What is the Two Rocks Marina Draft Masterplan?

The Two Rocks Marina Draft Masterplan is an aspirational long-term vision for the future of the existing marina. The Department of Transport took on the management of the facility in 2014 following the expiry of a long-term lease with a private operator and has been progressively funding minor upgrades to the ageing infrastructure since that time.

The draft masterplan has been developed to prepare the facility for the anticipated demands of the fast growing northern corridor, and identifies significant improvements and upgrades to achieve a world class marina facility over time.

Why Two Rocks?

The marina is located approximately 60 kilometres north of the Perth CBD in the fast growing north metropolitan corridor. The marina is well positioned to accommodate future recreational boating demand and provide the local community with safe maritime facilities, access to the ocean and to generate economic opportunities and jobs in construction, retail and tourism.

Through preparation of the *Perth Recreational Boating Facilities Study*, the Department has recommended that facilities such as the marina at Two Rocks be developed to their potential to ensure more effective and efficient use of existing resources.

How was the Two Rocks Marina Draft Masterplan developed?

In 2017 the Minister for Planning established the Two Rocks Marina Redevelopment Reference Group to look at the long-term vision for the facility, with a view to creating local jobs. The reference group has played a key role in developing the draft masterplan, ensuring that community and user group interests and concerns are identified and addressed.

In 2018 the reference group met seven times, including two half day workshops, to discuss community and stakeholder priorities and to develop a preferred vision. The draft masterplan reflects that process and encompasses a significant number of individual projects that can be implemented over time. Background information and a summary of all meetings can be sourced at [www.transport.wa.gov.au/two-rocks-projects](http://www.transport.wa.gov.au/two-rocks-projects).

What is the Department of Transport proposing?

The Department of Transport is proposing a series of ‘projects’ which are generally independent of each other, but that each contribute to ongoing improvement of the marina over time. These projects are broken down into immediate, short term, short-medium term and medium term, reflecting realistic business case, design, approvals and construction timeframes, and the logical delivery of projects in relation to land and site assembly.

Some of the projects proposed are currently in the water and/or outside of the existing marina reserve boundary, so substantial reclamation will need to occur before development is possible.

The projects include:

- A new protected swimming beach area with seating, shade and public amenities suitable for kids as well as adults.
- Boardwalks and bridges for waterfront viewing and a commercial precinct to support development of dining and entertainment venues as well as short stay accommodation.
- An eight-lane recreation boat launching facility and parking area.
- Waterfront parklands throughout including public amenities, barbecues, seating and shelters.
- A major expansion of the maritime industry area to support more efficient boat maintenance, lifting and storage.
- A southern precinct including waterfront development, open space and other development opportunities.

For more detail on the projects, you can visit https://www.mysaytransport.wa.gov.au/two-rocks-marina attend our open day at Sun City Yacht Club, Two Rocks Marina on Sunday 21 July, between 12pm and 4pm, or view the plan during opening hours at the Sun City Yacht Club, the Two Rocks Library, the Two Rocks Tavern, the Two Rocks IGA or at the City of Wanneroo Administration Building in Wanneroo.

How can I get involved?

Anyone who has an interest in the Two Rocks Marina, the beaches in the area or boating activities should get involved and have their say. You can get involved by:

- attending the open day at Sun City Yacht Club, Two Rocks Marina Sunday 21 July 2019, from 12pm to 4pm; and
- viewing the plan during opening hours at the Sun City Yacht Club, the Two Rocks Library, the Two Rocks Tavern, the Two Rocks IGA or at the City of Wanneroo Administration Building in Wanneroo and providing your feedback with hard copy forms at those venues.
The feedback period closes on Thursday 15 August 2019.

**When will it happen?**
A number of smaller projects are currently underway and have previously been announced such as improvements to ageing pens and the refurbishment of the wharves. Whilst the exact timing of the substantial redevelopment relies on funding availability, there are plentiful opportunities for the marina to refresh and review with smaller projects over time.

**What will be the benefit to the local community?**
The rejuvenated marina at Two Rocks will enable the development of additional marine industry and improve the general user experience of the marina. Additional activities on the waterfront will generate local employment opportunities and the longer term redevelopment will provide substantial boat storage, boat launching facilities and public amenities.

The proposed breakwater repairs and removal of unsuitable structures will also improve public safety at Two Rocks Marina, whilst longer term breakwater development will help to reduce issues associated with the smell of seaweed on the beach south of the marina and concerns about erosion of the shoreline north of the marina. However, the new design will not eradicate seaweed completely and the new northern breakwater will still result in some erosion to the north.

**What other details will need to be considered in the design?**
There are several projects that will require ongoing design discussions before being implemented. An example includes the long-term location of the yacht club, which is currently in the southern area of the marina. The existing location provides the optimal training ground for new sailors, in well protected water, whilst a longer term growth scenario could consider an additional or alternative location to the north with direct access to pens that is typical of yacht clubs elsewhere.

These types of projects have been provided as much flexibility as possible in the draft masterplan to allow for decision making at the relevant time.

**What about Ocean Reef?**
The long-term redevelopment and expansion at Two Rocks Marina will be complementary to the proposed Ocean Reef Marina.

**Will there be a dog beach at Two Rocks?**
The question of dog beaches is common along the coast and the City of Wanneroo is currently undertaking a whole-of-coast analysis to determine the best locations for a dog beach in the area. The location of a dog beach must be made as part of a broader coastal access strategy.
How large is the proposed beach?

The final design of the protected swimming beach is likely to be undertaken as part of longer term planning. However, the beach shown in the plan is roughly the same scale as the swimming beach at Hillarys Boat Harbour. Any area in the marina which is designed for swimming will need to be able to meet strict water quality standards.

What else is happening at Two Rocks?

The Two Rocks Marina $6 million upgrade to improve ageing infrastructure and prepare the facility for future needs is well underway. Improvements are designed to address ageing infrastructure, improve safety and provide a foundation for future redevelopment opportunities.

The first major works have now been complete (May 2019). All abandoned vessels in the facility have been removed and construction works associated with new floating Q Jetty and refurbished West-Link-Jetty are complete. Planning is now being progressed for upgrades to the fire services supply, building replacement and pen replacement works, which are all aligned with the long term Master Plan currently being advertised for community feedback.

The works include:

- Demolition of condemned maritime structures, including the original fuel jetty;
- Construction of relocated boat pens;
- Upgrading and maintenance of existing jetties;
- Priority repairs to the existing breakwater; and
- Priority maintenance to existing buildings and demolition of ‘Building A and B’.

Will fees rise?

Fees will not rise as a result of these works. Any price increases at Two Rocks Marina in the future will be consistent with and as the result of regular analysis of fees across the Department of Transport’s facilities.

Will you introduce paid parking?

The Department of Transport will develop an Integrated Transport Plan to support any substantial redevelopment activities at Two Rocks Marina, in line with current planning standards. Parking management strategies, including parking restrictions and fee-for-service, will be considered as part of a thorough analysis of parking and traffic management at the marina.

Can we live on our boat?
The Department of Transport maintains a State-wide Live-on-Board Policy that applies to Two Rocks Marina. More information can be found at: