

# minutes

## Ocean Reef Marina Committee

MEETING HELD ON THURSDAY, 3 SEPTEMBER 2009

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## CITY OF JOONDALUP

### MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD IN CONFERENCE ROOM 3, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON THURSDAY 3 SEPTEMBER 2009

#### ATTENDANCE

##### Committee Members:

<i>Mayor Troy Pickard</i>	<i>Presiding Person</i>	
<i>Cr Trona Young</i>		<i>North-Central Ward</i>
<i>Cr Geoff Amphlett</i>		<i>Central Ward</i>
<i>Cr Brian Corr</i>		<i>South-East Ward</i>
<i>Cr Russ Fishwick</i>		<i>South Ward</i>

##### Officers:

Mr Garry Hunt	Chief Executive Officer	<i>from 1937 hrs</i>
Mr Jamie Parry	Director Governance and Strategy	
Mr Mike Archer	City Projects Administrator	
Ms Genevieve Hunter	Executive Projects Officer	
Ms Christine Robinson	Executive Officer	
Mrs Janet Foster	Administrative Services Coordinator	

#### DECLARATION OF OPENING

The Presiding Person declared the meeting open at 1936 hrs.

#### APOLOGIES/LEAVE OF ABSENCE

Apology – Cr Kerry Hollywood

#### Leave of absence previously approved:

Cr Michele Rosano 3 September – 14 September inclusive

**CONFIRMATION OF MINUTES**

**MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON MONDAY 20 OCTOBER 2008, MONDAY 27 OCTOBER 2008, TUESDAY 2 DECEMBER 2008, TUESDAY 27 JANUARY 2009 AND THURSDAY 30 APRIL 2009**

**MOVED Cr Young SECONDED Cr Fishwick that the minutes of the meeting of the Ocean Reef Marina Committee held on Monday 20 October 2008, Monday 27 October 2008, Tuesday 2 December 2008, Tuesday 27 January 2009 and Thursday 30 April 2009 be confirmed as a true and correct record.**

**The Motion was Put and**

**CARRIED (5/0)**

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

*The Chief Executive Officer entered the Room at 1937 hrs.*

**MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON THURSDAY 30 APRIL 2009**

**MOVED Cr Fishwick SECONDED Cr Amphlett that the minutes of the additional meeting of the Ocean Reef Marina Committee held on Thursday 30 April 2009 be confirmed as a true and correct record.**

**The Motion was Put and**

**CARRIED (5/0)**

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

**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.

## REPORTS

### **ITEM 1 OCEAN REEF MARINA CONCEPT PLAN - REPORT ON CONSULTATION PROCESS**

**WARD:** All

**RESPONSIBLE  
DIRECTOR:** Mr. Jamie Parry  
Governance and Strategy

**FILE NUMBER:** 04171

**ATTACHMENTS:** Attachment 1: Top line results  
Attachment 2: Responses by Ward and Suburb  
Attachment 3: Demographics by Ward and Suburb

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#### **PURPOSE/EXECUTIVE SUMMARY**

This report provides information on the findings from the recent consultation concerning a draft Concept Plan for the Ocean Reef Marina development site.

#### **BACKGROUND**

This most recent consultation concerning development of the Ocean Reef Marina site followed on from one undertaken in August 2007, when 456 members of the community made submissions on what they wanted to see at the Marina in future. From these submissions, and with input from the Ocean Reef Marina Community Reference Group, State Government agencies, Elected Members and professional consultants, a concept plan was developed.

In order that the public would have another opportunity to have their say, all residents and ratepayers in the City of Joondalup were sent a survey together with an information brochure. The brochure contained a Concept Plan of what the Marina could look like in future and a key was provided to assist readers in locating the various features.

#### **DETAILS**

The survey was designed to obtain feedback on the following matters:

- The extent of support for developing the site
- The extent of support for the various features within the concept plan
- General comments concerning the concept plan
- Any features that have been missed and could be included in an updated concept plan
- The extent of support for the concept plan overall

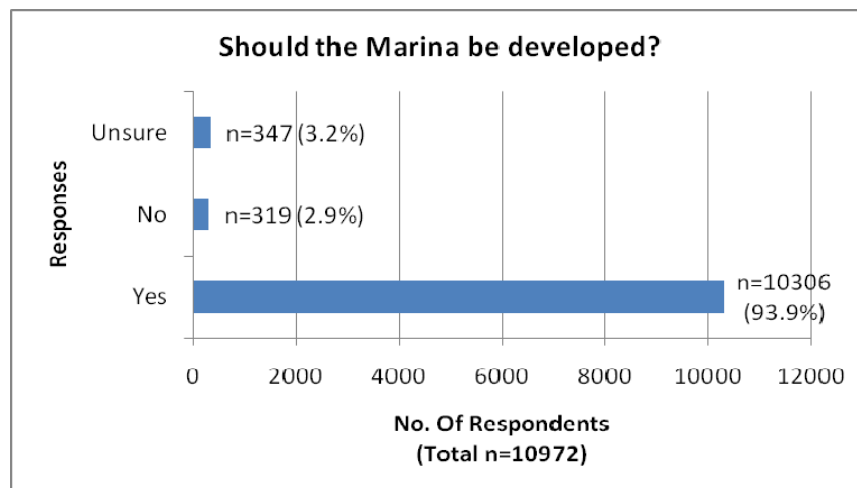
In an effort to identify the appeal, or otherwise, of the various features contained in the concept plan, demographic information was also sought from the community. These included the gender of respondents, where they lived or owned property and age ranges.

11,728 people filled in and returned their surveys to the City by the closing date of 20 July 2009. The data from the surveys was then processed and analysed.

### Top Line Results

These results have been identified following a breakdown of data from all the surveys received and are based upon the responses selected for each question. The bar graphs used to illustrate the results show the number of people selecting a particular response e.g. 'yes,' 'no,' 'unsure' or 'strongly approve,' 'approve,' 'neutral,' 'disapprove,' 'strongly disapprove' and then the percentage for that response out of all the people who answered the question.

For example, the graph below shows the outcome of analysing the responses to the question: "Should the Marina be developed?" The response options are 'yes,' 'no' and 'unsure.' The bar in the graph labelled 'unsure' shows that 347 (3.2%) of a total (Total n=) of 10972 people who answered that question, selected that response.



In this case, the top of line result was that 10306 (93.9%) respondents supported the development of the Marina site with a 'yes' response.

Of 11,728 people who returned surveys, the majority (n=3,944) lived in the North Central Ward, closest to the site, with residents/ratepayers of Ocean Reef making up 13% of all respondents (n=1,506).

10306 respondents supported the development of the Marina site with a 'yes' response (93.9%).

All the features in the concept plan – recreation and leisure, parks and gardens, natural areas, iconic features, marine services and generalised services - were strongly approved or approved to a greater or lesser degree.

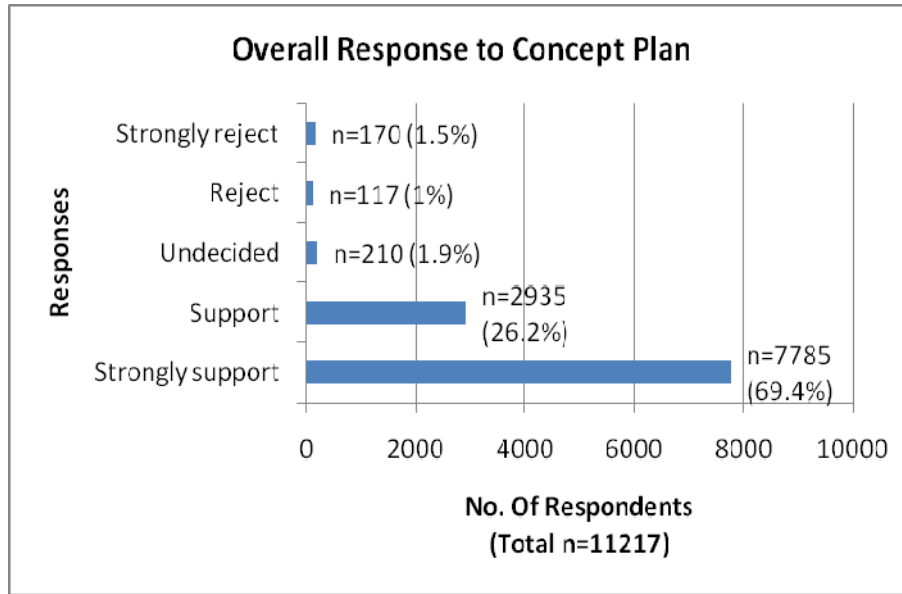
The features receiving the highest levels of support are listed in order of preference.

- Food and beverage outlets 97.4%
- Boardwalk 96.5%
- Public Open Space 95.4%
- The CAT bus service from Joondalup, Ocean Pool and Dual Use Path received equal support at 94.9%

The features receiving the lowest approval ratings were as follows:

- Residential apartments 71.1%
- Helipad 68.3%
- Height of buildings 67.7%

The following graphs shows that overall, 10,720 (95.6%) people strongly supported or supported the concept plan as shown in the information brochure.



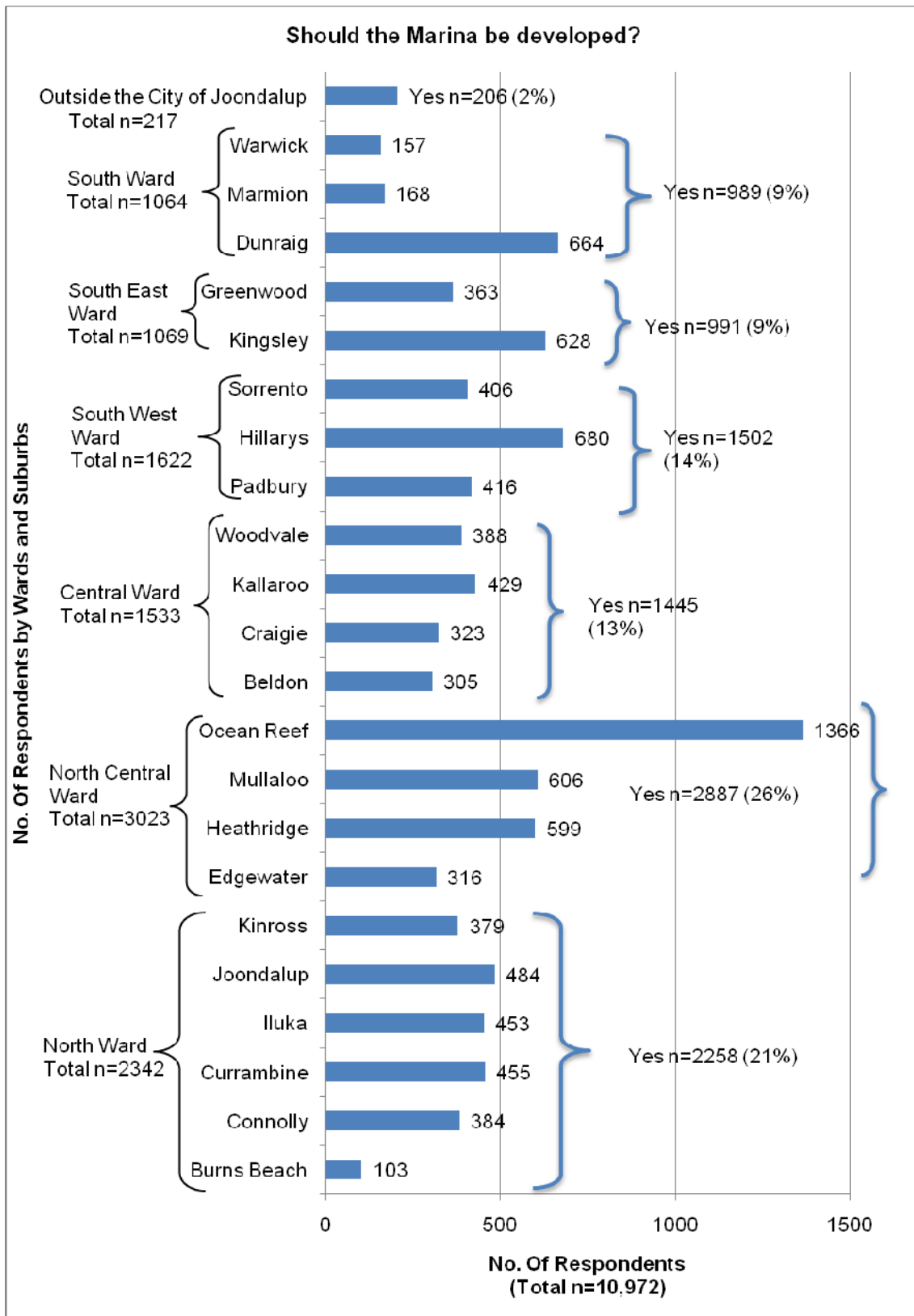
Additional graphs illustrating the 'top line' findings can be found in Attachment 1 to this report.

#### **Levels of support by Ward and Suburb**

In line with the City's Public Participation Strategy (2006), considerable importance was placed on identifying the opinions of those most directly affected by a proposed course of action. This is in recognition of the fact that those living in close proximity to a site may well have opinions divergent from those living, or owning property, further away.

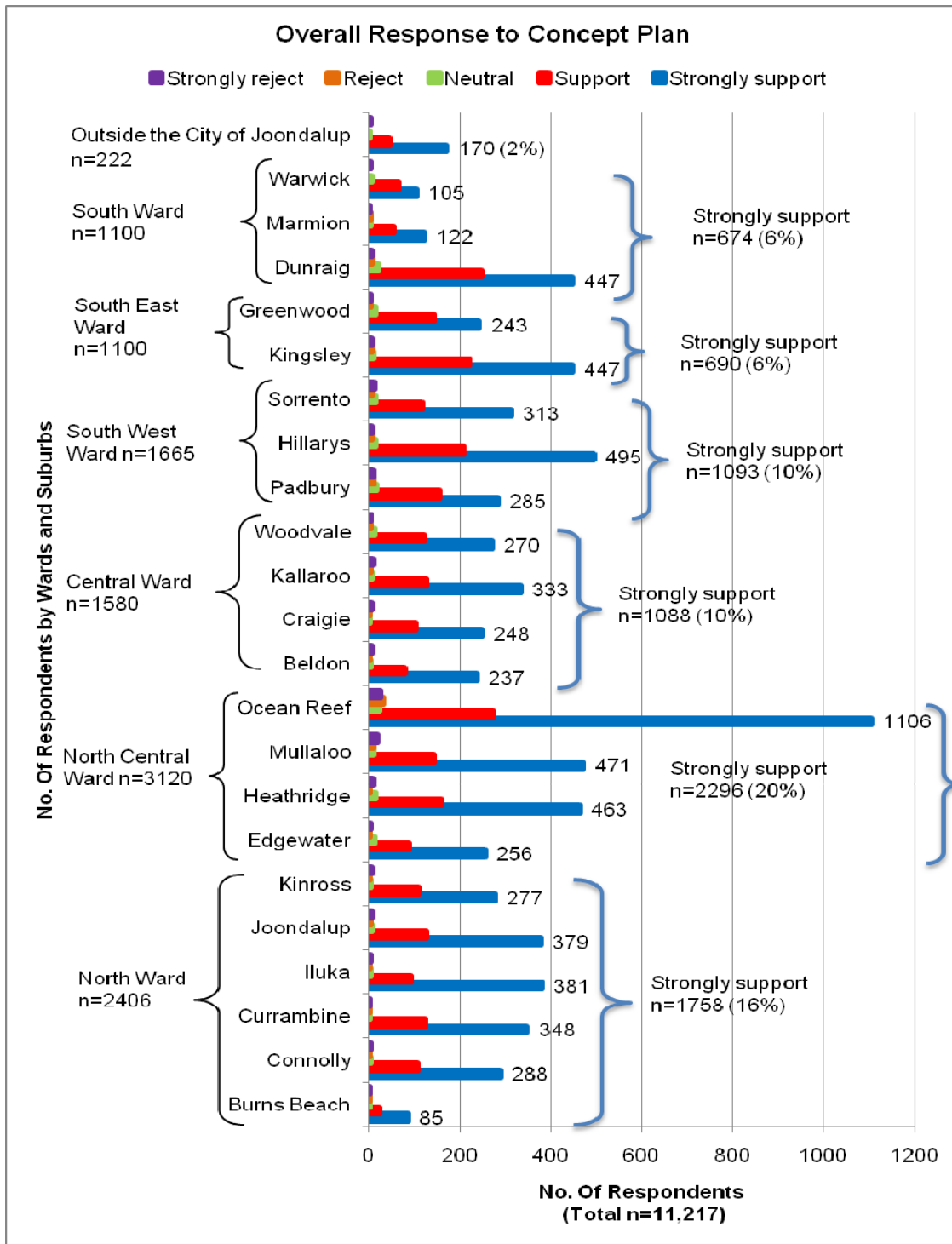
To this end, responses to questions in the survey were grouped (or cross-tabulated) into Wards and Suburbs for people living, or owning property within the City of Joondalup, and for those living outside the City.

