

MEETING DATE: Wednesday, 28 January 2009

MEETING TIME: 6pm

LOCATION: Conference Room 1, Joondalup Civic Centre

1. INTRODUCTION BY THE MAYOR

Mayor Pickard opened the meeting at 6.10pm and welcomed all those in attendance.

The Mayor outlined the process undertaken by the Ocean Reef Marina Committee (of Council) since the last Community Reference Group meeting culminating in the development of Concept Plan 6. He advised that the Ocean Reef Marina Committee (of Council) had recommended to Council that they endorse the further involvement of the Community Reference Group with comments from the Group being referred back to the Ocean Reef Marina Committee (of Council). Council endorsed the recommendation at a Special Council Meeting held 27 January 2009.

The process would be that attendees would split into groups to discuss the presentation with representatives from the City; a feedback sheet to be provided for attendees to complete and return to City with responses collated and presented to the next meeting of the Ocean Reef Marina Committee (of Council).

The Mayor advised that any modifications to Concept Plan 6 as presented to the Ocean Reef Marina Committee (of Council) would not be reflected on the plan but would be pointed out during the presentation.

Further, he reiterated the continued need for strict confidentiality and thanked the Group for their adherence in the past.

2. PROJECT UPDATE AND OVERVIEW BY THE CHIEF EXECUTIVE OFFICER

The Chief Executive Officer, Garry Hunt, provided an update on the progress of the development of a concept plan, and advised that preliminary studies have been conducted for:

- Shoreline impact
- Water / marina flushing
- Sediment and erosion
- Environmental
- Flora and fauna
- Traffic and transport
- Risk assessment
- Club area costs
- Construction costs
- Feasibility costs
- Potential revenue

The Chief Executive Officer also advised that the Ocean Reef Marina Committee has met four times and the Ocean Reef Marina Steering Committee has met twice.

A meeting has occurred with the Director General of the Department for Planning and Infrastructure to discuss current land tenure and zoning within the site.

Arrangements are being made to meet with the Minister for Planning, Hon John Day MLA, the Minister for Transport, Hon Simon O'Brien MLC and the Minister for Lands, Hon Brendan Grylls MLA.

The Chief Executive Officer thanked group members who have maintained the confidentiality of information provided and ask that this continue until the design option is released to the wider community. In saying this though, one group member did breach this confidentiality requirement and photographed Option No. 4 at the last meeting and subsequently forwarded it to community members.

3. BACKGROUND AND CURRENT PLANS (Bill Burrell)

Bill Burrell, Town Planner, Taylor Burrell Barnett spoke to a Powerpoint presentation of Concept Plan 6. The following issues were raised and answered by Mr Burrell during the presentation:

Issue	Comment
Boat ramps/pens – traffic flow Rigging and other equipment	Detailed circulation to be studied.
Purpose of the floating ramp	Outlined purpose
Silt and flushing issue within the ocean pool.	More detailed analysis required at Design Plan Stage. Advised that the pool was sited for maximum exposure.
Assessment of water surge	The marina is designed for a 40 metre overlap. Further engineering studies required at Design Plan stage.
Provision for artificial reef and the loss of surf breaks.	The Ocean Reef Marina Committee (of Council) resolved to include in the design plan an artificial reef to the south. This would provide the opportunity to surf and for linkage to the existing marine park. It also provides the opportunity to feed sand to Mullaloo Beach. Issue seen as crucial to the project.

4. GROUP DISCUSSION

The Group was divided into three to discuss and comment on Concept Plan 6. (Notes from these groups are provided separately.)

5. DATE OF NEXT MEETING

The Chief Executive Officer thanked the group for their attendance and feedback. No date was set for the next meeting.

Version No.	Date	Status	Amendments / Comments	Distributed by:
Version 1	5 February	Draft		G Hunter

Attendees at Meeting Held on 28 January 2009

Category	Name	
C	Mr Bruce Barnett – Boating WA	
C	Mr Ken Blackie – Whitfords Volunteer Sea Rescue Group	
C	Mr Paul Brooker – Ocean Reef Progress Association	
D	Mr Brian Buzzard	
B	Mrs Nazlah Caldwell	
A	Mr Roger Cameron	
A	Mrs Natalie Champion	
C	Mr Mark Carruthers – Whitfords Volunteer Sea Rescue Group	
B	Mr Andrew Cass	
A	Dr Lynne Dailey	
A	Mr Ken Eastwood	
A	Mr Gavin Foord	
D	Ms Donna Ironmonger	
C	Mr Ron Lindsay – Ocean Reef Surf Sports Club	
A	Ms Kerry Nichols	
D	Ms Michelle Noble	
A	Mr Terry Stuart	
D	Mr Rohan Tilbrook	
B	Mr Craig Wright	
A	Mr Paul Young	
B	Mr Mark Hay	APOLOGY
B	Mr Joh Holenstein	APOLOGY
B	Mr Damian Jolly	APOLOGY
B	Mr Oliver Kay	APOLOGY
C	Mr Mike Norman – Joondalup Community Coast Care Forum	APOLOGY
D	Mr Rainer Repke	APOLOGY
C	Mr Andrew Slomp – Sunset Coast Tourism Association	APOLOGY
B	Mr Chris Wanless	APOLOGY

Elected Members:

Mayor Troy Pickard
 Cr Albert Jacob
 Cr Tom McLean

Other Attendees:

Garry Hunter, CEO, City of Joondalup
 Mike Archer, City Projects Administrator, City of Joondalup
 Christine Robinson, Executive Officer, City of Joondalup
 Genevieve Hunter, Executive Projects Officer, City of Joondalup
 Bill Burrell, Town Planning Consultant, Taylor Burrell Barnett
 Andrew Williams, Project Manager, Coffey Projects

NOTES FROM GROUP DISCUSSION

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Following the presentation of draft Concept Plan 6, the attendees, in groups, were asked to provide their comments and feedback; specifically the following questions were posed:

- What are the things you like about the plan?
- What are your areas of concern?
- Is there anything we need to add?

