 of the *Environmental Protection Act 1986* it has been agreed that the proposal described and documented in Table 1-2 of Schedule 1 may be implemented and that the implementation of the proposal is subject to the following implementation conditions and procedures:

**1 Proposal Implementation**

1-1 When implementing the proposal, the proponent shall not exceed the authorised extent of the proposal as defined in Table 2 of Schedule 1, unless amendments to the proposal and the authorised extent of the proposal have been approved under the EP Act.

**2 Contact Details**

2-1 The proponent shall notify the CEO of any change of its name, physical address or postal address for the serving of notices or other correspondence within twenty-eight (28) days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

### **3 Time Limit for Proposal Implementation**

- 3-1 The proponent shall not commence implementation of the proposal after five (5) years from the date on this Statement, and any commencement, prior to this date, must be substantial.
- 3-2 Any commencement of implementation of the proposal, on or before five (5) years from the date of this Statement, must be demonstrated as substantial by providing the CEO with written evidence, on or before the expiration of five (5) years from the date of this Statement.

### **4 Compliance Reporting**

- 4-1 The proponent shall prepare and maintain a Compliance Assessment Plan which is submitted to the CEO at least six (6) months prior to the first Compliance Assessment Report required by condition 4-6, or prior to implementation of the proposal, whichever is sooner.
- 4-2 The Compliance Assessment Plan shall indicate:
  - (1) the frequency of compliance reporting;
  - (2) the approach and timing of compliance assessments;
  - (3) the retention of compliance assessments;
  - (4) the method of reporting of potential non-compliances and corrective actions taken;
  - (5) the table of contents of Compliance Assessment Reports; and
  - (6) public availability of Compliance Assessment Reports.
- 4-3 After receiving notice in writing from the CEO that the Compliance Assessment Plan satisfies the requirements of condition 4-2, the proponent shall assess compliance with conditions in accordance with the Compliance Assessment Plan required by condition 4-1.
- 4-4 The proponent shall retain reports of all compliance assessments described in the Compliance Assessment Plan required by condition 4-1 and shall make those reports available when requested by the CEO.
- 4-5 The proponent shall advise the CEO of any potential non-compliance within seven (7) days of that non-compliance being known.
- 4-6 The proponent shall submit to the CEO the first Compliance Assessment Report fifteen (15) months from the date of issue of this Statement, addressing the twelve (12) month period from the date of issue of this Statement, and then annually from the date of submission of the first Compliance Assessment Report, or as otherwise agreed in writing by the CEO.

The Compliance Assessment Report shall:

- (1) be endorsed by the proponent's Chief Executive Officer or a person delegated to sign on the Chief Executive Officer's behalf;
- (2) include a statement as to whether the proponent has complied with the conditions;
- (3) identify all potential non-compliances and describe corrective and preventative actions taken;
- (4) be made publicly available in accordance with the approved Compliance Assessment Plan; and
- (5) indicate any proposed changes to the Compliance Assessment Plan required by condition 4-1.

## **5 Public Availability of Data**

5-1 Subject to condition 5-2, within a reasonable time period approved by the CEO of the issue of this Statement and for the remainder of the life of the proposal the proponent shall make publicly available, in a manner approved by the CEO, all validated environmental data (including sampling design, sampling methodologies, empirical data and derived information products (e.g. maps)), management plans and reports relevant to the assessment of this proposal and implementation of this Statement.

5-2 If any data referred to in condition 5-1 contains particulars of:

- (1) a secret formula or process; or
- (2) confidential commercially sensitive information;

the proponent may submit a request for approval from the CEO to not make these data publicly available. In making such a request the proponent shall provide the CEO with an explanation and reasons why the data should not be made publicly available.

## **6 Benthic Communities and Habitats and Marine Environmental Quality**

6-1 The proponent shall ensure implementation of the proposal achieves the following Environmental Protection Outcomes:

- (1) Benthic Communities and Habitats - No change from the baseline cover and composition of seagrass and macroalgal communities outside of the authorised Development Envelope (Zone of High Impact).
- (2) Marine Environmental Quality - During construction activities water quality outside the Development Envelope shall be maintained to at least a 'High Level of Ecological Protection' as described in Figure 2.

- (3) Marine Environmental Quality - Within one month following cessation of construction activities, water quality will return to at least a 'High Level of Ecological Protection' in the waters offshore from the breakwater, but within the Development Envelope and at least a 'Moderate Level of Ecological Protection' within the marina, as shown in Figure 2.
  - (4) Marine Environmental Quality - During marina operations, water quality shall be maintained to protect the environmental values and achieve the Environmental Quality Objectives (EQO) and levels of ecological protection as identified in the operational environmental quality plan shown in Figure 2.
- 6-2 In order to meet the requirements of condition 6-1, the proponent shall prepare and submit a Marina Construction Monitoring and Management Plan and a Marine Operations Management Plan to the requirements of the CEO in consultation with the Department of Transport, the Department of Primary Industries and Regional Development and the Department of Biodiversity, Conservation and Attractions.
- 6-3 The Marina Construction Monitoring and Management Plan shall be prepared and submitted prior to construction and include:
- (1) map(s) spatially representing the Zone of High Impact and Zone of Influence;
  - (2) map(s) spatially representing the environmental quality objectives to be achieved and the levels of ecological protection referred to above and consistent with Figure 2, including:
    - (a) a defined Moderate Ecological Protection Area; and
    - (b) a defined High Ecological Protection Area outside of the Moderate Ecological Protection Area.
  - (3) a requirement for all marina construction activities to be managed with the objective of achieving the Environmental Protection Outcomes established in condition 6-1(1-3);
  - (4) requirement to evaluate further practicable measures to reduce and manage the level of fines in breakwater construction material and to develop triggers relevant to underwater visibility for commercial abalone fishers;
  - (5) descriptions of the environmental indicators to be monitored (physical, chemical and biological) and management triggers that will be used for assessing environmental performance against the Environmental Protection Outcomes set in condition 6-1(1-3) and requirements in condition 6-3(4);

