

# minutes

## Ocean Reef Marina Committee

MEETING HELD ON **MONDAY 29 JUNE 2015 AND**  
**TUESDAY 15 SEPTEMBER 2015**

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**TABLE OF CONTENTS**

<b>Item No.</b>	<b>Title</b>	<b>Page No.</b>
	<b>Declaration of Opening</b>	<b>3</b>
	<b>Declarations of Interest</b>	<b>4</b>
	<b>Apologies/Leave of absence</b>	<b>4</b>
	<b>Confirmation of Minutes</b>	<b>5</b>
	<b>Announcements by the Presiding Member without discussion</b>	<b>5</b>
	<b>Identification of matters for which the meeting may be closed to the public</b>	<b>5</b>
	<b>Petitions and deputations</b>	<b>5</b>
	<b>Reports</b>	<b>6</b>
1	Confidential - Ocean Reef Marina – Project Status Report – [04171B] dealt with on 29 June 2015	6
2	Confidential - Ocean Reef Marina – Concept Plan Design Review and Financial Feasibility – [04171B] dealt with on 29 June 2015	8
	<b>Procedural Motion – That the Meeting be Adjourned – [08122, 02154]</b>	<b>9</b>
3	Confidential – Ocean Reef Marina – Options for Progressing the Project – [04171B] dealt with on 15 September 2015	11
	<b>Motions of which previous notice has been given</b>	<b>13</b>
	<b>Requests for Reports for future consideration</b>	<b>13</b>
	<b>Closure</b>	<b>13</b>

## CITY OF JOONDALUP

MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD  
IN CONFERENCE ROOM 1, JOONDALUP CIVIC CENTRE, BOAS AVENUE,  
JOONDALUP ON MONDAY 29 JUNE 2015 AND TUESDAY 15 SEPTEMBER 2015.

### ATTENDANCE

#### Committee Members

Mayor Troy Pickard	<i>Presiding Member</i>	
Cr Geoff Amphlett, JP		
Cr John Chester		
Cr Christine Hamilton-Prime		
Cr Tom McLean, JP		<i>absent from 9.20pm to 9.23pm</i>
Cr Teresa Ritchie, JP		
Cr Philippa Taylor	<i>Deputy Presiding Member</i>	<i>absent from 10.09pm to 10.11pm</i>
Cr Sam Thomas		

#### Observers

Cr Kerry Hollywood	<i>absent from 8.14pm to 8.17pm to 9.14pm</i>
Cr Mike Norman	<i>to 10.15pm</i>

#### Officers

Mr Garry Hunt	Chief Executive Officer
Mr Blignault Olivier	Manager City Projects
Mr Brad Sillence	Manager Governance
Mr John Byrne	Governance Coordinator
Mrs Genevieve Hunter	Executive Project Officer
Mrs Rose Garlick	Governance Officer

#### Guests

Mr Bill Burrell	Taylor Burrell Barnett
Mr Darren Walsh	Strategen
Mr Michael Rogers	M P Rogers & Associates

### DECLARATION OF OPENING

The Presiding Member declared the meeting open at 7.07pm.

## DECLARATIONS OF INTEREST

### Disclosures of Financial / Proximity Interest

Nil.

### Disclosures of interest affecting impartiality

Elected Members (in accordance with Regulation 11 of the *Local Government [Rules of Conduct] Regulations 2007*) and employees (in accordance with the Code of Conduct) are required 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.

<b>Name/Position</b>	<b>Cr Sam Thomas.</b>
<b>Item No./Subject</b>	Item 1 - Confidential - Ocean Reef Marina – Project Status Report.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Thomas is a crew member with Whitford Volunteer Sea Rescue Group.

<b>Name/Position</b>	<b>Cr Sam Thomas.</b>
<b>Item No./Subject</b>	Item 2 – Confidential - Ocean Reef Marina – Concept Plan Design Review and Financial Feasibility.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Thomas is a crew member with Whitford Volunteer Sea Rescue Group.

<b>Name/Position</b>	<b>Cr Sam Thomas.</b>
<b>Item No./Subject</b>	Item 3 – Confidential - Ocean Reef Marina - Options For Progressing The Project.
<b>Nature of interest</b>	Interest that may affect impartiality.
<b>Extent of Interest</b>	Cr Thomas is a crew member with Whitford Volunteer Sea Rescue Group.

## APOLOGIES/LEAVE OF ABSENCE

Nil.

### Leave of Absence previously approved

Cr Sam Thomas	4 July to 8 July 2015 inclusive;
Cr Geoff Amphlett, JP	15 July to 20 July 2015 inclusive;
Cr Mike Norman	22 July to 9 August 2015 inclusive;
Cr Liam Gobbert	24 July to 29 July 2015 inclusive;
Cr Liam Gobbert	15 September 2015.

## **CONFIRMATION OF MINUTES**

### MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON 15 JULY 2013 AND SPECIAL COMMITTEE MEETING HELD ON 5 NOVEMBER 2013

**MOVED** Cr Hamilton-Prime, **SECONDED** Cr McLean that the minutes of the following meetings of the Ocean Reef Marina Committee be confirmed as a true and correct record:

- 1 Ordinary Committee meeting held on 15 July 2013;**
- 2 Special Committee meeting held on 5 November 2013.**

**The Motion was Put and**

**CARRIED (8/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Hamilton-Prime, McLean, Ritchie, Taylor and Thomas.

## **ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

Nil.

## **IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY BE CLOSED TO THE PUBLIC**

In accordance with Clause 5.2 of the *City's Meeting Procedures Local Law 2013*, this meeting was not open to the public.

## **PETITIONS AND DEPUTATIONS**

Nil.



## **OFFICER'S RECOMMENDATION**

That the Ocean Reef Marina Committee NOTES the:

- 1 Ocean Reef Marina Project Status Report;
- 2 Ocean Reef Marina Indicative Approvals Timelines forming Attachment 1 to this Report.

**MOVED Cr Chester, SECONDED Cr Hamilton-Prime that Council:**

- 1 **NOTES the Ocean Reef Marina Project Status Report;**
- 2 **NOTES the Ocean Reef Marina Indicative Approvals Timelines forming Attachment 1 to this Report;**
- 3 **REQUESTS the Minister for Planning, the Hon. John Day, MLA and the Acting Minister for the Environment, the Hon. Liza Harvey, MLA formally endorse the concurrent statutory advertising for the Metropolitan Region Scheme Amendment and the Public Environmental Review associated with the Ocean Reef Marina Project;**
- 4 **REQUESTS the Chief Executive Officer to initiate a public advertising campaign through newspaper advertising and website updates to inform the community on the milestones and tasks completed or commenced to date for the Ocean Reef Marina Project;**
- 5 **REQUESTS the Chief Executive Officer to prepare and deliver a public awareness communication campaign during February 2016 on the following matters prior to the commencement of the formal statutory advertising process detailed in part 3 above:**
  - 5.1 ***City of Joondalup District Planning Scheme No. 2* amendment;**
  - 5.2 **Metropolitan Region Scheme amendment;**
  - 5.3 **Public Environmental Review;**
  - 5.4 **Local Structure Plan.**

**The Motion was Put and**

**CARRIED (8/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Hamilton-Prime, McLean, Ritchie, Taylor and Thomas.



## OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the outcome of the Ocean Reef Marina concept plan design review and feasibility analysis;
- 2 ENDORSES the amendments to the Ocean Reef Marina concept plan, to be referred to as Ocean Reef Marina Concept Plan June 2015, as presented in Attachment 2 of this Report;
- 3 REQUESTS the Chief Executive Officer to finalise the Structure Plan and business case for the Ocean Reef Marina development based on the Ocean Reef Marina Concept Plan June 2015;
- 4 REQUESTS that the Chief Executive Officer INITIATES negotiations with the State Government to determine the future development model for progressing the Ocean Reef Marina project once the business case and Structure Plan is approved.