Note: Comments relate to group discussion excluding the Whitfords Volunteer Sea Rescue Group and the Ocean Reef Sea Sport Club. Specific comments relating to these clubs are listed separately.

GROUP COMMENTS

Question 1: What are the things you like about the plan?

- Comprehensive and addresses most issues
- Commendable
- Separate areas for families – pool etc
- Caters well for all users
- Link between water and land
- Revenue generation
- Different from other marinas
- “Main Street” concept
- Separation of commercial/retail from northern end
- Boulevard approach
- Flow through – pedestrian and cycles
- Iconic, bold, world class
- Two entrances aiding flushing and water quality
- Bushland retention
- Visual impact on local area minimised
- Vision and size of the development – caters for expanding population
- Accessibility from three points
- Provision of public amenities – beach, pool, community buildings, amphitheatre etc
- Environmentally sound
- Tourist attraction
- Public transport access into development
- Caters for all traffic – vehicle/pedestrian/cycle

Version No.	Date	Status	Amendments / Comments	Distributed by:
Version 2	7 April 2009	Final		G Hunter

- Residential/hotel component
- Decked/underground parking
- Overall design of buildings
- Adds value to the area
- Public access to all areas
- Ocean Pool – good flushing and filtration
- Link between recreational and commercial areas
- Meets community's future needs

Question 2: What are the areas of concern?

- Seaweed and winter silt build up in northern beach/groyne area
- No provision for boat lifting in northern area
- Boat launching/trailer parking flow through for public ramp area
- Maintenance of existing pedestrian/cycle paths; ensure "through" path is around trailer park area
- Provision of areas for dogs
- Functionality in central retail/commercial area in relation to prevailing SW winds
- Negative impact of resident content – conflicts between different users
- There is no real "theme" – retail/leisure or boating?
- Pandering to minority issue groups
- Current economic climate – impact on funding, approvals etc
- Development too large – creating a "mini" city
- Reaction of residents in the immediate area
- Location of WVSSRG – needs to be independent with direct access to harbour and other facilities
- Effect of global warming/climate change
- Length of time taken to complete the project particularly if staged – length of disruption. Which areas will be developed first – public/private?
- Height of buildings – impact on local residents
- Financial constraints - cost of the project and funding of the process
- Management of short term accommodation – private/public
- Cost to use the facilities – including car parking
- Secure parking for boat owners utilising DPI pens
- Island safety risk
- Management and supervision of beach and pool areas
- Clarification of residential leasehold arrangements and impact on who occupies the residential space – long term residencies more desirable
- Adequate City funding to take the project past Structure Plan stage

Question 3: Is there anything we need to add?

- Imperative that alternative energy sources (tidal/wind/solar) are incorporated into the design. Could allow for excess power to be sold back into the grid or allow for incentives for retailers etc.
- Cycle storage areas to reduce load on car parks
- Public BBQs
- Strong communications plan, promotion and marketing essential – including models (display and via computer) required to sell the idea to the general public
- Provision for ferry service to/from other waterside areas (Fremantle, Mandurah)
- Provision for future expansion
- Maintain consultation with CRG

- Indication of beach sizes
- Cafes on main pier
- Renewable energy

COMMENTS FROM REPRESENTATIVES OF THE WHITFORDS VOLUNTEER SEA RESCUE GROUP AND OCEAN REEF SEA SPORTS CLUB

General Concerns:

Both clubs felt that the Concept Plan as presented did not take into consideration all of their requirements (as provided to the City's Town Planning Consultant and to the Committee meeting held in October 2008). It seems that the clubs were provided with an outline of the area they would be 'allocated' as they had prepared their own drawings showing their occupation of the entire area, including the commercial area.

Specific Issues:

Ocean Reef Sea Sports Club:

- Want to maintain current status with boat trailers – 3.5ha of hardstand area.
- Needs trailer parking near club facilities and not just to the south of the marina.
- Concern if jetty area is leased to others as well as the club.
- The Club has held discussions with the Mullaloo Sea Scouts to use part of building – would also need boat shed similar to that at Hillarys Boat Harbour.
- Club requested status of operation/ownership of boat stacking facilities.
- Want to sub-lease area marked for chandlery (Mayor Pickard advised that the club will need to tender for the commercial area).

The club were requested to provide their land area requirements, including boat stacking/launching.

Whitfords Volunteer Sea Rescue Group

- Want the same facilities they have currently, with the addition of a boat launching facility.
- Do not want tower to be located in same location as club facilities as shown on Concept Plan No. 6.
- Want to be located in area as suggested by the Committee – towards the end of the area, although concern were raised with proposed location of carparking for operational vehicles – potential damage caused by sea.
- Prefer one facility in the new location – tower, office, training facility, maintenance and storage, and shed with railway for boat launching facility.
- Concern with close proximity to maintenance sheds as welding equipment will interfere with radio signals.
- Would only need up to four carparking bays for operational vehicles and 50 bays when training.
- Open to the idea of co-locating with the DPI Harbour Master.
- Open to the idea that the tower be designed as a landmark entry into the marina.
- Mentioned that cannot co-locate due to taxation exemption.