- (6) the monitoring methodologies to be applied to measure the environmental indicators;
- (7) the timing and frequency for monitoring the environmental indicators at the different impact and reference sites to inform adaptive management of the identified marina construction activities;
- (8) the procedures for assessing the monitoring data against the management triggers to assess achievement of the Environmental Protection Outcomes set in condition 6-1(1-3) and requirements in condition 6-3(4);
- (9) procedure for determining whether any exceedances are attributable to the implementation of the proposal;
- (10) management actions that will be implemented in the event that the management triggers set in condition 6-3(5) are not met;
- (11) mechanisms to provide the public with details of any exceedances of management triggers and contingency actions as soon as practicable; and
- (12) protocols and procedures (incorporating marine fauna observers, defined buffers and search times, ramp up and shutdown procedures) to manage and minimise impacts to marine fauna.

6-4 The Marine Operations Management Plan shall be prepared and submitted prior to operating the marina and include:

- (1) map(s) spatially representing the environmental quality objectives to be achieved and the levels of ecological protection referred to above and consistent with Figure 2, including:
  - (a) a defined Moderate Ecological Protection Area; and
  - (b) a defined High Ecological Protection Area outside of the Moderate Ecological Protection Area.
- (2) measures for all marina-related operational and maintenance activities to be managed with the objective of achieving the Environmental Protection Outcomes in conditions 6-1(1) and 6-1(4);
- (3) description of a monitoring program to:
  - (a) confirm that any loss of seagrass and macroalgal communities does not extend beyond the Development Envelope.

- (b) characterise any changes within the abalone monitoring zone as defined in condition 8-2(2), in the cover and composition of macroalgal communities, including non-geniculate coralline algae, as well as changes in the abundance of key invertebrate grazers including abalone, limpets and chitons, having regard to any changes to the hydrodynamics.
    - (c) complement the Abalone Habitat and Biomass Baseline Survey and Monitoring Plan required by condition 8-2.
  - (4) description of how the Marine Operations Management Plan complements and links with the Coastal Processes and Wrack Management Plan required by condition 7-2;
  - (5) descriptions of the environmental indicators to be monitored (physical, chemical and biological) and management triggers that will be used for assessing environmental performance against the Environmental Protection Outcome set in condition 6-1(4);
  - (6) the monitoring methodologies to be applied to measure the environmental indicators;
  - (7) the timing and frequency for monitoring the environmental indicators at the different impact and reference sites to inform adaptive management of the identified marina-related operational and maintenance activities;
  - (8) the procedures for assessing the monitoring data against the management triggers to assess achievement of the Environmental Protection Outcome set in condition 6-1(4);
  - (9) management actions that will be implemented in the event that the management triggers in condition 6-4(5) are not met; and
  - (10) mechanisms to provide the public with details of any exceedances of management triggers and contingency actions as soon as practicable.
- 6-5 The proponent shall implement the Marina Construction Monitoring and Management Plan until the CEO has confirmed by notice in writing that the Marina Construction Monitoring and Management Plan meets the relevant Environmental Protection Outcomes required by condition 6-1.
- 6-6 The proponent:
- (1) may review and revise the Marine Operations Management Plan; or
  - (2) shall review and revise the Marine Operations Management Plan as and when directed by the CEO.

- 6-7 The proponent shall implement the latest revision of the Marine Operations Management Plan, which the CEO has confirmed by notice in writing, satisfies the requirements of condition 6-4.
- 6-8 In the event that monitoring carried out under the Marina Construction Monitoring and Management Plan and Marine Operations Management Plan determines that the relevant Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved the proponent shall:
- (1) immediately implement the relevant contingency management actions specified in the Marina Construction Monitoring and Management Plan and Marine Operations Management Plan, and continue implementation of those actions until it is demonstrated that the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are being achieved and will continue to be achieved;
  - (2) investigate the likely cause of the Environmental Protection Outcomes set in condition 6-1 not being achieved;
  - (3) within 24 hours of determining that any of the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved, report the non-achievement to the CEO;
  - (4) within seven (7) days of determining that any of the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved submit to the CEO a report detailing the following:
    - (a) the results of the monitoring that led to the determination that any of the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved;
    - (b) the investigation being undertaken as required by condition 6-8(2); and
    - (c) any notifications and contingency management actions implemented by the proponent following determination that any of the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved;
  - (5) provide a report detailing the findings of the investigation required by condition 6-8(2) to the CEO within twenty-one (21) days of first determining that any of the Environmental Protection Outcomes set in condition 6-1 and requirements in condition 6-3(4) are not being achieved.

