

minutes

Ocean Reef Marina Committee

MEETING HELD ON **TUESDAY, 8 DECEMBER 2009**

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CITY OF JOONDALUP

MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 8 DECEMBER 2009

ATTENDANCE

Committee Members:

Mayor Troy Pickard		<i>Presiding Person</i>
Cr Philippa Taylor	North-Central Ward	<i>Deputy Presiding Person</i>
Cr Tom McLean	North Ward	
Cr Geoff Amphlett	Central Ward	
Cr Christine Hamilton-Prime	South-West Ward	<i>from 1745 hrs to 1805 hrs</i>
Cr Brian Corr	South-East Ward	
Cr Russ Fishwick	South Ward	

Observer:

Cr Liam Gobbert

Officers:

Mr Garry Hunt	Chief Executive Officer	<i>Absent from 1805 hrs to 1813 hrs</i>
Mr Mike Archer	City Projects Administrator	
Mrs Genevieve Hunter	Executive Projects Officer	
Ms Christine Robinson	Executive Officer	
Mrs Lesley Taylor	Administrative Secretary	

DECLARATION OF OPENING

The Chief Executive Officer declared the meeting open at 1734 hrs.

ELECTION OF PRESIDING PERSON

The Chief Executive Officer advised of an error within the agenda, in relation to the procedure for the election of Presiding Person. The revised procedure is attached – (Attachment 1 refers).

The Chief Executive Officer called for nominations for the position of Presiding Person.

Cr Amphlett nominated Mayor Troy Pickard. Mayor Pickard accepted the nomination.

There being no further nominations, Mayor Pickard was elected unopposed to the position of Presiding Person.

Mayor Pickard assumed the Chair at this point.

ELECTION OF DEPUTY PRESIDING PERSON

The Presiding Person called for nominations for the position of Deputy Presiding Person.

Cr Philippa Taylor nominated for the position of Deputy Presiding Person.

There being no further nominations, Cr Taylor was elected unopposed to the position of Deputy Presiding Person.

APOLOGIES/LEAVE OF ABSENCE

Nil.

Leave of Absence previously approved

Cr Trona Young 26 November 2009 to 15 December 2009 inclusive

CONFIRMATION OF MINUTES**MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON 3 SEPTEMBER 2009**

MOVED Cr Fishwick, SECONDED Cr Amphlett that the minutes of the meeting of the Ocean Reef Marina Committee held on 3 September 2009 be confirmed as a true and correct record.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, McLean and Taylor

ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

Nil.

DECLARATIONS OF INTEREST

Nil.

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

Nil.

PETITIONS AND DEPUTATIONS

Nil.

ITEM 1 OCEAN REEF MARINA DEVELOPMENT - STRUCTURE PLAN PROGRESS REPORT

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Garry Hunt Office of the CEO
FILE NUMBER:	04171
ALT FILE NUMBER:	07303
ATTACHMENTS:	Attachment 1 Concept Plan 7 Attachment 2 DRAFT - Work Taskflow Chart Attachment 3 Gannt Chart

PURPOSE/EXECUTIVE SUMMARY

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

BACKGROUND

The Ocean Reef Marina development project was revitalised in 2004 when the then Minister for Planning and Infrastructure announced that the State Government of the day would commit up to \$700,000 towards concept plans and a structure plan aimed at transforming the Ocean Reef boat launching facility into a world-class commercial and recreational marina.

Whilst a Structure Plan for the development is the ultimate outcome, the development and refinement of a concept plan was the preliminary phase prior to determination of the Structure Plan. The Ocean Reef Marina Committee (of Council) and the Ocean Reef Marina Government Steering Committee, together with the Ocean Reef Marina Community Reference Group and the City's external consultants, developed and refined a concept plan which was presented to Council on 5 May 2009 (JSC7-05/07 refers). At that meeting it was resolved that Council:

- 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 *ENDORSES:*
 - (a) *Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site;*
 - (b) *Concept Plan 7 for release for public comment for a period of 60 (sixty) days.*

Following the community consultation period, the results of the public survey were presented to Council on 15 September 2009 which referred the report to the Ocean Reef Marina Community Reference Group for further comment and following the review of the report by the Ocean Reef Marina Community Reference Group, referred the matter back to the Ocean Reef Marina Committee for further consideration (CJ217-09/09 refers). A meeting of the Ocean Reef Marina Community Reference Group was held Thursday 3 December 2009 and the outcome of the Group's review of the community consultation report and Concept Plan 7 is presented in Item 3.

