

Minutes **Ocean Reef Marina Committee**

MEETING HELD ON **MONDAY, 20 OCTOBER 2008; MONDAY, 27 OCTOBER
2008; TUESDAY, 2 DECEMBER 2008; 27 JANUARY 2009
AND THURSDAY, 30 APRIL 2009**

OCEAN REEF MARINA COMMITTEE

Committee Membership as at 20 October 2008

Mayor Troy Pickard *
Cr Albert Jacob **
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett
Cr Michele John - (Cr Michele Rosano – as from March 2009)
Cr Brian Corr
Cr Russ Fishwick

* Presiding Person

** Deputy Presiding Person

Committee Meeting held 20 October 2008

The meeting commenced at 1834 hrs and subsequently adjourned at 2150 hrs; the following Committee members being present the commencement of the meeting:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Albert Jacob, JP	<i>Deputy Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	
Cr Michele John	
Cr Brian Corr	
Cr Russ Fishwick	

Those Committee members present at the conclusion of the adjourned meeting:

Mayor Troy Pickard
Cr Albert Jacob, JP
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett
Cr Michele John
Cr Brian Corr
Cr Russ Fishwick

The meeting was adjourned to.

Committee Meeting held 27 October 2008

The meeting commenced at 1900 hrs and subsequently adjourned at 2150 hrs; the following Committee members being present the commencement of the meeting:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Albert Jacob, JP	<i>Deputy Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	
Cr Michele John	
Cr Russ Fishwick	

Apology - Cr Corr

Those Committee members present at the conclusion of the adjourned meeting:

Mayor Troy Pickard
Cr Albert Jacob, JP
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett
Cr Michele John
Cr Russ Fishwick

The meeting was adjourned to.

Committee Meeting held 2 December 2008

The meeting commenced at 1840 hrs and subsequently adjourned at 2010 hrs; the following Committee members being present the commencement of the meeting:

Mayor Troy Pickard	<i>Presiding Person</i>	<i>Absent from 1924 hrs to</i>
1925 hrs		
Cr Trona Young		
Cr Kerry Hollywood		
Cr Geoff Amphlett		
Cr Russ Fishwick		
Cr Brian Corr		

Apologies - Crs Michele John and Cr Albert Jacob, JP

Those Committee members present at the conclusion of the adjourned meeting:

Mayor Troy Pickard
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett
Cr Russ Fishwick
Cr Brian Corr

The meeting was adjourned to.

Committee Meeting held 27 January 2009

The meeting commenced at 1737 hrs and subsequently adjourned at 1906 hrs; the following Committee members being present the commencement of the meeting:

Mayor Troy Pickard	<i>Presiding Person</i>	<i>Absent from 1835 hrs to</i>
Cr Albert Jacob, JP		
1937 hrs		
Cr Trona Young		
Cr Kerry Hollywood		
Cr Geoff Amphlett		

Apologies - Crs Russ Fishwick, Michele John and Brian Corr

Those Committee members present at the conclusion of the adjourned meeting:

Mayor Troy Pickard
Cr Albert Jacob, JP
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett

Resignation of Cr Albert Jacob from Council – effective 10 March 2009

The meeting was adjourned to.

Committee Meeting held 30 April 2009

The meeting commenced at 1803 hrs; adjourned at 1843 hrs; resumed at 1846 hrs and subsequently concluded at 1852; the following Committee members being present the commencement of the meeting:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	<i>to 1847 hrs</i>
Cr Brian Corr	
Cr Russ Fishwick	

Those Committee members present at the conclusion of the adjourned meeting:

Mayor Troy Pickard
Cr Trona Young
Cr Kerry Hollywood
Cr Brian Corr
Cr Russ Fishwick

CITY OF JOONDALUP

MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON MONDAY, 20 OCTOBER 2008, MONDAY, 27 OCTOBER 2008, TUESDAY 2 DECEMBER 2008, TUESDAY 27 JANUARY 2009, AND 30 APRIL 2009

ATTENDANCE

Committee Members:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Albert Jacob, JP	<i>Deputy Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	
Cr Michele John	
Cr Brian Corr	
Cr Russ Fishwick	

Officers:

Mr Garry Hunt	Chief Executive Officer	<i>Absent from 1852 hrs to 1854 hrs</i>
Mr Mike Archer	City Projects Administrator	
Ms Christine Robinson	Executive Officer	
Mrs Lesley Taylor	Administrative Secretary	

Observers

Cr Tom McLean
Cr Marie Macdonald

In Attendance

Mr Bill Burrell - Taylor Burrell Barnett
Mr Andrew Williams - Coffey Projects
Mr Randell Wells - Coffey Projects
Mr Graham Kennedy - Jones Lang LaSalle
Mr Stuart Parry - Jones Lang LaSalle
Mr Luis Rameriz - Worley Parsons

DECLARATION OF OPENING

The Presiding Person declared the meeting open at 1834 hrs.

APOLOGIES/LEAVE OF ABSENCE

Nil.

CONFIRMATION OF MINUTES

MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON 4 FEBRUARY 2008

MOVED Cr Fishwick, SECONDED Cr John that the minutes of the meeting of the Ocean Reef Marina Committee held on 4 February 2008 be confirmed as a true and correct record, subject to an amendment to Page 10 of the Minutes to reflect Cr Jacob as the Mover of the Motion.

The Motion was Put and

CARRIED (8/0)

In favour of the motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood, Jacob, John and Young

ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

The Chief Executive Officer advised this project was different from any other project undertaken by the City in terms of size, complexity, scope and the processes being adopted.

The Chief Executive Officer advised the purpose of this evening's meeting was to inform Committee members on the input of the Reference Group and to be briefed by the consultants in order to seek comment from Committee members on the way in which this project was to be progressed forward.

Mayor Pickard stated he fully supported the Chief Executive Officer regarding progressing this project forward and advised he had extended an invitation to both the Ocean Reef Sea Sports Club and the Whitfords Sea Sports Club Inc, who are key stakeholders in this project, to each make a deputation to the Committee this evening.

Chief Executive Officer left the Room at 1852 hrs and returned at 1854 hrs.

DECLARATIONS OF INTEREST

Nil.

IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

It was advised the meeting may go behind closed doors with respect to the Items listed for consideration on the agenda.

PETITIONS AND DEPUTATIONS

DEPUTATION - OCEAN REEF SURF SPORTS CLUB

Messrs Ron Lindsay (Chairman, Ocean Reef Surf Sports Club Marina sub-committee), Paul Skinner and Andy Cass (Ocean Reef Surf Sports Club Marina sub-committee members) addressed Elected Members in relation to the requirements of the Ocean Reef Sea Sports Club as part of the development of the Ocean Reef Marina – Appendix 1 refers.

A number of questions were raised by Elected Members in relation to the requirements of the Sports Club that would need to be considered as part of the overall plans for the Ocean Reef Marina Structure Plan.

Two publications titled “The First Ten Years (The Whitfords Sea Sports Club between 1973 and 1983)” and “30 Years of History (The Whitfords Sea Sports Club Inc)” were presented and will be made available in the Elected Members’ Reading Room.

DEPUTATION - WHITFORDS VOLUNTEER SEA RESCUE GROUP (INC)

Messrs Mark Carruthers (Commander) and Ken Blackie (Deputy Commander) addressed Elected Members in relation to the requirements of the Whitfords Volunteer Sea Rescue Group as part of the development of the Ocean Reef Marina – Appendix 2 refers.

A number of questions were raised by Elected Members in relation to the requirements of the Sea Rescue Group that would need to be considered as part of the overall plans for the Ocean Reef Marina Structure Plan.

REPORTS

The primary purpose of this meeting is to:

- Provide a forum for Elected Members to be briefed by the key consultants working on the Ocean Reef Marina Development Project on the various draft design options compiled after input and advice from the Ocean Reef Marina Community Reference Group, who were appointed by Council.