6-9 The proponent shall submit to the CEO annual Compliance Assessment Reports in accordance with condition 4-6 which include:

- (1) all monitoring data and reportable incidents required by conditions 6-3 and 6-4;
- (2) an analysis and interpretation of monitoring data to demonstrate compliance with the requirements of conditions 6-1 and 6-3(4); and
- (3) an assessment of the effectiveness of monitoring, management and contingency measures implemented to ensure compliance with the requirements of conditions 6-1 and 6-3(4).

6-10 Within three (3) years, of completion of dredging activities and the construction of the marina breakwater, the proponent shall provide a close-out report to the CEO summarising the monitoring required by condition 6-4(3) and comparing the actual and predicted environmental impacts and effects of the proposal footprint.

## **7 Coastal Processes**

7-1 The proponent in consultation with the Department of Transport shall ensure that design, construction and operation of the proposal will minimise wrack accumulation and sediment accumulation/deficit within the marina, on adjacent shorelines (being the area between Pinnaroo Point and Burns Beach) and on seagrass and macroalgal communities as far as is reasonably practicable as measured under a Coastal Processes and Wrack Management Plan approved by condition 7-2.

7-2 Prior to the commencement of construction activities, the proponent shall revise and submit the Coastal Processes and Wrack Management Plan (Revision B) to the requirements of the CEO in consultation with the Department of Transport, the Department of Water and Environmental Regulation and the Department of Biodiversity, Conservation and Attractions. The revised plan shall include:

- (1) shoreline mapping and beach profiles on adjacent shorelines using on-ground surveys which monitor beach width and slope, and records significant inflection points and features including primary dune, vegetation line, scarp, high tide mark, water line;
- (2) procedures to track changes in sediment distribution, including management triggers, on adjacent shorelines;
- (3) the use of the most up-to-date wave and current data collected by the Department of Transport to optimise the breakwater layout and harbour entrance;



- (4) monitoring of wrack accumulation within the marina and on adjacent shorelines against management trigger values relevant to achieving the objective in condition 7-1;
- (5) management measures that will be implemented in the event that management triggers are exceeded including methods of sediment and wrack bypassing and maintenance dredging;
- (6) description of wrack disposal locations and procedures for undertaking sediment and wrack bypassing so that impacts to seagrass and macroalgal communities are avoided;
- (7) an outline of community engagement to be undertaken prior to and during implementation of the management measures (as per condition 7-2(5) and disposal locations and procedures (as per condition 7-2(6) above) to ensure impacts on recreational values are identified and minimised; and
- (8) spatial data to define the following areas:
  - a. the adjacent shorelines as described in conditions 7-2(1), (2) and (4) (being the area between Pinnaroo Point and Burns Beach); and
  - b. the wrack disposal locations as required by condition 7-2(6).

7-3 The proponent shall implement the approved Coastal Processes and Wrack Management Plan referred to in condition 7-2.

7-4 The proponent shall report any non-achievement of the management triggers referred to in condition 7-2, along with measures taken and/or proposed to be taken, and strategies to be implemented in response to the non-achievement, to the CEO within twenty-one (21) days of the non-achievement being identified.

7-5 The proponent:

- (1) may review and revise the Coastal Processes and Wrack Management Plan, or
- (2) shall review and revise the Coastal Processes and Wrack Management Plan as and when directed by the CEO.

7-6 The proponent shall implement the latest version of the Coastal Processes and Wrack Management Plan which the CEO has confirmed by notice in writing, satisfies the requirements of condition 7-2.

## **8 Social Surroundings (Abalone baseline survey)**

8-1 Prior to the commencement of construction, the proponent shall prepare and submit an Abalone Habitat and Biomass Baseline Survey to the requirements

of the CEO in consultation with the Department of Primary Industries and Regional Development and the Department of Biodiversity, Conservation and Attractions.

- 8-2 The Abalone Habitat and Biomass Baseline Survey required by condition 8-1 shall detail the proposed methodology for the baseline surveys including:
- (1) spatially defining each survey location where the baseline survey will be undertaken, which shall be an area extending not less than 1500 metres from the northern boundary of the Development Envelope;
  - (2) identifying the reference/control sites and providing a rationale for the location of the sites;
  - (3) the parameters to be monitored to determine whether there are any adverse changes to abalone habitat and biomass beyond those set in condition 9-2(2);
  - (4) characterise and quantify abalone numbers and biomass within the Development Envelope to inform the translocation investigations referred to in condition 9-2(1); and
  - (5) detail the proposed frequency and timing for the baseline surveys.
- 8-3 After receiving notice in writing from the CEO that the Abalone Habitat and Biomass Baseline Survey meets the requirements of condition 8-2, the proponent shall undertake the baseline survey accordingly.
- 8-4 On completion of the baseline survey undertaken in accordance with the requirements of condition 8-1, the proponent shall report the results of the baseline survey to the CEO.