DETAILS

Consultant Reports and Studies

Graceful Sun Moth Referral – SMEC Australia Pty Ltd

As a result of a survey undertaken by consultants SMEC Australia Pty Ltd to ascertain the presence of the Graceful Sun Moth within the project site and surrounds (JSC7-05/09 refers) and the subsequent recommendation by SMEC Australia Pty Ltd the project was referred to the Department of the Environment, Water, Heritage and the Arts (DEWHA) under the EPBC Act, Part 3, Division 1, Subdivision C: Listed threatened species and communities (referral document available in the Councillors Reading Room).

Correspondence dated 13 July 2009 from the Acting Assistant Secretary, Environment Assessment Branch of DEWHA advised that the proposed action, being the expansion and redevelopment of the Ocean Reef Marina, is a controlled action and, as such, requires assessment and approval by the Minister for the Environment, Heritage and the Arts before it can proceed.

DEWHA further advised that a decision had not yet been made on the approach required to assess the project and requested details of the State assessment approach that would be used for the project. As previously advised, and following discussions with the Chairman of the WA Environmental Protection Authority, the City's environmental consultants have advised DEWHA that the project would be referred to the EPA for assessment under Section 38 of the *Environmental Protection Act, 1986* (WA).

To date no further correspondence has been received from DEHWA regarding the assessment process.

Structure Planning and Approvals Process

Subject to the deliberations of the Council as to the outcome of the Community Consultation process and subsequent findings, should the City wish to proceed further with the Ocean Reef Marina Development project, the Draft Work Taskflow Chart (December 2009) (Attachment 2) represents the scope of activity that will be required to facilitate the planning approvals process.

Concept Plan 7

The results of the Community Consultation Survey indicate 95.6% of respondents support the Council endorsed Concept Plan (Plan 7). Given this significant level of support it is recommended that the plan, as endorsed, form the basis for progressing through to the Structure Plan and approvals phase.

As indicated by the survey results (CJ217-09/09 refers), the issue of the provision of car parking requires further analysis and refinement. This refinement may result in amendments to the endorsed Concept Plan however any changes would seek to maintain the overall context of the plan.

It should also be noted that minor inclusions/changes such as the provision and/or location of amenities (toilet/changerooms, BBQs, shelters etc) would be subject to detailed design and town/urban planning considerations at a future stage in the project.

Stakeholders

As outlined in the Draft Work Taskflow Chart (Attachment 2 refers) a considerable amount of key stakeholder liaison is required to consolidate negotiated positions, particularly with State Government approval agencies. Of particular importance will be negotiations over Bush Forever and potential trade-offs for other City landholdings which may form part of any offsets. The other key issue will relate to land assembly arrangements and negotiations with State Land Services given that there is a combination of freehold land, Crown Land, Reserve Land, Marine Seabed and management vestings/orders tenured over the site.

Technical Reports/Supporting Advice

As outlined in the Draft Work Taskflow Chart, further technical studies are required to be undertaken to confirm the suitability of the site in relation to the Concept Plan. To date preliminary engineering, coastal hydrology and environmental studies have been undertaken; further in-depth research is required and is critical in ensuring the project can be developed in accordance with the proposed concept plan. Much of the identified research is a requirement of the approval process and is also crucial to the development of the project Business and Structure Plans providing a greater level of certainty in relation to quantities, volumes and costings that will provide a higher degree of confidence relative to the financial aspects of the project. These studies will also limit the extent of unknown variables that may arise during the construction phase. In essence the commissioning of further detailed research is a risk mitigation strategy and will provide a greater degree of certainty that the attributes of the site, such as soil, hydrology, seabed, potential contamination and environmental values etc, are well known.