**MOVED Cr Amphlett, SECONDED Cr Chester that the Ocean Reef Marina Committee REQUESTS the Chief Executive Officer to prepare a report on the options and conditions for the transfer of the Ocean Reef Marina Project from the City of Joondalup to Landcorp.**

**The Motion was Put and**

**CARRIED (8/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Hamilton-Prime, McLean, Ritchie, Taylor and Thomas.

*Cr Norman left the room at 10.15pm and did not return.*

## **PROCEDURAL MOTION – THAT THE MEETING BE ADJOURNED – [08122, 02154]**

**MOVED Cr Hamilton-Prime, SECONDED Cr Thomas that the meeting be ADJOURNED and RECONVENED on an appropriate day and time as determined by the Presiding Member to allow a further report to be presented to the Ocean Reef Marina Committee in relation to the options and conditions for the transfer of the Ocean Reef Marina Project from the City of Joondalup to Landcorp.**

**The Procedural Motion was Put and**

**CARRIED (8/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Hamilton-Prime, McLean, Ritchie, Taylor and Thomas.

The meeting **ADJOURNED** at 10.19pm on Monday 29 June 2015 with the following committee members being present at that time:

Mayor Troy Pickard  
Cr Geoff Amphlett, JP  
Cr John Chester  
Cr Christine Hamilton-Prime  
Cr Tom McLean, JP  
Cr Teresa Ritchie, JP  
Cr Philippa Taylor  
Cr Sam Thomas

### **RESUMPTION OF MEETING**

The Presiding Member declared the **Ocean Reef Marina Committee** meeting that commenced on 29 June 2015 **RESUMED** at **5.00pm** on **Tuesday 15 September 2015**, the following committee members being present:

### **ATTENDANCE**

#### **Committee Members**

Mayor Troy Pickard	<i>Presiding Member</i>	
Cr Geoff Amphlett, JP		
Cr John Chester		<i>from 5.05pm</i>
Cr Christine Hamilton-Prime		
Cr Tom McLean, JP		
Cr Teresa Ritchie, JP		
Cr Philippa Taylor	<i>Deputy Presiding Member</i>	
Cr Sam Thomas		

#### **Officers**

Mr Garry Hunt	Chief Executive Officer
Mr Blignault Olivier	Manager City Projects
Mr Brad Sillence	Manager Governance
Mrs Deborah Gouges	Governance Officer



## OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the options and conditions for the transfer of the Ocean Reef Marina project to LandCorp, as detailed in this Report;
- 2 REQUESTS the Chief Executive Officer to continue to progress the execution of a renewed and expanded Memorandum of Understanding, which includes a State Government commitment of financial and resources support;
- 3 REQUESTS the Chief Executive Officer to continue the planning and environmental approvals process currently being undertaken by the City;
- 4 REQUESTS the Chief Executive Officer to continue negotiations with the Minister for Planning, the Minister for Lands and the Minister for Transport to pursue the option for the transfer of the development of the Ocean Reef Marina project to LandCorp.

**MOVED Mayor Pickard, SECONDED Cr Amphlett that Council REQUESTS the Minister for Planning, as the Minister responsible for the State Government lead agency for the Ocean Reef Marina project, to initiate action for the State Government to assume the role of proponent for the Ocean Reef Marina project.**

**The Motion was Put and**

**CARRIED (8/0)**

**In favour of the Motion:** Mayor Pickard, Crs Amphlett, Chester, Hamilton-Prime, McLean, Ritchie, Taylor and Thomas.

### **Reason:**

In accordance with Regulation 11(da) of the *Local Government (Administration) Regulations 1996*, the reason the Committee made its decision which was significantly different to what the administration recommended is because it is imperative for the viability and progress of the Ocean Reef Marina Project that the State Government formally commit to the project by assuming the role of the proponent.

**URGENT BUSINESS**

Nil.

**MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Nil.

**CLOSURE**

There being no further business, the Presiding Member declared the meeting closed at 6.18pm; the following Committee Members being present at that time:

Mayor Troy Pickard  
Cr Geoff Amphlett, JP  
Cr John Chester  
Cr Christine Hamilton-Prime  
Cr Tom McLean, JP  
Cr Teresa Ritchie, JP  
Cr Philippa Taylor  
Cr Sam Thomas