## **9 Social Surroundings (Abalone monitoring and management)**

- 9-1 Prior to the commencement of construction, the proponent shall prepare and submit an Abalone Habitat and Biomass Monitoring Plan to the requirements of the CEO in consultation with the Department of Primary Industries and Regional Development and the Department of Biodiversity, Conservation and Attractions.
- 9-2 The Abalone Habitat and Biomass Monitoring Plan required by condition 9-1 shall:
- (1) identify options for translocating abalone from within the Development Envelope to other suitable habitat, including consideration of timing, biosecurity and genetic differences between the population relocated and the population and environment at the receiving location, and a monitoring program to confirm outcomes from any translocation;

- (2) describe the area (being an area extending not less than 1500 metres from the northern boundary of the Development Envelope) within which monitoring will be undertaken to:
    - (a) demonstrate impact to abalone habitat and biomass up to 500 metres north of the northern boundary of the Development Envelope is minimised; and
    - (b) confirm no direct or indirect impacts to abalone habitat and biomass beyond 500 metres north of the northern boundary of the Development Envelope.
  - (3) describe the method, including the development of monitoring criteria, to demonstrate that the actual indirect impacts to abalone habitat and biomass are within those set in condition 9-2(2);
  - (4) identify and spatially define the proposed survey locations within the abalone monitoring zone described in condition 9-2(2) and reference/control sites;
  - (5) detail the proposed frequency and timing of ongoing monitoring within the abalone monitoring zone described in condition 9-2(2);
  - (6) detail the proposed frequency and timing of reporting of ongoing monitoring within the abalone monitoring zone described in condition 9-2(2);
  - (7) contingency management actions that will be implemented in the event that monitoring indicates that the indirect impacts to abalone habitat or biomass are beyond those set in condition 9-2(2);
  - (8) complement the monitoring program required by condition 6-4(3); and
  - (9) mechanisms to provide the public with details of any exceedances of management actions and contingency actions as soon as practicable.
- 9-3 After receiving notice in writing from the CEO that the Abalone Habitat and Biomass Monitoring Plan meets the requirements of condition 9-2, the proponent shall implement the plan.
- 9-4 The proponent shall continue to implement the Abalone Habitat and Biomass Monitoring Plan, or any subsequent revisions as approved by the CEO, for a period of not less than five (5) years after the completion of the construction of the outer breakwaters or until the CEO has confirmed by notice in writing that the implementation of the management plan is no longer required.
- 9-5 The proponent shall not undertake:

- (1) construction of the outer breakwaters within seventy (70) metres of the existing abalone habitat during the Abalone spawning period between 1 June and 31 October;
- (2) dredging during the abalone spawning period unless construction of the outer breakwaters are completed.

9-6 In the event that monitoring indicates that the indirect impacts to abalone habitat or biomass are beyond those set in condition 9-2(2), the proponent shall:

- (1) immediately implement the contingency management actions specified in the approved Abalone Habitat and Biomass Monitoring Plan;
- (2) continue to implement the approved Abalone Habitat and Biomass Monitoring Plan until the CEO has confirmed by notice in writing that it has been demonstrated that the completion criteria in the Abalone Habitat and Biomass Monitoring Plan have been met and therefore the implementation of the contingency management actions are no longer required; and
- (3) report any impacts identified in the area specified in condition 9-2(2)(b), along with measures taken and/or proposed to be taken, and strategies to be implemented in response to the impact, to the CEO within twenty-one (21) days of the impact being identified.

9-7 The proponent:

- (1) may review and revise the Abalone Habitat and Biomass Monitoring Plan; or
- (2) shall review and revise the Abalone Habitat and Biomass Monitoring Plan as and when directed by the CEO.

9-8 The proponent shall implement the latest version of the Abalone Habitat and Biomass Monitoring Plan, which the CEO has confirmed by notice in writing, satisfies the requirements of condition 9-2.

## **10 Offsets – Benthic Communities and Habitat**

10-1 The proponent shall undertake an offset with the objective of maintaining the ecological integrity of the nearshore macroalgal habitats and other similar habitats through improvements in management and protection in the Local Assessment Unit to counterbalance the significant residual impact from the proposal to 12.5 ha of nearshore macroalgal habitats.

10-2 Prior to the commencement of construction activities, the proponent shall prepare and submit an Offset Strategy to achieve the objective identified in condition 10-1, to the requirements of the CEO, in consultation with the Conservation and Parks Commission, the Department of Biodiversity,

Conservation and Attractions and the Department of Primary Industries and Regional Development.

10-3 The Offset Strategy, required by condition 10-2, shall:

- (1) identify management actions that can be implemented based on findings from the *Report on Ten-Year Audit of Marmion Marine Park Management Plan*<sup>1</sup>;
- (2) include a research and monitoring program to update the findings of the *Report on Ten-Year Audit of Marmion Marine Park Management Plan*<sup>1</sup> (including any revisions of this document) addressing the current threats and pressures to the nearshore macroalgal reef habitats and other similar habitats in the Local Assessment Unit to improve current understanding of environmental values being affected;
- (3) identify additional management actions to apply to nearshore macroalgal reef habitats and other similar habitats to achieve the objective of condition 10-1, having regard to condition 10-3(2) above;
- (4) demonstrate how the actions and research from conditions 10-3(1), 10-3(2) and 10-3(3) complement the strategies and recommendations in the *Marmion Marine Park Management Plan*<sup>2</sup> (including any updates of this document);
- (5) identify the nature, timing and quantum of resources to support the implementation of the management actions in condition 10-3(3). Include documented agreements with any relevant management body and a timeframe or schedule for implementation of actions;
- (6) provide a monitoring plan (using measures for ecological integrity of marine habitats) to be implemented to determine the effectiveness of the management actions in condition 10-3(3) to achieve the objective in condition 10-1; and
- (7) include an education and interpretation program for marine park users.