As results of these studies, identification of any critical flaws within the design will enable the concept plan and Business Plan to be amended. Similarly the outcome of the Business Plan financial assessment and negotiations with Government agencies relative to the approvals may also necessitate changes to the concept plan.

It is anticipated that the technical assessment and field study research will be undertaken by professional consultants with expertise in the relevant field of study.

Business Plan

A critical component of the Structure Plan process is the preparation of a Business Plan that analyses the forecast outcome of the project options and alternatives, and most advantageous business model. Given that the City owns approximately 50% of the site (with the State Government having ownership over the remainder), the Business Plan will need to be constructed in such a way that it is representative of the interests of both the City and the State Government. It is anticipated that the final

Business Plan (after negotiation with key stakeholders as outlined previously) will be the vehicle by which a Memorandum of Understanding will be signed between the City of Joondalup, Water Corporation and the State Government. This Memorandum of Understanding will articulate the roles and responsibilities of the parties involved in implementing the project and ensure they are clear and defined. The MOU, which interfaces with the Business Plan, will set out the broad scope of the project and detail the implementation phase, costs and revenue sharing as well as ongoing management and maintenance arrangements. The Business Plan will also be subject to public scrutiny and comment.

Subject to the detailed technical studies, the analysis of the Concept Plan may highlight the need for changes to the plan to ensure the commercial viability of the development. Whilst preliminary financial costings were provided on earlier concept plans, the input of qualified consultants in quantity surveying, business and financial management, and other specialist areas needs to be considered.

The Business Plan will also need to consider staging options, financing arrangements, discounted cash flow projections and sensitivity analysis, potential joint venture partnership arrangements, legal considerations, risk management, asset management, whole of life costings, and other variables thereby ensuring Council is fully informed prior to proceeding to future phases of the project, such as construction.

Gantt Chart

A provisional Gantt Chart highlighting the timeframe for the planning and approvals phase has been prepared (Attachment 3 refers). It is the intention of the Project Team to have the Structure Plan documentation completed and ready for submission to the Western Australia Planning Commission and the Environmental Protection Authority by 30 December 2010 (should be 30 June 2011). In order for this to occur the tasks identified in the Draft Work Taskflow Chart will need to have been undertaken, negotiated and agreed to by Committee/Council and other identified key stakeholders. As outlined in the documentation attached to this report, there is a significant amount of work, financing and resources required to achieve this outcome.

Issues and options considered:

Not Applicable.

Legislation/Strategic Plan/Policy Implications

Legislation

The Ocean Reef Marina Development Business Plan and Structure Plan will be lodged with the Western Australian Planning Commission and the Environmental Protection Authority for assessment under Section 38 of the *Environmental Protection Act 1986 (WA)*. The City is also governed by the requirements of the *Local Government Act 1995* in relation to dealings involving commercial undertakings and land development.

Strategic Plan

Key Focus Area: The Built Environment.

Objective 4.2: To progress a range of innovative and high quality urban projects within the City.

Strategy 4.2.1 Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Policy It is recognised that the project will conform to the City's governance framework.

Risk Management considerations:

An updated Risk Assessment report has been prepared and will be the subject of a detailed report to the Council in February 2010.

Financial/Budget Implications:

The 2009/2010 budget allows for \$1.1 million for on the preparation of the Ocean Reef Marina Structure Plan. This amount represents \$750,000 allocated from 2009/2010 funds and a carryover from 2008/2009 of \$350,000. These funds will be used to undertake field research and detailed studies, preparation of a Business Plan and Structure Plan for lodgement with the Western Australian Planning Commission and the Environmental Protection Authority under Section 38 of the *Environmental Protection Act 1986* (WA) (Item JSC6-05/09 refers).

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:

A Sustainability Report will be required as part of the structure planning documentation.

Consultation:

Since the endorsement by Council of Concept Plan 7, meetings have been held with:

- | | |
|--|------------------|
| 1. Senior Officers, Water Corporation | 6 May 2009 |
| 2. Mr Gary Prattley, Chairman, WA Planning Commission | 29 June 2009 |
| 3. Key City of Joondalup stakeholders | 10 July 2009 |
| 4. Senior Officers, Environmental Protection Authority | 4 September 2009 |

A series of briefings have also been held for other City Directors and other Business Units.