The consultants will present four draft design options for information and comment by the Elected Members.

Comments from the Ocean Reef Marina Community Reference Group session of 14 October 2008 are being analysed and will be presented at the meeting.

The information and documentation that has been prepared is not in a state to enable decisions.

It is considered important that the Ocean Reef Marina Committee and other Elected Members are provided the opportunity to:

- (a) Be informed of the Ocean Reef Marina Community Reference Group activities to date;
- (b) Be informed on the draft design options;
- (c) Have the opportunity to provide input and comment on the design elements.

The Ocean Reef Marina Development Project is currently at an input stage, involving a number of stakeholders, who need to be engaged in agreeing, refining and deciding on the design options.

The purpose of this meeting is to commence the Elected Members involvement.

ITEM 1 PRESENTATION OF DESIGN OPTIONS – TAYLOR BURRELL BARNETT - [07303] [04171]

WARD: North Central

**RESPONSIBLE
DIRECTOR:** Mr Garry Hunt
Chief Executive Officer

Mr Bill Burrell of Taylor Burrell Barnett provided the presentation to the Committee as was given to the Ocean Reef Marina Community Reference Group on 14 October 2008 – Appendix 3 refers.

Three design options plus one additional option were presented for information and ultimately input into the design process.

Representatives from Coffey Projects, Worley Parsons and Jones Lang LaSalle were in attendance to provide comment and respond to questions raised.

MOVED Cr Young, SECONDED Cr John that the Ocean Reef Marina Committee NOTES the presentation by the consultants on the preliminary design concepts prepared to date.

Discussion ensued in relation to Options 1 – 4 and the way in which the Committee wished to proceed with regard to progressing the various options.

The Motion was Put and

CARRIED (8/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood, Jacob, John and Young

ITEM 2 OCEAN REEF MARINA DEVELOPMENT – STRUCTURE PLAN PROGRESS REPORT – [07303] [04171]

WARD: North Central
RESPONSIBLE Mr Garry Hunt
DIRECTOR: Chief Executive Officer

PURPOSE / EXECUTIVE SUMMARY

To provide the Committee with a progress report on the development of a Structure Plan for the Ocean Reef Marina.

BACKGROUND

At its meeting on 1 November 2005 (Item CJ229-11/05 refers), the Commissioners resolved to appoint Clifton Coney Group (now known as Coffey Projects) to provide Project Management Services for the preparation of a Structure Plan in accordance with Part 9 of District Planning Scheme No. 2 for the Ocean Reef Marina.

DETAILS

The progress of the consultant team is outlined below.

- **Project Manager – Coffey Projects**

Full project management services coordinating the consultant team.

- **Structure Planning – Taylor Burrell Barnett (Lead Consultant)**

Taylor Burrell Barnett has prepared four concept designs for the site based on 250, 450, 800 and 900 pens. These concept designs have been prepared based on the information that is currently known about the site and will likely require refinement as more information becomes available. The four concept plans were presented to the Ocean Reef Marina Community Reference Group for comment at a workshop session held on 14 October 2008, and will be re-presented to the Committee at this meeting.

A meeting has been arranged with the Director General of the Department for Planning and Infrastructure to discuss the tenure and zoning of the study area and the factors that may trigger an amendment to the Metropolitan Regional Scheme.

Once a preferred design has been selected by the City, information on land tenure and zoning, the requirement for a scheme amendment, environmental and geotechnical opportunities and constraints, and coastal modelling will be fed back into the preferred design as part of preparing the Structure Plan for adoption by the Council.

- **Civil, Geotechnical and Marine Engineering – Worley Parsons**

Worley Parsons has completed a Preliminary Site Investigation (PSI) of the project site which involved a desktop analysis of existing infrastructure services, geotechnical data, marine constraints and boat pen layout. Worley Parsons has also provided an order of magnitude costing analysis of the first three options to feed into the financial viability assessment of the three options, to be conducted by Jones Lang LaSalle.

A key finding of the PSI highlighted that there may be cavities within the limestone that could affect development/construction on the site. As noted in the PSI report there are several issues that require further investigation and as such there is a need to undertake a Detailed Site Investigation (DSI) of the site. Worley Parsons has provided a quotation to conduct the DSI and a further quotation is currently being sent for comparison (estimated between \$150,000 and \$170,000 for geotechnical drilling of the site).

Once a preferred design has been selected by the City, coastal modelling of the site will be undertaken to investigate the effects of the chosen design on coastal processes. This will involve assessment of dredging requirements, sand and water movement, wave data, projected shoreline change, water quality, circulation and flushing and impacts in relation to climate change. This work is likely to take at least two months from engagement.

- **Environmental Consultant – SMEC**

SMEC's contract is structured into four stages over the lifecycle of the project. To date it has completed stage one by undertaking a Preliminary Site Investigation for onsite contamination and an Opportunities and Constraints Report.

The key findings of the Opportunities and Constraints Report noted the presence of bushland designated as Bush Forever, the presence of a potential Priority Ecological Community (PEC) to the south of the project area and the potential presence of a food source of the Carnaby's Cockatoo.

The impact of Bush Forever is that disturbance and fragmentation of this vegetation must be minimised and if necessary, offset by rehabilitating degraded sites or substituting with a similar area of pristine bushland in another locality.

SMEC has suggested that if there is a PEC, that it may require a 500m radius buffer. However, given that development has already occurred within the 500m radius buffer there is considered scope to negotiate the extent of this buffer with the Department of Environment and Conservation (DEC), particularly in light of the fact that it also south of the Water Corporation sewer line.

A flora investigation of the site has been undertaken and the report is currently being finalised. A fauna survey has also been commissioned and will be finalised shortly. The outcome of the flora report will provide direction in relation to the implications from a Bush Forever perspective and the potential PEC. The Carnaby's Cockatoo food source will also be determined. SMEC will also provide an environmental management plan, triple bottom line assessment, and input into the structure plan report for the preferred option. SMEC may also need to be engaged to provide a DSI for contamination if required and a marine fauna survey.

Given the information gathered to date, the structure plan will need to be submitted to the DEC and the Western Australian Planning Commission for approval to clear vegetation designated as Bush Forever (as well as planning approval) and the federal Department of Environment, Water, Heritage and the Arts, if it is confirmed that flora on site is a food source for Carnaby's Cockatoos.

- **Economic Feasibility Analysis (Property and Valuation) – Jones Lang La Salle**

Jones Lang Lasalle (JLL) provided a report in the economic viability of the three options. As Option Four was prepared at a later stage it has not been assessed.

JLL do not recommend short stay accommodation. Whilst there would undoubtedly be an operational demand for short stay accommodation, JLL's challenges its financial returns compared to traditional residential unit developments. In particular residential developments are essential to the economic viability of the project with significantly higher returns being achieved when compared to the retail and commercial aspects of the development. JLL also believe that leasehold residential tenancies as opposed to freehold is an option. The consultant will be present at the meeting for discussion on this and other matters.

JLL found that the demand for boat pens and moorings is at an all time high with demand outstripping supply. Therefore, it is expected that the market would respond positively to the availability of new boat pens and significant revenue could be generated.

From discussions with the Department for Planning and Infrastructure, JLL noted that the Department is planning to create new marinas to cater for the growth in recreational boat ownership and demand for boat pens and moorings.

JLL has identified that the best option will be to offer boat pens on a five year lease arrangement. The average market value for a five year lease on a boat pen is \$55,000 from its research.

- **Surveying – McMullen Nolan and Partners**

A photogrammetric and field survey of the site has been undertaken to pick up the existing cadastral boundaries, fence lines and building footprints. No further survey work will be required to be completed for the Structure Planning phase of the project.