10-4 The proponent must not commence construction until the CEO has confirmed in writing that the Offset Strategy satisfies the requirements of conditions 10-1, 10-2 and 10-3.

10-5 Within twelve (12) months of receiving notice in writing from the CEO that the Offset Strategy satisfies the requirements of conditions 10-1, 10-2 and 10-3, the

---

<sup>1</sup> Marine Parks and Reserves Authority 2012, Report on Ten-year Audit of Marmion Marine Park Management Plan.

<sup>2</sup> Department of Conservation and Land Management and National Parks and Nature Conservation Authority 1992, Marmion Marine Park Management Plan 1992-2002, National Parks and Nature Conservation Authority, Perth, Western Australia.

proponent shall implement, or fund the implementation of, the actions in condition 10-3(3) in accordance with the requirements of the approved Offset Strategy.

- 10-6 The proponent shall continue to implement the approved Offset Strategy until the CEO has confirmed in writing that it has been demonstrated that the objective of condition 10-1 has been met and therefore the implementation of the actions in condition 10-3(3) are no longer required.
- 10-7 The proponent shall review and revise the Offset Strategy as and when directed by the CEO, in consultation with the Conservation and Parks Commission and the Department of Biodiversity, Conservation and Attractions.
- 10-8 The proponent shall implement the latest version of the Offset Strategy, which the CEO has confirmed by notice in writing, satisfies the requirements of conditions 10-1, 10-2 and 10-3.

[signed on 7 August 2019]

Hon Stephen Dawson MLC  
**MINISTER FOR ENVIRONMENT**

Table 1: Summary of the Proposal

<b>Proposal Title</b>	Ocean Reef Marina proposal
<b>Short Description</b>	<p>The proposal is for the redevelopment and enlargement of the existing Ocean Reef Boat Harbour, located at Ocean Reef, approximately 29 km north of the Perth central business district. The Ocean Reef Marina proposal includes the development of 750 boat pens.</p> <p>The proposal includes:</p> <ul style="list-style-type: none"> <li>• Construction of two new outer breakwaters</li> <li>• Removal of existing breakwaters from the boat launching harbor</li> <li>• Dredging of sand and rock inside the new outer breakwaters</li> <li>• Disposal of capital dredge spoil into land reclamations inside the breakwaters</li> <li>• Construction of jetties to support piled boat mooring pens</li> <li>• Piling works for new boat mooring pens.</li> </ul> <p>The proposal also includes the ongoing management and maintenance of the marina water body.</p>

Table 2: Location and authorised extent of physical and operational elements

Column 1	Column 2	Column 3
Element	Location	Authorised Extent
Development envelope	Figure 1	61 ha
<b>Marine construction activity</b>		
Dredging	Figure 1	No more than 4.5 ha within the Indicative Dredging Area
Reclamation and construction of breakwaters	Figure 1	No more than 28.5 ha within the Development Envelope
Removal of existing breakwaters	Figure 1	Within the Proposal Footprint
<b>Physical marine infrastructure</b>		
Proposal footprint	Figure 1	No more than 28.5 ha within the Development Envelope
Jetties and associated structures	Within marina	No more than 750 boat pens within the marina in the Development Envelope

**Table 3: Abbreviations and Definitions**

<b>Acronym or Abbreviation</b>	<b>Definition or Term</b>
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
Development Envelope	The area within the red line marked in Figure 1.
Ecological integrity	Ecological integrity is the composition, structure, function and processes of ecosystems, and the natural variation of these elements
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
EQO	Environmental quality objective as defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
ha	Hectare
High Level of Ecological Protection	As defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
Irreversible impacts	Impacts on benthic communities or habitats are irreversible means lacking a capacity to return or recover to a state resembling that prior to being impacted within a timeframe of five years or less.
km	kilometres
Local Assessment Unit	The area contained within the Marmion Marine Park.
m	metres
Moderate Level of Ecological Protection	As defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
Zone of High Impact	Zone of High Impact is the area where impacts on benthic communities or habitats are predicted to be irreversible (lacking a capacity to return or recover to a state resembling that prior to being impacted within a timeframe of five years or less).
Zone of Influence	Zone of Influence is the area where the dredge plume is visible (defined as 2 mg/L above background) at any time during the total construction period.

