

CITY OF JOONDALUP

MINUTES OF THE MEETING OF THE OCEAN REEF DEVELOPMENT COMMITTEE HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BAOS AVENUE, JOONDALUP ON 4 OCTOBER 2001.

ATTENDANCE AND APOLOGIES

Committee Members

<i>Mayor J Bombak</i>	<i>(left meeting at 5.46pm, returned at 6.20pm, left meeting at 7.24pm)</i>
<i>Cr C Baker</i>	<i>Chairperson</i>
<i>Cr D Carlos</i>	
<i>Cr J Hollywood</i>	
<i>Cr M O'Brien</i>	<i>(entered meeting at 5.54pm)</i>
<i>Cr G Kenworthy</i>	
<i>Cr C Mackintosh</i>	

Officers

<i>Mr J Turkington</i>	<i>Acting Chief Executive Officer</i>
<i>Mr R Fischer</i>	<i>Executive Manager Strategic Planning</i>
<i>Mr C Higham</i>	<i>Director Planning and Development</i>
<i>Mr P McQue</i>	<i>Senior Policy Officer</i>

Apologies

<i>Cr P Kimber</i>	<i>Deputy Chairperson</i>
<i>Cr A Walker</i>	
<i>Mr J Kirton</i>	<i>Manager Strategic and Organisation Development</i>

The Chairperson declared the meeting open at 5.43pm and welcomed Mike Moloney and Jim Pelc from LandCorp.

2. DECLARATION OF FINANCIAL INTEREST

No declarations were received.

The Mayor left the meeting at 5.46pm.

3. CONFIRMATION OF MINUTES

Minutes of the Ocean Reef Development Committee meeting held on 29 August 2001 are shown as Attachment 1.

MOVED Cr Kenworthy, SECONDED Cr Hollywood that the Minutes of the Ocean Reef Development Committee held on 29 August 2001 be confirmed as a true and accurate record.

**The Motion was put and
CARRIED**

Cr O'Brien entered the meeting at 5.54pm.

4 BUSINESS ARISING FROM PREVIOUS MEETING

4.1 LandCorp Presentation

Mike Maloney, Director of Urban Operations and Jim Pelc from LandCorp briefed the Committee on how best to progress a project of this nature, and LandCorp's recent experience in the Mandurah Ocean Marina.

The background to the development of the Mandurah Ocean Marina was provided. This site is 60 hectares, with 20 hectares being water. In developing the Mandurah Ocean Marina, it was decided to proceed with a community-based facility, rather than a revenue maximising project.

LandCorp will invest approximately \$45 million, and it is estimated that this will generate a further \$170 million in private expenditure, with the creation of 400 jobs. However, LandCorp advised that marina developments were subject to high risk, with their being a high capital investment required, and yields being low.

Process and Tasks outlined by LandCorp:

1. Establish Taskforce
2. Community Consultation
3. Research
4. Due Diligence
5. Develop Objectives
6. Feasibilities
7. Operational Management Issues
8. Detailed Planning
9. Approvals

10. Construction

11. Marketing/Communications

The Mayor returned to the meeting at 6.20pm.

Before LandCorp can become involved in projects of this nature either as a Project Manager or Consultant, they require the approval of their Board, and this includes undertaking a feasibility study and preparing a business case, including a desktop 'fatal flaw' exercise.

The Chairperson thanked Mike Moloney and Jim Pelc for their presentation.

Mike Moloney and Jim Pelc left the meeting at 7.05pm.

4.2 Agreement for the Vesting of the Ocean Reef Boat Launching Facility

The Deed of Agreement for the Vesting of the Ocean Reef Boat Launching Facility between the City, Minister for Transport and Water Corporation was provided for the Committee's referral.

The Agreement provides for Water Corporation to surrender its vesting of Reserve 36732 and the Minister for Transport to surrender its vesting of the Breakwater Reserve.

This will enable the City to undertake the management of the Ocean Reef Boat Launching Facility, subject to and upon the terms and conditions set out in the Agreement.

Discussion centred on the history of the City obtaining the vesting, and about the City's potential exposure to future maintenance costs, should the vesting occur. The reasons for the City obtaining the vesting were detailed to the Committee, as was the Council resolution to proceed with the vesting in November 2000, and the subsequent noting of the Business Plan by Council in February 2001.

It was agreed that the previous documentation on the vesting be provided to all members of the Committee, with a meeting to be arranged with those members who may have concerns about the terms and conditions of the Agreement.

It was also agreed that the execution of the Agreement proceed, subject to those Committee members with concerns being briefed and agreeing to the terms and conditions of the Agreement.

MOVED Cr Mackintosh, SECONDED Cr O'Brien that the Ocean Reef Development Committee NOTES the Agreement for the Vesting of the Ocean Reef Boat Launching Facility.

**The Motion was put and
CARRIED**

4.3 Project Manager Discussion Paper

At the previous meeting of the Ocean Reef Development Committee, it was requested that a discussion paper be prepared detailing the most appropriate way to progress the Ocean Reef Development, including the appointment of a Project Manager.

This discussion paper is currently being prepared and will canvas a number of issues which the Committee need to consider. The discussion paper will detail the tasks and resources required to commence the preliminary stage work, and will include consideration of objectives, principles and strategies which will need to be developed.

It was agreed by the Committee that a commercial property developer be invited to brief the next meeting on their involvement and experience in the development of marinas.

The Mayor left the meeting at 7.24pm.

4.4 Original Ocean Reef Development Structure Plans 1987

The Ocean Reef Development Committee requested that the original Ocean Reef Development Structure Plans from 1987 be tabled for referral. These Plans were displayed for referral at the Meeting.

5. OTHER BUSINESS

5.1 Cr O'Brien Notice of Motion – Deputation to the Minister for Transport

At the 11 September 2001 Council Meeting, Cr O'Brien moved a Notice of Motion requesting a deputation to the State Minister for Transport for "*the construction of a sea wall of the Ocean Reef Marina to facilitate the full development potential of the site with the prospect of relieving some of the maritime pressure especially the re-entry congestion at the Hillarys Boat Harbour.*"

This Motion is considered to be premature, as the Committee is in the very preliminary stages of the Ocean Reef development. The objectives and scope of this entire project are yet to be determined, so it is recommended that the possibility of a deputation to the Minister for Transport be considered at a later stage, when the master planning and associated documentation have been prepared for the site. The Committee will then have a clearer vision and strategy for the Ocean Reef development.

MOVED Cr Carlos, SECONDED Cr Hollywood that the possibility of a deputation to the Minister for Transport in relation to the construction of a sea wall at Ocean Reef Boat Harbour be considered when the City has a clearer vision and strategy for the development of the Ocean Reef project.

The Motion was put and

CARRIED

6. DATE OF NEXT MEETING

The next meeting of the Ocean Reef Development Committee will be held in Conference Room 2, Joondalup Civic Centre, Boas Avenue Joondalup at 5.30pm Wednesday, 7 November 2001.

7. CLOSURE

There being no further business, the Chairperson declared the Meeting closed at 7.24pm.