Issues and options considered:

Not applicable.

Link to Strategic Plan:

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Legislation – Statutory Provisions:

Not Applicable.

Risk Management considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Policy Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

Not Applicable.

ATTACHMENTS

Nil.

VOTING REQUIREMENTS

Simple Majority

OFFICER'S RECOMMENDATION: That the Ocean Reef Marina Committee:

- 1 NOTES the contents of this preliminary report on the progress of the consultant team for the development of a Structure Plan for the Ocean Reef Marina;
- 2 ADVISES the Chief Executive Officer on the level of detail and information required from the consultant team on the site and various proposals compiled to date.

MOVED Cr Young, SECONDED Cr John that the Ocean Reef Marina Committee:

- 1 NOTES the contents of this preliminary report on the progress of the consultant team for the development of a Structure Plan for the Ocean Reef Marina;**
- 2 REQUESTS the Chief Executive Officer to provide under confidential cover:**
 - **A copy of the presentation by consultant Mr Bill Burrell of Taylor Burrell Barnett on the preliminary design options prepared to date;**
 - **The feedback received from the Ocean Reef Marina Community Reference Group;**
 - **An updated report identifying the issues captured by the consultant team.**

Discussion ensued.

The Motion was Put and

CARRIED (8/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood, Jacob, John and Young

PROCEDURAL MOTION - THAT THE MEETING BE ADJOURNED

MOVED Cr Hollywood, SECONDED Cr Amphlett that this meeting BE ADJOURNED until Monday, 27 October 2008 at 7.00 pm to allow consideration of material by Elected Members.

The Procedural Motion was Put and

CARRIED (8/0)

In favour of the Procedural Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood, Jacob, John and Young

The Meeting **ADJOURNED** at 2150 hrs on Monday 20 October 2008.

RESUMPTION OF MEETING

The Presiding Person declared the Ocean Reef Marina Committee that commenced on Monday 20 October 2008 **RESUMED** at 1900 hrs on **MONDAY, 27 OCTOBER 2008**, the following persons being present:

ATTENDANCE

Committee Members:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Albert Jacob, JP	<i>Deputy Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	
Cr Michele John	
Cr Russ Fishwick	

Officers:

Mr Garry Hunt	Chief Executive Officer
Mr Mike Archer	City Projects Administrator
Ms Christine Robinson	Executive Officer
Mrs Lesley Taylor	Administrative Secretary

Observers

Cr Tom McLean
Cr Marie Macdonald
Cr Mike Norman

In Attendance

Mr Bill Burrell - Taylor Burrell Barnett
Mrs Kate Wright - Taylor Burrell Barnett
Mr Andrew Williams - Coffey Projects
Mr Randell Wells - Coffey Projects
Mr Graham Kennedy - Jones Lang LaSalle
Mr Stuart Parry - Jones Lang LaSalle
Mr Luis Rameriz - Worley Parsons
Mr Craig Schluter - Worley Parsons

APOLOGIES

Cr Corr

DECLARATIONS OF INTEREST

Disclosure of Financial Interests

Nil.

Disclosure of interest affecting impartiality

Elected Members and staff are required under the Code of Conduct, in addition to declaring any financial interest, to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	Cr Trona Young
Item No/Subject	Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report Item 3 - Ocean Reef Marina Community Reference Group
Nature of interest	Interest that may affect impartiality
Extent of interest	Members of the Community Consulting Group are known to Cr Young. Cr Young is a committee member on the Ocean Reef Progress Association

Name/Position	Cr Michele John
Item No/Subject	Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report
Nature of interest	Interest that may affect impartiality
Extent of interest	Members of Cr John's family reside in Ocean Reef

Name/Position	Cr Albert Jacob, JP
Item No/Subject	Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report
Nature of interest	Interest that may affect impartiality
Extent of interest	Cr Jacob is a member of the Ocean Reef Sea Sports Club

ADDITIONAL INFORMATION

As a result of the Committee resolution, the following documentation, marked Confidential, was provided to Elected Members under separate cover on Wednesday, 22 October 2008 – Appendix 4 refers:

- Memorandum from CEO to Mayor and Councillors dated 22 October 2008
- Ocean Reef Marina Committee Agenda for 20 October 2008
- Deputation handout – Ocean Reef Sea Sports Club
- Deputation handout – Whitfords Volunteer Sea Rescue Group
- Draft comments from Ocean Reef Marina Community Reference Group meeting held on 14 October 2008
- Taylor Burrell presentation made to Ocean Reef Marina Committee on 20 October 2008
- Copies of four draft design options

The matter of Elected Member input into the design options is yet to be discussed.

A document outlining the Key Issues was provided to Elected Members under separate confidential cover to assist with input on the design options.

A plan showing an overlay of the existing site, environmental sensitive areas and the design options was made available at the meeting.

Item 2 is resubmitted for further consideration by Committee members.

OFFICER'S RECOMMENDATION: That the Ocean Reef Marina Committee IDENTIFIES a response of the key issues required to be included in the preferred design option for the development of a Structure Plan for the Ocean Reef Marina.

MOVED Mayor Pickard, SECONDED Cr Young that the Ocean Reef Marina Committee GIVES further consideration to Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report at this point.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Fishwick, Hollywood, Jacob, John and Young

MOVED Cr Young, SECONDED Cr Fishwick that the Ocean Reef Marina Committee NOTES that the information requested by the Committee listed as Items 1 – 6 was provided to Elected Members under separate confidential cover:

- 1 Ocean Reef Marina Committee Agenda for 20 October 2008**
- 2 Deputation handout – Ocean Reef Sea Sports Club**
- 3 Deputation handout – Whitfords Volunteer Sea Rescue Group**
- 4 Draft comments from Ocean Reef Marina Community Reference Group meeting held on 14 October 2008**
- 5 Taylor Burrell presentation made to Ocean Reef Marina Committee on 20 October 2008**
- 6 Copies of four draft design options**

Discussion ensued.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Fishwick, Hollywood, Jacob, John and Young

MOVED Mayor Pickard, SECONDED Cr Fishwick that the Chief Executive Officer ARRANGES for:

- 1 the Ocean Reef Marina Project Group to be informed of comments from the Committee in consideration of feed back received from:**
 - (a) The Ocean Reef Marina Community Reference Group;**
 - (b) Individual Elected Members; and**
- 2 the preparation of an appropriate iteration of a draft Structure Plan addressing the issues raised.**

Discussion ensued, with Committee members providing input in relation to their preferences with regard to Options 1 – 4.

The Motion was Put and CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Fishwick, Hollywood, Jacob, John and Young

PROCEDURAL MOTION - THAT THE MEETING BE ADJOURNED

MOVED Cr Fishwick, SECONDED Cr John that this meeting BE ADJOURNED until a date to be determined by the Chairman, in consultation with the Chief Executive Officer.

The Procedural Motion was Put and CARRIED (7/0)

In favour of the Procedural Motion: Mayor Pickard, Crs Amphlett, Fishwick, Hollywood, Jacob, John and Young

The Meeting **ADJOURNED** at 2150 hrs on Monday, 27 October 2008.