**Figures (attached)**

Figure 1. Development Envelope, Proposal Footprint and Zones of Impact

Figure 2. Operational Environmental Quality Plan



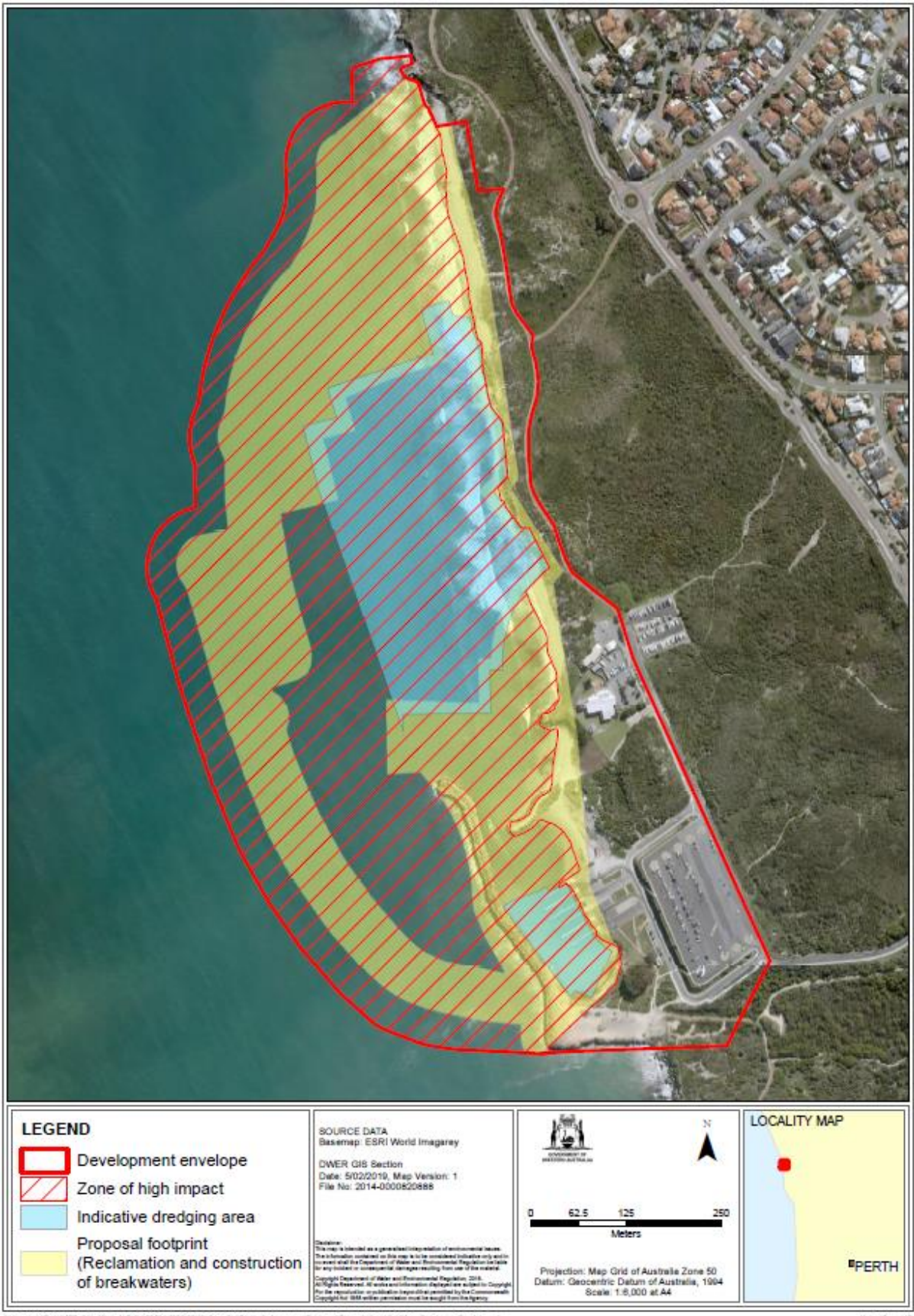


Figure 1. Development Envelope, Proposal Footprint and Zones of Impact



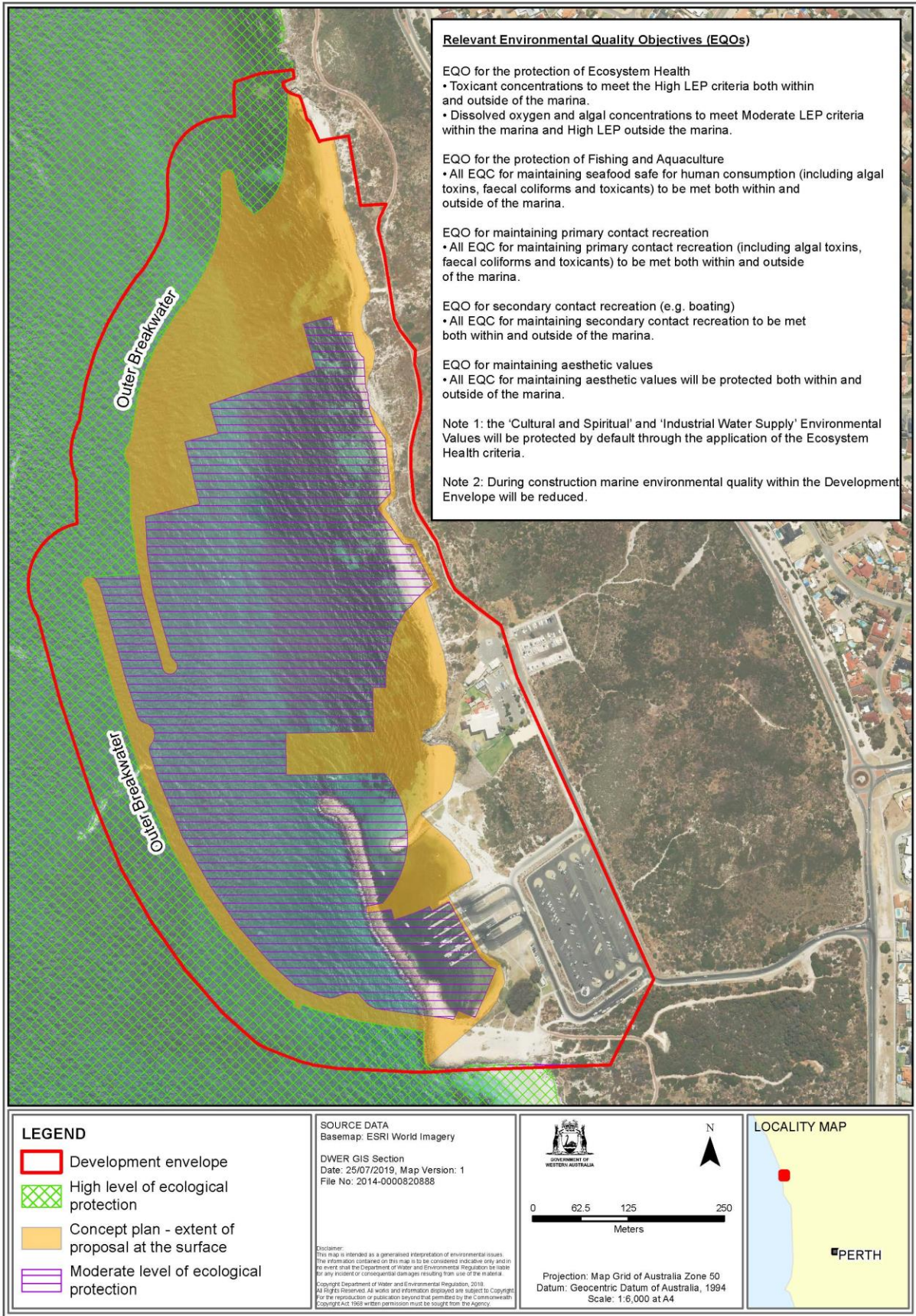


Figure 2. Operational Environmental Quality Plan

## **Schedule 2**

Coordinates defining the Development Envelope and Indicative Proposal Footprint are held by the Department of Water and Environmental Regulation, Document Reference Number 2018-1543990721805.

## Attachment 1 to Ministerial Statement 1107

### Change to proposal approved under section 45C of the *Environmental Protection Act 1986*

---

This Attachment replaces Schedule 1 and Schedule 2 of Ministerial Statement 1107

---

**Proposal:** Ocean Reef Marina

**Proponent:** DevelopmentWA (formerly known as Western Australian Land Authority  
T/A LandCorp)

---

#### Changes:

- Increase development envelope from 61ha to 61.9 ha to allow for a revised footprint and reconfiguration of the entrance channel
- Decrease zone of high impact from 49.4 ha to 47.3 ha
- Decrease dredging (within the indicative dredging area) from 4.5ha to 3.5ha
- Change the wording in the short description of 'the development of 750 vessels' to 'will provide accommodation for up to 750 vessels'

#### Schedule 1

**Table 1: Summary of the Proposal**

Proposal Title	Ocean Reef Marina
Short Description	<p>The proposal is for the redevelopment and enlargement of the existing Ocean Reef Boat Harbour, located at Ocean Reef, approximately 29 km north of the Perth central business district. The Ocean Reef Marina proposal <b>will provide accommodation for up to 750 vessels.