

MANGLES BAY MARINA BASED TOURIST PRECINCT - CRITICAL DESIGN PRINCIPLES AND COMMUNITY OBJECTIVES

The Mangles Bay Marina Based Tourist Precinct is centred on a marina for safe anchorage, family-friendly environment with opportunities for tourism, new business and education facilities. It will generate both long-term employment, as well as additional jobs during the construction phase. Degraded areas of Cape Peron will be rehabilitated, and the natural environment and heritage enhanced for visitors as well as locals. This Proposal will also create the opportunity for rehabilitation of significant areas of seagrass which has historically been degraded through use of non-environmentally friendly swing moorings in the bay.

Between April to September 2005 consultation was undertaken with more than 800 community members from a broad range of stakeholders groups including local residents, current users of Cape Peron, and representatives from federal, state and local government, local businesses, the local chamber of commerce and tourism, organisations and clubs, environmental interest groups and Aboriginal and heritage groups.

The consultation identified the several critical design principles to guide the formulation of the project concept plan. The critical design principles are outlined as follows:

SOCIAL

- Creation of a world class regional asset that is responsive to community values.
- Development of a shared vision that reflects local heritage, culture and visual amenity of the area.
- Improved marine, tourist and public recreational facilities.
- Provision of high quality public open space and better pedestrian friendly access to the beachfront and Cape area.

ECONOMIC

- Creation of a vibrant tourist district that will increase activity in the area and attract visitors to the region.
- Creation of sustainable employment opportunities for Rockingham and the surrounding area.
- Commercial/recreational opportunities.
- Provision of facilities for an already thriving marine eco-tourism industry.

ENVIRONMENTAL

- Creation of a development that respects the marine and terrestrial environment of the area.
- Improvement of water quality in Mangles Bay.
- Improvement of long-term viability of seagrass in Cockburn Sound.
- Improved management of both the surrounding land and marine environments.
- Includes an offset package to more than offset any terrestrial environmental impact.

Cedar Woods as LandCorp's project partner has committed also to deliver the following 10 community project objectives:

- Opening up the beach along Mangles Bay to public access.
- Construction of a dual use path along the length of the beachfront to the causeway.
- Affordable Family Holiday accommodation with beachfront access.
- A site for the Boating Clubs, on a non-commercial leasehold basis, with marina frontage and beach access.

- A seabed lease in the marina and adjoining the boating clubs in which the clubs can build pens and lease them to members.
- Room for up to 500 pens in total is required (there is no current commitment to build any pens).
- Commercial pens to be provided in the public tourist area for commercial charter operators.
- A tourism hub including restaurants, cafes and short-term serviced accommodation.
- \$5 million remediation and enhancement of the balance of Cape Peron.
- A site for a Marine Science Centre.

Continued opportunity for public comment (both statutory and non-statutory) will be available throughout the planning and environmental approval process of the project.