RESUMPTION OF MEETING

The Presiding Person declared the Ocean Reef Marina Committee that commenced on Monday 20 October 2008 **RESUMED** at 1840 hrs on **TUESDAY, 2 DECEMBER 2008**, the following persons being present:

ATTENDANCE

Committee Members:

Mayor Troy Pickard	<i>Presiding Person</i>	<i>absent 1924 hrs to 1925 hrs</i>
Cr Trona Young		
Cr Kerry Hollywood		
Cr Geoff Amphlett		
Cr Russ Fishwick		
Cr Brian Corr		

Officers:

Mr Garry Hunt	Chief Executive Officer	<i>absent 2015 hrs to 2016 hrs and 2112 hrs to 2113 hrs</i>
Mr Mike Archer	City Projects Administrator	
Ms Christine Robinson	Executive Officer	
Ms Genevieve Hunter	Executive Projects Officer	
Mrs Jill Hewison	Administrative Secretary	

Observers

Cr Marie Macdonald
Cr Mike Norman

Apologies

Cr Michele John
Cr Albert Jacob, JP

In Attendance

Mr Andrew Williams, Coffey Projects
Mr Daniel Botelho, Worley Parsons
Mr Chris Hopkins, SMEC
Mr Graham Kennedy, Jones Lang Lasalle
Mr Graham Taylor, Taylor Robinson
Ms Karin Wright, Taylor Burrell Burnett
Mr Bill Burrell, Taylor Burrell Burnett

ADDITIONAL INFORMATION

The following documentation, marked Confidential, was provided to Elected Members under separate cover on 28 November 2008 – Appendix 5 refers.

- Memorandum from CEO to Mayor and Councillors dated 28 November 2008
- Latest Concept Plan
- Key Issues and Findings
- Notes from the Ocean Reef Marina Steering Committee meetings held on 10 July 2008, 23 October 2008 and 26 November 2008

The Chief Executive Officer distributed a memorandum dated 2 December 2008 which provided an introductory summary of the current state of progression of the Concept Plan for the Ocean Reef Marina - Appendix 6 refers.

Mr Bill Burrell, Taylor Burrell Barnett gave a powerpoint presentation on the Ocean Reef Concept Plan - Appendix 7 refers.

Mr Andrew Williams then gave a presentation on Concept Plan Analysis which covered the technical issues which were required to be dealt with - Appendix 8 refers.

Mayor Pickard left the Room at 1924 hrs and returned at 1925 hrs.

Mr Graham Taylor, Taylor Robinson then gave a presentation on the Concept Plan – Built Form Vision - Appendix 9 refers.

The Chief Executive Officer left the Room, the time being 2015 hrs and returned at 2016 hrs.

Discussion ensued on the following key issues:

- Environmental – flora and fauna
- Pens & Boating
- Parking/Car Movement

The Presiding Person **ADJOURNED** the meeting for two minutes, the time being 2033 hrs and **RESUMED** the meeting at 2035 hrs.

Discussion ensued on the following key issues:

- Erosion
- Flushing
- Commercial Activity
- Residential

The Chief Executive Officer left the Room, the time being 2112 hrs and returned at 2113 hrs.

MOVED Cr Young SECONDED Cr Fishwick that this meeting be now adjourned to allow the following issues to be further investigated and report back to the reconvened Committee meeting to be determined by the Chair:

Items to be investigated

- Bridge to new groyne
- Cost of Island groyne
- Beach sand movement
- Groyne Pool
- Management Plan – Beach Erosion (Mullaloo Beach)
- Pick up/drop off – Servicing Access
- Artificial Reef – Wave Breaks
- Jones Lang Lasalle – Commercial Use/Tenants/Rental

The Chief Executive Officer to report to Council on:

- Probity Auditor
- Engaging Department Planning & Infrastructure – Minister for Planning in the process and seek comment on:
 - Residential
 - Boat Pens
 - Land Tenure
- Community Reference Group
- Liaising with Water Corporation regarding South sector – potential uses
- Clarification of parking bay numbers
- Proportion of Land – City of Joondalup v State Government
- Philosophy of Rental Regime – Quality/Rental
- Philosophy and Parameters of Project

Flushing

- Preference is to adopt 5-6 day option
- Difference Club land/commercial land
- Design – High Rise/Residential

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Fishwick, Hollywood, Corr and Young

The Meeting **ADJOURNED** at 2010 hrs on Tuesday 2 December 2008.

RESUMPTION OF MEETING

The Presiding Person declared the Ocean Reef Marina Committee that commenced on Monday 20 October 2008 **RESUMED** at 1737 hrs on **TUESDAY, 27 JANUARY 2009**, the following persons being present:

ATTENDANCE

Committee Members:

Mayor Troy Pickard	<i>Presiding Person</i>	
Cr Albert Jacob, JP		<i>absent 1835 hrs to 1837 hrs</i>
Cr Trona Young		
Cr Kerry Hollywood		
Cr Geoff Amphlett		

Officers:

Mr Garry Hunt	Chief Executive Officer	<i>absent 1843 hrs to 1845 hrs</i>
Mr Mike Archer	City Projects Administrator	
Ms Christine Robinson	Executive Officer	
Ms Genevieve Hunter	Executive Projects Officer	
Mrs Janet Foster	Administrative Services Coordinator	
Mrs Rose Garlick	Administrative Secretary	

Observers

Cr Tom McLean

In Attendance

Mr Andrew Williams, Coffey Projects
Mr Daniel Botelho, Worley Parsons
Mr Bill Burrell, Taylor Burrell Burnett
Mr Craig Schulter, Worley Parsons *from 1743 hrs*

Apologies

Cr Russ Fishwick
Cr Michele John
Cr Brian Corr

DECLARATIONS OF INTEREST

Disclosure of Financial Interests

Nil.

Disclosure of interest affecting impartiality

Elected Members and staff are required under the Code of Conduct, in addition to declaring any financial interest, to declare any interest that may affect their impartiality in considering a matter. This declaration does not restrict any right to participate in or be present during the decision-making process. The Elected Member/employee is also encouraged to disclose the nature of the interest.

Name/Position	Cr Trona Young
Item No/Subject	Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report Item 3 - Ocean Reef Marina Community Reference Group
Nature of interest	Interest that may affect impartiality
Extent of interest	Persons on the Consultation (Community Group) are known to Cr Young

Name/Position	Cr Albert Jacob, JP
Item No/Subject	Item 2 – Ocean Reef Marina Development – Structure Plan Progress Report
Nature of interest	Interest that may affect impartiality
Extent of interest	Cr Jacob is a member of the Ocean Reef Sea Sports Club

ANNOUNCEMENTS

Mayor Pickard expressed his appreciation to Councillors for their attendance to the meeting at relatively short notice and provided an overview on the Ocean Reef Marina Project to date.

ADDITIONAL INFORMATION

The Chief Executive Officer referred to the following memorandums, marked Confidential, provided to Elected Members under separate cover on 21 January 2009 – Appendix 10 refers.

- Ocean Reef Marina Project
- Ocean Reef Marina Committee – Philosophy and Parameters

Mr Craig Schulter, Worley Parsons, entered room, the time being 1743 hrs.

ITEM 1 PRESENTATION – TAYLOR BURRELL BARNETT - [07303] [04171]

WARD: North Central

RESPONSIBLE Mr Garry Hunt

DIRECTOR: Chief Executive Officer

In accordance with the request of the Ocean Reef Marina Committee at its adjourned meeting on 2 December 2008, Taylor Burrell Barnett provided a power point presentation in relation to Concept Plan 6 – Appendix 11 refers.

Cr Jacob left the Room, the time being 1835 hrs and returned at 1837hrs.

A number of questions were raised and discussed.

The Chief Executive Officer left the Room, the time being 1843 hrs and returned at 1845 hrs.

ITEM 2 OCEAN REEF MARINA DEVELOPMENT – STRUCTURE PLAN PROGRESS REPORT – [07303, 04171]

WARD: North-Central Ward

RESPONSIBLE Mr Garry Hunt
DIRECTOR: Office of CEO

PURPOSE / EXECUTIVE SUMMARY

To provide the Ocean Reef Marina Committee with a progress report on the development of a Structure Plan for the Ocean Reef Marina including work on the latest plan, Concept Plan 6.