</b></p> <p>The proposal includes:</p> <ul style="list-style-type: none"><li>• Construction of two new outer breakwaters</li><li>• Removal of existing breakwaters from the boat launching harbor</li><li>• Dredging of sand and rock inside the new outer breakwaters</li><li>• Disposal of capital dredge spoil into land reclamations inside the breakwaters</li><li>• Construction of jetties to support piled boat mooring pens</li><li>• Piling works for new boat mooring pens.</li></ul> <p>The proposal also includes the ongoing management and maintenance of the marina water body.</p>

**Table 2: Location and authorised extent of physical and operational elements**

Column 1	Column 2	Column 3	Column 4
Element	Location	Previously Authorised Extent	Authorised Extent
Development envelope	Figure 1	61 ha	<b>61.9 ha</b>
<b>Marine construction activity</b>			
Dredging	Figure 1	No more than 4.5 ha within the Indicative Dredging Area	No more than <b>3.5 ha</b> within the Indicative Dredging Area
Reclamation and construction of breakwaters	Figure 1	No more than 28.5 ha within the Development Envelope	No more than 28.5 ha within the Development Envelope
Removal of existing breakwaters	Figure 1	Within the Proposal Footprint	Within the Proposal Footprint
<b>Physical marine infrastructure</b>			
Proposal footprint	Figure 1	No more than 28.5 ha within the Development Envelope	No more than 28.5 ha within the Development Envelope
Jetties and associated structures	Within marina	No more than 750 boat pens within the marina in the Development Envelope	No more than 750 boat pens within the marina in the Development Envelope

Note: Text in **bold** in Table 2 indicates a change to the proposal.

**Table 3: Abbreviations**

Acronym or Abbreviation	Definition or Term
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the <i>Environmental Protection Act 1986</i> , or his delegate.
CD	Chart Datum
Development Envelope	The area within the <b>white</b> line marked in Figure 1.
Ecological integrity	Ecological integrity is the composition, structure, function and processes of ecosystems, and the natural variation of these elements
EPA	Environmental Protection Authority
EP Act	<i>Environmental Protection Act 1986</i>
EQO	Environmental quality objective as defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
ha	Hectare

High Level of Ecological Protection	As defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
Irreversible impacts	Impacts on benthic communities or habitats are irreversible means lacking a capacity to return or recover to a state resembling that prior to being impacted within a timeframe of five years or less.
km	kilometres
Local Assessment Unit	The area contained within the Marmion Marine Park.
m	metres
Moderate Level of Ecological Protection	As defined in the EPA's Technical Guidance Protecting the Quality of Western Australia's Marine Environment (December, 2016)
ZoHI	Zone of High Impact (ZoHI) is the area where impacts on benthic communities or habitats are predicted to be irreversible (lacking a capacity to return or recover to a state resembling that prior to being impacted within a timeframe of five years or less).
ZoI	Zone of Influence (ZoI) is the area where the dredge plume is visible (defined as 2 mg/L above background) at any time during the total construction period.

### Figures (attached)

Figure 1. Development Envelope, Proposal Footprint and Zones of Impact

Figure 2. Operational Environmental Quality Plan

[Signed 6 January 2020)

**Dr Tom Hatton**

CHAIRMAN

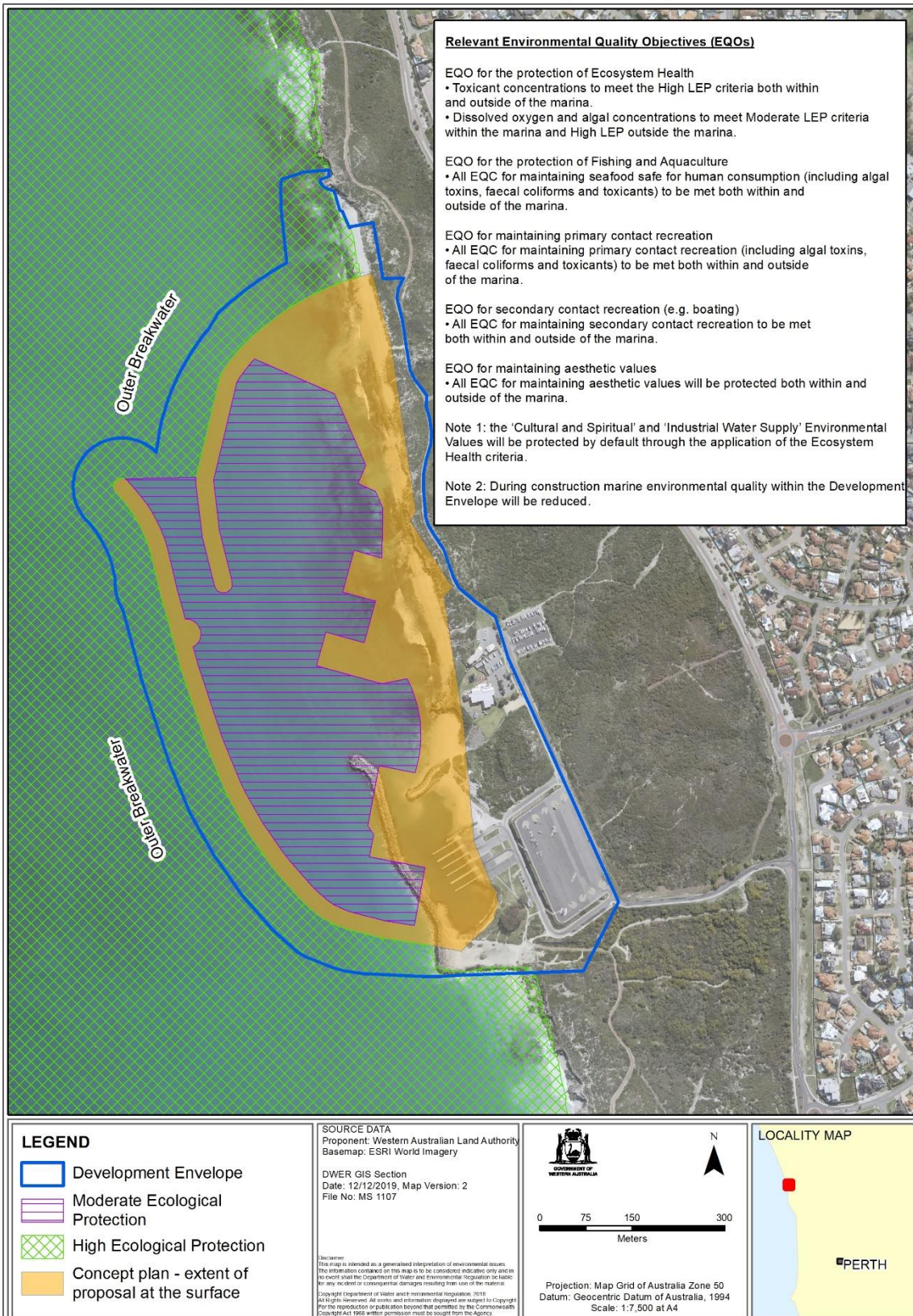
Environmental Protection Authority  
under delegated authority





**Figure 1. Development Envelope, Proposal Footprint and Zones of Impact**





**Figure 2. Operational Environmental Quality Plan**



## **Schedule 2**

Coordinates defining the Development Envelope and Indicative Proposal Footprint are held by the Department of Water and Environmental Regulation, Document Reference Number DWERDT236837.