



Two Rocks Marina Master Plan

Frequently Asked Questions

Why is the Two Rocks Marina Master Plan needed?

The Two Rocks Marina Master Plan is an aspirational long-term vision for the future of the existing marina. The Department of Transport (DoT) 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 master plan 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 Master Plan developed?

In 2017 the Minister for Planning established a reference group to identify community and user group concerns about the marina. This consultation process developed a long-term vision for the facility and has played a key role in developing the masterplan, ensuring that community and user group interests and concerns were 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 master plan encompasses a significant number of individual projects that can be implemented over time.

What are the features of the plan?

The master plan presents a long-term vision for the marina to expand on the recreational commercial and recreational values of the marina.

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.

DoT also identified 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. Refer to the Short-Term Activation Projects graphic.

When will it happen?

Several upgrade projects are currently underway and include 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. The master plan will guide the development of Two Rocks Marina into a world-class destination over the next 40 years.

What are the benefits 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.

What other details will need to be considered?

There are several projects that will require ongoing design discussions and consultation 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 master plan 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 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 pool 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.