BACKGROUND

At the meeting on 1 November 2005, the Commissioners resolved to appoint Clifton Coney Group (now known as Coffey Projects) to provide Project Management Services for the preparation of a Structure Plan in accordance with Part 9 of District Planning Scheme No. 2 for the Ocean Reef Marina.

The formal adoption of a Concept Plan by the Ocean Reef Marina Committee and Council is a major component of the Structure Plan process for the site.

DETAILS

Concept Plan 6 has been prepared taking into consideration recommendations and comments from the Committee at the meeting of 2 December 2008. The key additions/alterations are:

- Incorporation of a second/island groyne
- Redesign of southern residential area
- Main entry widened to accommodate future public transport
- Provision of public transport drop off points
- Incorporate of coastal pool
- Redesign of super yacht area
- Co-location of clubs
- Identification of possible Government agency sites
- Identification of additional strategic commercial sites
- Increase in size of marina beach sites

Consultant Reports and Studies

Environmental – SMEC

Flora: The Vegetation Condition, Ecological Community and Flora Search Report has been finalised contains the following summarised conclusions:

Vegetation Condition

The mapping indicates a condition presentation for the survey site as follows:

- Completely degraded 3%
- Degraded 13%
- Good condition 64%
- Very good condition 16%
- Excellent condition 4%

Ecological Community Report

The report does not find that Threatened Ecological Communities (TEC) exist on the survey site. This report has identified a Priority 3 Ecological Community (PEC) described as SCP29A existing in the south west corner of the survey area. The status of this community is that it is not threatened but is one that is poorly reserved.

Flora Search Report

The report indicates that no declared flora is known to exist on the survey site.

The Priority 3 flora (*Hibbertia spicata subsp. leptotheca*) and conservation value flora (as scheduled below) presenting on the survey site have been identified and mapped.

- *Diplolaena dampieri*
- *Diploaena angustifolia*
- *Banksia sessilis* var. *Cygnorum*
- *Grevillea vestita* (OR form)

Fauna: A Level 1 Fauna Assessment has been completed and makes the following recommendations:

In order to preserve some of the fauna values of the site and of surrounding areas, the following recommendations are made:

- The marina re-development should minimise the amount of existing native vegetation cleared. Appropriate re-vegetation should be undertaken for any road-verges or other open areas, and should include species native to the site. Closing off and rehabilitating sandy tracks would be likely to enhance the habitat value of remaining vegetation.

- Maintain a north-south native vegetation corridor (wildlife corridor) to allow for the movement of fauna through the site. This corridor should be as wide as possible and the vegetation should be managed to prevent degradation due to weed invasion.

Additional Environmental Information has also been provided which provides data on ocean currents, waves and wave height, water quality and testing.

Engineering – Worley Parsons

The following reports will be made available to the Committee, however a summary of the outcomes will form part of the consultant presentation:

- Flushing report on the proposed two entrances
- Erosion assessment
- Costings for groyne bridge and island groyne

Structure Planning – Taylor Burrell Barnett

The following reports will be made available to the Committee, however a summary of the outcomes will form part of the consultant presentation:

- Car park plan
- Circulation plan – cars, bicycles, public transport

Project Management – Coffey Projects

- Updated Risk Management assessment (attachment refers)

As outlined by the Chief Executive Officer at the adjourned meeting of 2 December 2008, a preliminary outline of philosophy and parameters for the project has been developed for consideration of the Committee. It is not intended for the Committee to adopt at this stage but to inform deliberations, and that a formal decision would take place when the Council finally determines the Concept Plan and other supporting documentation.

Link to Strategic Plan:

- Key Focus Area: Leadership and Governance
 - 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment
 - 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City
 - 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Legislation – Statutory Provisions:

The City is governed by the requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.

Risk Management considerations:

An updated (from 2005) Risk Management Assessment has been completed by the City's consultants and is attached. The assessment was constructed based on up-to-date project information and research including preliminary studies and draft concept plans (including Concept Plan 5).

Financial/Budget Implications:

The 2008/2009 Budget allowed for \$1.19 million to be spent on the preparation of the Ocean Reef Marina Structure Plan. To date \$768,000 has been committed to progressing the concept plan and accompanying field research and preliminary studies. It is anticipated that the allocated budget funds will be expended by 30 June 2009.

Policy implications:

Recognition that the project will conform to City governance framework.

Regional Significance:

The development has the potential to provide the residents of the City of Joondalup and the wider Western Australia community with a world class facility and destination.

Sustainability implications:

Not applicable.

Consultation:

Not applicable.

ATTACHMENTS

Attachment 1	Risk Assessment
Attachment 2	Key Findings and Issues

COMMENTS

A Key Findings and Issues document which provides information on the status of issues raised by the project's key stakeholders and City officers is attached.

OFFICER'S RECOMMENDATION

That the Ocean Reef Marina Committee NOTES the contents of this report and supporting documentation, and Concept Plan 6 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site.

This Item was considered in conjunction with Item 3

ITEM 3 OCEAN REEF MARINA COMMUNITY REFERENCE GROUP – [07303, 04171]

WARD: North-Central Ward

RESPONSIBLE DIRECTOR: Mr Garry Hunt
Office of CEO

PURPOSE / EXECUTIVE SUMMARY

To provide the Ocean Reef Marina Committee with a progress report on the status of the Ocean Reef Marina Community Reference Group.

BACKGROUND

At its meeting on 19 February 2008 (CJ004-02/08), Council resolved to appoint 34 people to the Ocean Reef Marina Community Reference Group (CRG) under the categories of:

- Individuals representing residents of Ocean Reef;
- Individuals representing surrounding suburbs including Iluka, Mullaloo, Heathridge, Connolly and Currambine;
- Individuals representing community groups/agencies; and
- Individuals representing the northwest corridor communities.

The role of the group was to:

- Help the City develop a concept design and structure plan for the Ocean Reef Marina;
- Ensure the issues and concerns of the community are adequately represented;
- Represent the interests of the wider community;
- Act as a conduit to disseminate information and feedback to and from the wider community; and
- Liaise with extended networks and community groups to facilitate information sharing about the project.

DETAILS

The CRG has met on four occasions, with the outcomes being as follows:

- **21 April 2008** – provision of background documentation and information on the site. A question and answer session was also provided for group members to identify any gaps in the information provided or to raise questions.
- **19 May 2008** – first facilitated workshop to agree to the project objectives, develop broad ideas and concepts and commence the development of a conceptual structure plan for the site. A presentation on the Marmion Marine Park by the Department of Environment and Conservation was also made.

The outcomes of the workshop included the:

- Aspirations and objectives for the site;
 - Key items of opportunities and constraints; and
 - Aspects that are not desired.
-
- **12 June 2008** – second facilitated workshop to discuss the information gathered from the previous workshop, and to allow the planning consultants (Taylor Burrell Barnett) to provide its interpretation of the ideas from the previous workshop. A presentation by the Department for Planning and Infrastructure was also made.
 - **14 October 2008** – third facilitated workshop to allow for the planning consultants to present and discuss four design options prepared, to gain the CRG's comments and input, which will be used by the Council as part of the project design of the preferred option.

It is proposed that the Ocean Reef Marina Community Reference Group maintains the confidentiality of the 'Preferred Design Option' up to the time the Council formally considers the proposal.

Link to Strategic Plan:

- Key Focus Area: Leadership and Governance
 - 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment
 - 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City
 - 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Legislation – Statutory Provisions:

Not applicable.

Risk Management considerations:

Not applicable.

Financial/Budget Implications:

Not applicable.

Policy implications:

Not applicable.

Regional Significance:

Not applicable.

Sustainability implications:

Not applicable.

Consultation:

Not applicable.

COMMENT

Not applicable.

ATTACHMENTS

Nil.