Following Council's decision of 15 September 2009 to refer the results of the community consultation to the Ocean Reef Marina Community Reference Group (Item CJ217-09/09 refers) and Council's subsequent decision to reappoint the members of this Group (Item CJ246-11/09 refers), the Group was briefed on 3 December 2009 with the outcome of that briefing presented in Item 3.

COMMENT

The Community Consultation of Concept Plan 7, as endorsed by Council on 5 May 2009, has been completed. A determination is now required as to whether to proceed forward with the project as per the Draft Work Taskflow Chart, defer the project to a future point in time or to not proceed any further with the development.

VOTING REQUIREMENTS

Simple majority

The Chief Executive Officer made reference to the section within the report titled "Gantt Chart" (Page 10 of the agenda refers) and advised that the date should read 31 July 2011, not 30 December 2010 as stated.

Cr Hamilton-Prime entered the Room at 1745 hrs.

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

1 NOTES the Ocean Reef Marina Development – Structure Plan Progress Report dated 8 December 2009;

2 NOTES the recommendation endorsed at the Council Meeting of 5 May 2009 namely:

"That Council:

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 *ENDORSES:*

(a) Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site"

3 RECOMMENDS that Council proceed with the preparation of a Structure Plan and Business Case for the Ocean Reef Marina Development in accordance with the Draft Work Taskflow Chart, dated December 2009, as detailed in Attachment 2 to this Report.

The Motion was Put and

CARRIED (7/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, Hamilton-Prime, McLean and Taylor

ITEM 2 OCEAN REEF MARINA COMMUNITY REFERENCE GROUP - COMMUNITY CONSULTATION BRIEFING

WARD:	All
RESPONSIBLE DIRECTOR:	Mr Garry Hunt Office of the CEO
FILE NUMBER:	04171
ALT FILE NUMBER:	07303
ATTACHMENTS:	Attachment 1 Powerpoint presentation: Ocean Reef Marina – Concept Plan 7 / Community Consultation Attachment 2 Additional Information – Community Consultation Report (September 2009): Qualitative Responses – Main Themes Attachment 3 Additional Information – Community Consultation Report (September 2009): Qualitative Responses – Additional Amenities

PURPOSE/EXECUTIVE SUMMARY

This report provides the outcomes of the meeting of the Ocean Reef Marina Community Reference Group held 3 December 2009 in response to Council's decision to refer the Ocean Reef Marina Community Consultation report to the Group for their comment and feedback.

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

The role of the group was to:

- Help the City develop a concept design and structure 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.

Since its formation in 2008, the Group has met on five occasions to consider, discuss and provide comment on the initial concept designs (Concept Plan 1 – 6) the result of which was the positive endorsement of Concept Plan 6 in January 2009. In consideration of the feedback and comments received from the Group, some minor modifications were incorporated into Concept Plan 7.

Following endorsement of Concept Plan 7 as the plan to be progressed towards a Structure Plan for the Ocean Reef Marina Site and for release for public comment for a period of 60 (sixty) days (JSC7-05/09 refers), Council agreed to the continuation of the Group past the public consultation period (JSC8-05/09 refers) and subsequently referred the report on the Ocean Reef Marina Concept Plan community consultation to the Group for further comment (CJ217-09/09 refers). The matter was then to be referred back to the Ocean Reef Marina Committee for further consideration (CJ217-09/09 refers).

DETAILS

A meeting of the Ocean Reef Marina Community Reference Group was convened on Thursday 3 December 2009 the purpose of which was to brief the Group on the outcome of the Ocean Reef Marina community consultation (Attachment 1 refers) and to seek their comments and feedback on the results with particular reference to the qualitative information received during the survey process.

The Group were asked to consider the comments provided in the two qualitative questions on the survey:

- Any other comments on the Concept Plan?
- Do you feel anything is missing?

The comments provided by the community in relation to item one above were categorised into eight general themes (Attachment 2 refers) and the Group's feedback and comments are as follows:

1. Commence project without delay:

The Group agreed that the current momentum should be maintained which considering due process; the community should be kept informed of the progress of project such as via the City's website amongst other means.