VOTING REQUIREMENTS

Simple majority

OFFICER'S RECOMMENDATION

That the Ocean Reef Marina Committee:

- 1 NOTES the involvement of the Ocean Reef Marina Community Reference Group in:
 - Assisting the City to develop a concept design and structure plan for the Ocean Reef Marina;
 - Ensuring the issues and concerns of the community are adequately represented;
 - Representing the interests of the wider community;
 - Acting as a conduit to disseminate information and feedback to and from the wider community; and
 - Liaising with extended networks and community groups to facilitate information sharing about the project;

- 2 RECOMMENDS to the Council that:
 - (a) the revised Concept Plan 6 be referred to the Community Reference Group;

 - (b) any comments provided by the Community Reference Group be referred to the Ocean Reef Marina Committee for consideration as part of the Structure Planning process for the Ocean Reef Marina project.

MOVED Cr Jacob, SECONDED Cr Young that the Ocean Reef Marina Committee:

- 1 NOTES the presentation of Concept Plan 6 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site;**
- 2 ADVISES the Chief Executive Officer to arrange for the Ocean Reef Marina Community Group to be informed of comments from the Committee in relation to:**
 - (a) relocation of sea rescue tower;**
 - (b) extension of the inner northern beach line;**
 - (c) creation of an artificial reef, south of the marina to provide a sand source for the Mullaloo Beach line;**
- 3 RECOMMENDS to the Council that:**
 - (a) the revised Concept Plan 6 be referred to the Community Reference Group;**
 - (b) any comments provided by the Community Reference Group be referred to the Ocean Reef Marina Committee for consideration as part of the Structure Planning process for the Ocean Reef Marina project.**

The Motion was Put and CARRIED (5/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Hollywood, Jacob, and Young

PROCEDURAL MOTION - THAT THE MEETING BE ADJOURNED

MOVED Cr Hollywood, SECONDED Cr Young that this meeting BE ADJOURNED until a date to be determined by the Presiding Person, in consultation with the Chief Executive Officer.

The Procedural Motion was Put and CARRIED (5/0)

In favour of the Procedural Motion: Mayor Pickard, Crs Amphlett, Hollywood, Jacob, and Young

The Meeting **ADJOURNED** at 1906 hrs on Tuesday, 27 January 2009.

RESUMPTION OF MEETING

The Presiding Person declared the Ocean Reef Marina Committee that commenced on Monday 20 October 2008 **RESUMED** at 1803 hrs on **THURSDAY, 30 APRIL 2009**, the following persons being present:

ATTENDANCE

Committee Members:

Mayor Troy Pickard	<i>Presiding Person</i>
Cr Trona Young	
Cr Kerry Hollywood	
Cr Geoff Amphlett	<i>to 1847 hrs</i>
Cr Brian Corr	
Cr Russ Fishwick	

Officers:

Mr Garry Hunt	Chief Executive Officer
Mr Jamie Parry	Director Governance and Strategy
Mr Mike Archer	City Projects Administrator
Ms Genevieve Hunter	Executive Projects Officer
Mrs Lesley Taylor	Acting Administrative Services Coordinator

Observers

Cr Tom McLean	
Cr Marie Macdonald	<i>to 1847 hrs</i>

In Attendance

Mr Andrew Williams, Coffey Projects
Mr Bill Burrell, Taylor Burrell Burnett

Apologies

Nil.

DECLARATIONS OF INTEREST

Nil.

**ITEM 2 OCEAN REEF MARINA DEVELOPMENT –
STRUCTURE PLAN PROGRESS REPORT –
[07303, 04171]**

WARD: North-Central
RESPONSIBLE Mr Garry Hunt
DIRECTOR: Office of CEO

PURPOSE / EXECUTIVE SUMMARY

To provide the Committee with a progress report on the development of a Structure Plan for the Ocean Reef Marina including work on the latest plan, Concept Plan 7.

BACKGROUND

At its meeting on 1 November 2005, the Council resolved to appoint Clifton Coney Group (now known as Coffey Projects) to provide Project Management Services for the preparation of a Structure Plan in accordance with Part 9 of District Planning Scheme No. 2 for the Ocean Reef Marina.

Whilst the Structure Plan is the ultimate outcome, the development and refinement of a Concept Plan, which will be released to the public, is the preliminary phase prior to determination of the Structure Plan.

The formal endorsement of a Concept Plan by the Ocean Reef Marina Committee and Council is a major component of the Structure Plan process for the project.

DETAILS

At the adjourned meeting of the Committee held on 27 January 2009, Concept Plan 6 was presented. It was resolved at that meeting that:

“The Ocean Reef Marina Committee:

- 1 *NOTES the presentation of Concept Plan 6 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site;*
- 2 *ADVISES the Chief Executive Officer to arrange for the Ocean Reef Marina Community Group to be informed of comments from the Committee in relation to:*
 - (a) relocation of sea rescue tower;*
 - (b) extension of the inner northern beach line;*
 - (c) creation of an artificial reef, south of the marina to provide a sand source for the Mullaloo Beach line;*

3 *RECOMMENDS to the Council that:*

- (a) *the revised Concept Plan 6 be referred to the Community Reference Group;*
- (b) *any comments provided by the Community Reference Group be referred to the Ocean Reef Marina Committee for consideration as part of the Structure Planning process for the Ocean Reef Marina project.”*

Concept Plan 7 has been prepared taking into consideration recommendations and comments from the Committee at the meeting of 27 January 2009 and the Community Reference Group briefing held 28 January 2009. The key additions/alterations are:

- Expansion of the internal northern beach
- Redesign of the northern hard stand area
- Relocation of some facilities for Whitfords Volunteer Sea Rescue Group and provision for DPI facilities
- Relocation cycle path around southern trailer parking area
- Redesign of southern trailer access to ramps

These issues have been addressed in the New Concept Plan 7 based on the feedback received from the CRG and Ocean Reef Marina Committee.

Consultant Reports and Studies

Environmental – SMEC

Environmental Protection Authority – Section 38: Outline of the requirements and processes for the submission for approval of development activities. This report will be made available to the Committee in the Councillors Reading Room however a summary follows:

Assessment Levels

There are six possible levels under which the Ocean Reef Marina development may be assessed:

- Assessment on referral information (ARI):
 - Small number of readily managed impacts
 - Assessment made on information supplied by the proponent
 - No public review period
 - Possible but not likely for the Ocean Reef Marina Development
- Proposal unlikely to be environmentally acceptable (PUEA):
 - Reserved for projects likely to raise a number of significant environmental impacts
 - Not likely for the Ocean Reef Marina Development
- Environmental Protection Statement (EPS) – previously known as the Consultative Environmental Review (CER):
 - For projects having a number of significant impacts that need to be managed
 - Local interest generated in the project

- May or may not include public consultation period – dependent on the level of consultation previously undertaken
- EPA provides a list of requirements needing to be addressed
- Possible for the Ocean Reef Marina development
- Public Environmental Review (PER)
 - For projects have a number of likely significant impacts which are considered complex
 - Project may generate a greater level of interest than that of the EPS
 - Requires an environmental scoping document (ESD) and a PER document which may need to undergo an independent peer review
 - Documents are advertised and made available to the public
 - Possible for the Ocean Reef Marina development given the nature of the land/ocean interface
- Environmental Review and Management Program (ERMP)
 - Reserved for complex or strategic projects with a number of significant impacts likely
 - Unlikely for the Ocean Reef Marina development
- Public Inquiry (PI)
 - Possible for projects considered very complex and/or likely to generate greater than usual public interest
 - Unlikely for the Ocean Reef Marina development

Graceful Sun Moth Survey 2009 – SMEC

A new environmental issue was discovered on site in early March 2009, when the presence of an endangered species of moth was found in bushland. The Graceful Sun Moth, which only lives for one month of the year, was identified and the City in response to this notification engaged its Environmental Consultants to undertake field research work in accordance with normal protocols. The presence of this moth was largely within the areas of conservation that will be left undisturbed within the development plans.

The scope of the survey was to:

1. Identify if the Graceful Sun Moth occurs within the project site and surrounds; and
2. If the moth is present, where it is located within the Project Area and surrounds.

SMEC undertook four surveys within the project area, identifying a total of 19 Graceful Sun Moths. The surveys also identified an area of potential habitat and it is possible that the Graceful Sun Moths occur in greater numbers throughout this area.

The report identifies a number of recommendations including that the project be referred to the Department of Environment, Water, Heritage and the Arts (DEWHA) under the EPBC Act, Part 3, Division 1, Subdivision C: Listed threatened species and communities. This process has commenced.

The report is available to the Committee in the Councillors Reading Room.

Coastal Engineering – MP Rogers and Worley Parsons

Given the major significance of the coastal hydrology studies to the project and the importance of exercising due diligence in all aspects of the approvals process, the decision was made, in consultation with Department for Planning and Infrastructure Marine Division officers, to undertake a peer review of the Sediment Budget Analysis (December 2008) and the Preliminary Flushing Study (November 2008) and the Preliminary Flushing Study Addendum (January 2009) from Worley Parsons. This report is available to the Committee in the Councillors Reading Room however the results are summarised below:

- At present the existing boat launching harbour at Ocean Reef interrupts most of the longshore transport of marine sand from north to south.
- The maintenance dredging at the existing entrance is very small and the total longshore transport is likely to be less than 5,000m³/yr from north to south at Ocean Reef.
- There is sufficient wave energy to drive a much larger sediment flux but the shoreline near Ocean Reef boat harbour is rocky out to about 5 m of water. Consequently there is only a small source of sand to be moved by the waves at Ocean Reef and hence only small actual sand movement.
- Most of the longshore sand movement occurs in water depths less than 5 m. The proportion between 5 m and 8 m would be small.
- The beach at Mullaloo is not presently eroding. Consultants MP Rogers' analysis of the available data shows accretion between 1996 and 2004 of roughly 20,000m³/yr.
- There may be seasonal fluxes of sand along Mullaloo beach. MP Rogers' analysis of some seasonal aerial images indicates seasonal movement in the order of 100,000 to 200,000 m³. There could be significant movement of sand along the sandy shore in summer to the north and a reversal of a similar magnitude to the south in winter. For example 200,000 m³ could move north in summer resulting in a very wide beach at the northern end of Mullaloo beach at the end of summer. Then in winter 180,000 m³ of sand could be moved back south resulting in a narrow beach at the northern end of Mullaloo beach. The difference in the seasonal flux could be due to sand feed from the eroding beaches to the south of Mullaloo.
- Mullaloo beach seems to receive little if any sand from the rocky coast to the north, and vice versa. In other words the present day dynamics at Mullaloo are not influenced by the dynamics on the rocky shoreline near Ocean Reef boat harbour.
- Whitfords beach south to Hillarys Boat Harbour has been eroding between 1987 and 2004. MP Rogers' analysis of the rate of erosion indicates around 20,000m³/yr. This erosion is probably due to the Hillarys Boat Harbour blocking sand supply from the south.
- The above sediment dynamics would suggest that the proposed marina at Ocean Reef with breakwaters out to around 8m of water would cause little if any change to Mullaloo Beach. The issue of wave shadows could lead to trapping around 5,000m³/year to the south of the new breakwaters with the amount trapped to the north also around 5,000m³/year. Both changes are readily managed. The changes at this site would be less than most other boat harbours in the southwest of WA.

Following submission of the peer review and discussion between Worley Parsons and MP Rogers & Associates, Worley Parsons have issued a new report - Coastal Sediment Transport Assessment (April 2009) which supersedes their original

Sediment Budget Analysis (January 2009). This new report is available to the Committee in the Councillors Reading Room.

Coastal Flushing – MP Rogers & Associates

A peer review was conducted by MP Rogers and Associates on the flushing analysis report provided by Worley Parsons. A report received from MP Rogers & Associates confirms that the reported flushing times are achievable however further research is required to consider the interaction with potential groundwater which may further improve the flushing regime of the proposed marina.

Structure Planning – Taylor Burrell Barnett

Concept Plan 7 incorporating design features was discussed at the meeting held on 27 January 2009 and feedback and comments generated from the Ocean Reef Community Reference Group briefing held 28 January 2008 were used to inform Government Ministers and agencies as part of ongoing liaison with various key stakeholders.

Ocean Reef Steering Committee

The Steering Committee has met since January 2009 on three occasions, 5 February, 11 March and 8 April 2009. A copy of the confirmed notes of the meeting of 5 February 2009 is attached for Committee Members' information.

The Steering Committee meeting notes for the 11 March and 8 April 2009 meetings have yet to be confirmed. Some of the key issues which have been identified by some members of the Committee include land tenure, Business Case considerations and size and scope of the development footprint of the project.

It is intended that these issues will be fully addressed and determined as the project proceeds forward past the public comment phase once a Concept Plan has Committee/Council endorsement.

Link to Strategic Plan:

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Legislation – Statutory Provisions:

The City is governed by the requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.

Risk Management considerations:

An updated (from 2005) Risk Management Assessment has been completed by the City's consultants (previously provided at the meeting held 27 January 2009). The assessment was undertaken based on up-to-date project information and research including preliminary studies and draft concept plans (including Concept Plan 5). The changes that have occurred to Concept Plans 6 and 7 have not had an impact on the Risk Management Assessment. The introduction of the Graceful Sun Moth as an environmental consideration will need to be fully addressed pending referral to the Federal Department of Environment.

Financial/Budget Implications:

As outlined in a report to the Ocean Reef Marina Committee (of Council) titled Ocean Reef Marina Financial Summary and 2009/2010 Budgetary Considerations.

Policy Implications:

Development of the project will be in accordance with the City's policies and procedures.

Regional Significance:

The development has the potential to provide the residents of the City of Joondalup and the wider Western Australia community with a world class marina facility and visitor destination.

Sustainability implications:

Progression of the structure planning process will facilitate a number of studies/reports that address key issues pertaining to sustainability ie economic feasibility, environmental sustainability.

Communications Planning:

A Communications Plan has been developed and preliminary discussions with a Public Relations Consulting firm specialising in community survey/consultation projects have taken place.

Consultation:

Meetings have been or will be held with:

- Honourable Mr John Day MLA, Minister for Planning; Culture and Arts
29 January 2009
- Dr Paul Vogel, Chairman, Environmental Protection Authority
13 February 2009
- Honourable Mr Simon O'Brien MLC, Minister for Transport
4 March 2009
- Mr Stephen Imms, Principal Policy Advisor, Office of Minister for Lands
5 March 2009

- Mr Eric Lumdsen, Director General, Department for Planning and Infrastructure
10 March 2009
- Representatives from the State Land Services Department
25 March 2009

ATTACHMENTS

Attachment 1	Concept Plan No 7
Attachment 2	Ocean Reef Marina Steering Committee minutes of meeting held 5 February
Attachment 3	Coffey Projects – Project Plan (March 2009)
Attachment 4	Coffey Projects – Monthly Report (March 2009)
Attachment 5	Bush Forever Plan of site
Attachment 6	Existing Land Tenure Site Plan
Attachment 7	Concept Plan 7 – Land Tenure and New Land Assembly layout

COMMENTS

Not Applicable.

OFFICER'S RECOMMENDATION: That the Ocean Reef Marina Committee:

- 1 NOTES the contents of the Ocean Reef Marina Development – Structure Plan Progress Report dated 24 April 2009 and Concept Plan 7 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site;
- 2 RECOMMENDS that Council:
 - (a) ENDORSES Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site;
 - (b) ENDORSES Concept Plan 7 for release for public comment for a period of 60 (sixty) days.

The Chief Executive Officer provided a presentation and overview on the processes that have been undertaken since the last meeting.

A number of questions were raised and discussed.

PROCEDURAL MOTION - THAT THE MEETING BE ADJOURNED

MOVED Cr Fishwick, SECONDED Cr Hollywood that the meeting be adjourned, the time being 1843 hrs.

The Motion was Put and

CARRIED (6/0)

In favour of the Procedural Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood and Young

The meeting **RESUMED** at 1846 hrs.

MOVED Cr Young, SECONDED Cr Amphlett that the Ocean Reef Marina Committee:

- 1 NOTES the contents of the Ocean Reef Marina Development – Structure Plan Progress Report dated 24 April 2009 and Concept Plan 7 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site;**
- 2 RECOMMENDS that Council:**
 - (a) ENDORSES Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site;**
 - (b) ENDORSES Concept Plan 7 for release for public comment for a period of 60 (sixty) days;**
- 3 REQUESTS the Mayor to hold a Special Meeting of Council to consider the Ocean Reef Marina development.**

Discussion ensued.

AMENDMENT MOVED Mayor Pickard, SECONDED Cr Young that the following words be added to the end of Point 1 of the Motion:

“with the inclusion of an artificial reef to the south of the development site.”

The Amendment was Put and CARRIED (6/0)

In favour of the Amendment: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood and Young

The Original Motion as amended, being:

That the Ocean Reef Marina Committee:

- 1 NOTES the contents of the Ocean Reef Marina Development – Structure Plan Progress Report dated 24 April 2009 and Concept Plan 7 as the latest plan in the progress towards a Structure Plan for the Ocean Reef Marina Site, with the inclusion of an artificial reef to the south of the development site;**
- 2 RECOMMENDS that Council:**
 - (a) ENDORSES Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site;**
 - (b) ENDORSES Concept Plan 7 for release for public comment for a period of 60 (sixty) days;**
- 3 REQUESTS the Mayor to hold a Special Meeting of Council to consider the Ocean Reef Marina development.**

Was Put and CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hollywood and Young

Crs Amphlett and Macdonald left the Room at 1847 hrs.

ITEM 3 OCEAN REEF MARINA COMMUNITY REFERENCE GROUP – [07303, 04171]

WARD: North-Central

RESPONSIBLE Mr Garry Hunt
DIRECTOR: Office of CEO

PURPOSE / EXECUTIVE SUMMARY

To provide the Committee with a progress report on the status of the Ocean Reef Marina Community Reference Group.

BACKGROUND

At its meeting on 19 February 2008 (CJ004-02/08 refers), Council resolved to appoint 34 people to the Ocean Reef Marina Community Reference Group (CRG) under the categories of:

- Individuals representing residents of Ocean Reef;
- Individuals representing surrounding suburbs including Iluka, Mullaloo, Heathridge, Connolly and Currambine;
- Individuals representing community groups/agencies; and
- Individuals representing the northwest corridor communities.

The role of the group was to:

- Help the City develop a concept design and structure plan for the Ocean Reef Marina;
- Ensure the issues and concerns of the community are adequately represented;
- Represent the interests of the wider community;
- Act as a conduit to disseminate information and feedback to and from the wider community; and
- Liaise with extended networks and community groups to facilitate information sharing about the project.

DETAILS

The CRG has met on five occasions, with the outcomes being as follows:

- **21 April 2008** – provision of background documentation and information on the site. A question and answer session was also provided for group members to identify any gaps in the information provided or to raise questions.
- **19 May 2008** – first facilitated workshop to agree to the project objectives, develop broad ideas and concepts and commence the development of a conceptual structure plan for the site. A presentation on the Marmion Marine Park by the Department of Environment and Conservation was also made.

The outcomes of the workshop included the:

- Aspirations and objectives for the site;
 - Key items of opportunities and constraints; and
 - Aspects that are not desired.
- **12 June 2008** – second facilitated workshop to discuss the information gathered from the previous workshop, and to allow the planning consultants (Taylor Burrell Barnett) to provide its interpretation of the ideas from the previous workshop. A presentation by the Department for Planning and Infrastructure was also made.
 - **14 October 2008** – third facilitated workshop to allow for the planning consultants to present and discuss four design options prepared, to gain the CRG's comments and input, which will be used by the Council as part of the project design of the preferred option.

At the adjourned meeting of the Ocean Reef Marina Committee held on 27 January 2009 it was resolved to refer Concept Plan 6 to the CRG.

- **29 January 2009** – briefing and presentation of Concept Plan 6 to the CRG. The group was given the opportunity to provide comments and feedback. Notes from the briefing and feedback/ comments from group discussions are appended.

Link to Strategic Plan:

- Key Focus Area: Leadership and Governance – 1.1 OBJECTIVE: To engage proactively with the community.
- Key Focus Areas: The Built Environment – 4.2 OBJECTIVE: To progress a range of innovative and high quality urban development projects within the City – 4.2.1 STRATEGIES: Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Legislation – Statutory Provisions:

The City is governed by the requirements of the Local Government Act in relation to dealings involving commercial undertakings and land development.

Risk Management considerations:

A detailed Risk Management Assessment Report outlining the risks apparent to the project has been prepared and continues to be updated.

Financial/Budget Implications:

As outlined in a report to the Ocean Reef Marina Committee (of Council) titled Ocean Reef Marina Financial Summary and 2009/2010 Budgetary Considerations.

Policy implications:

Development of the project will be in accordance with the City's policies and procedures.

Regional Significance:

The development of the Ocean Reef Marina will become a significant tourist/visitor destination and a key focal point within the North West City corridor.

Sustainability implications:

A Sustainability Report will be required as part of the Structure Planning documentation.

Consultation:

A public participation and communications strategy has been prepared for the project. To date significant community consultation has occurred via feedback from the Community Reference Group and community surveying.

COMMENT

The general consensus was positive toward Concept Plan 6. In consideration of feedback and comments received from the Group, some minor modifications have been incorporated into Concept Plan 7.

ATTACHMENTS

Attachment 1	Notes from the Briefing Session held 28 January 2009
Attachment 2	Comments/Feedback from group discussions

VOTING REQUIREMENTS

Simple majority

OFFICER'S RECOMMENDATION: That the Ocean Reef Marina Committee NOTES the comments/feedback provided by the Ocean Reef Marina Community Reference Group arising from the Briefing Session held 28 January 2009.

MOVED Cr Young, SECONDED Cr Hollywood that the Ocean Reef Marina Committee:

- 1 NOTES the comments/feedback provided by the Ocean Reef Marina Community Reference Group arising from the Briefing Session held 28 January 2009;**
- 2 RECOMMENDS to the Council that the Ocean Reef Marina Community Reference Group continue past the Public Consultation period on Concept Plan 7, namely to:**
 - **Help the City develop a concept design and structure plan for the Ocean Reef Marina;**
 - **Ensure the issues and concerns of the community are adequately represented;**
 - **Represent the interests of the wider community;**
 - **Act as a conduit to disseminate information and feedback to and from the wider community; and**

- **Liase with extended networks and community groups to facilitate information sharing about the project.**

3 THANKS the members of the Ocean Reef Marina Community Reference Group for their contribution to date and recommends that a civic dinner for Committee members and relevant personnel be held as a show of the City's appreciation.

The Motion was Put and

CARRIED (5/0)

In favour of the Motion: Mayor Pickard, Crs Corr, Fishwick, Hollywood and Young

CLOSURE

There being no further business, the Presiding Person declared the Meeting closed at 1852 hrs, the following Elected Members being present at that time:

Mayor Troy Pickard
Cr Brian Corr
Cr Russ Fishwick
Cr Kerry Hollywood
Cr Trona Young