2. Suggestions for additional amenities (Attachment 3 refers)

3. Traffic issues and car parking:

It was suggested that more precise information regarding the number and type of parking facilities be provided to the community in future publications. It was considered vital that adequate parking, including trailer parking, was provided for the development and that the mix between residential and visitor be sufficient. Processes such as traffic calming devices, access and links to existing major arterial roads should be incorporated to alleviate future possible traffic issues.

4. Management of bushland area post development:

The implementation of an integrated management plan, both during and post development should be considered as was liaison with and involvement of the relevant environmental groups throughout the Structure Plan approvals process.

5. Height of buildings:

The Group suggested better representation of the proposed building height would provide the community with a better understanding of what the development would look like. Utilisation of the natural land contours is also considered important in the minimisation of the impact of the building height.

6. Provision for: artificial reef/adequate toilets/more boat launching

There was general consensus that provision for the above would form part of the detailed design with the maximum number of boat launching ramps provisioned as part of the club area (northern precinct).

7. Helipad:

Careful management of this amenity in relation to flight paths, commercial and non-commercial use, should be undertaken.

8. Location of individual components/amenities:

The location and type of the individual components would form part of detailed design.

Appointment to the Community Reference Group

In recognition of the importance of State Government liaison and involvement in the development, the Community Reference Group recommended that Council consider the appointment Mr Albert Jacob MLA, Member for Ocean Reef, as an observer to the Group.

Issues and options considered:

Not Applicable.

Legislation/Strategic Plan/Policy Implications

Legislation Not Applicable.

Strategic Plan

Key Focus Area: Leadership and Governance

Objective: 1.1 To engage proactively with the community

Key Focus Area: The Built Environment

Objective: 4.2 To progress a range of innovative and high quality urban development projects within the city.

4.2.1 Develop a concept for, and commit to, the development of land at the Ocean Reef Marina site.

Policy Not Applicable.

Risk Management considerations:

Not Applicable.

Financial/Budget Implications:

Not Applicable.

Regional Significance:

Not Applicable.

Sustainability Implications:

Not Applicable.

Consultation:

Not Applicable.

COMMENT

Not Applicable.

VOTING REQUIREMENTS

Simple Majority

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

- 1 NOTES the report related to the Ocean Reef Marina Community Reference Group - Community Consultation Briefing dated 8 December 2009;
- 2 RECOMMENDS that Council considers the appointment of Mr Albert Jacob MLA, Member for Ocean Reef, as an observer to the Ocean Reef Marina Community Reference Group.

Cr Hamilton-Prime and Chief Executive Officer left the Room at 1805 hrs.

MOVED Cr Amphlett, **SECONDED** Cr McLean that the Ocean Reef Marina Committee **REQUESTS** that Council:

- 1 **NOTES** the report related to the Ocean Reef Marina Community Reference Group - Community Consultation Briefing dated 8 December 2009;
- 2 **ENDORSES** the Ocean Reef Marina Committee to **GIVE** further consideration to:
 - (a) the items listed in Attachment 3 – Community Consultation Report for the items identified as highly desirable and desirable as part of the Structure Plan Development process;
 - (b) the ideal location for an artificial reef and supporting infrastructure within the development area;
 - (c) an additional layer of car parking;
 - (d) additional trailer ramps;
- 3 **GIVES** consideration to the appointment of Mr Albert Jacob MLA, Member for Ocean Reef, as an observer to the Ocean Reef Marina Community Reference Group.

The Motion was Put and

CARRIED (6/0)

In favour of the Motion: Mayor Pickard, Crs Amphlett, Corr, Fishwick, McLean and Taylor

The Chief Executive Officer entered the Room at 1813 hrs.

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

Nil.

CLOSURE

There being no further business, the Presiding Person declared the Meeting closed at 1814 hrs; the following committee members being present at that time:

Mayor Troy Pickard
Cr Tom McLean
Cr Trona Young
Cr Philippa Taylor
Cr Geoff Amphlett
Cr Brian Corr
Cr Russ Fishwick