The highest levels of support for developing the Marina in the first instance are shown in the following table. Of 10,972 responses, 2,887 (26%) were from the North Central Ward residents/ratepayers with 1,366 from Ocean Reef.





The following table shows the highest levels of support for the Concept Plan overall. Of 11,217 responses strongly supporting the Plan, 2,296 (20%) came from the North Central Ward with 1,106 in favour from Ocean Reef.



Approval levels for the individual features of the Concept Plan are shown in Attachment 2 to this report.

### **Demographics of Survey Respondents that Strongly Approved/Approved the Overall Concept Plan by Ward and Suburb**

Given that 95.6% of those surveyed strongly supported or supported the Concept Plan, it was important to determine and to report on where that support lay. Demographics including gender and age were analysed against location and have been reported on that basis.

In all wards other than the North Ward, males outnumbered females by approximately 10%, where the opposite occurred and responses from females predominated.

In terms of age ranges, those most strongly in support of the Concept Plan were aged between 54 – 59 in the South and South East Wards; 48 – 53 in the South West, Central and North Central Wards and 42 – 47 in the North Ward.

A series of graphs that detail these findings are in Attachment 3 to this report.

### **Analysis of Qualitative Data**

The previous three sections dealt with a statistical analysis of the responses to closed questions. This section concerns the analysis of the comments made by respondents, whether in response to the open ended questions included in the survey or accompanied by a written submission.

As only 2.5% of respondents (n=287) rejected or strongly rejected the Concept Plan, analysis of the comments and/or submissions has focussed on those strongly supporting, or supporting the Plan.

Further, given the sheer volume of qualitative data received from all respondents in the form of responses to the open questions, it was considered appropriate to analyse those from the largest group of respondents, namely: the residents/ratepayers of the North Central Ward. This approach acknowledges that the ward and the suburbs within it will be most directly impacted by the development.

The analysis showed that whilst the North Central Ward respondents (n=2,961) strongly supported and supported the Concept Plan overall, some still had reservations about certain aspects of the Plan, or the features within it. Therefore, responses indicating concern, or queries, or even outright rejection of those aspects or features should be considered within the context of the overall findings and weighted accordingly.

The issue arising most frequently concerned parking and whether or not there would be sufficient for the number of visitors and locals wanting to use the facilities. 263 respondents were concerned with the adequacy of general parking and 40 cited Hillarys Marina as an example where provision had been inadequate for meeting demand. Comments suggested that failure to provide sufficient general parking could result in localised congestion and reduce accessibility of the site to the public. Accessible parking for people with disabilities, the elderly and families with young children was also indicated as deserving greater consideration. 39 people queried whether there would be sufficient parking for boat trailers, given perceptions that demand was increasing.

The feature in the Concept Plan attracting most commentary concerned the height of buildings, which, it was noted previously, received the lowest overall approval rating (67.7% n=7462) of all features.

2013 North Central Ward residents/ratepayers strongly supported or supported the feature (899 were Ocean Reef residents) but 532 people disapproved, or strongly disapproved of it. Written comments about the feature were provided by 183 people. 52 had broad concerns e.g., blocking views, not in keeping with ambience of coast line, fears of another Scarborough Beach Hotel etc and 102 suggested limits below the proposed 9 storeys indicated in the Plan. Height preferences were as follows: 3 storeys (n=28); 4 storeys (n=27); 5 storeys (n=25); 2 storeys (n=18); 6 storeys (n=4) and 1 storey (n=2). It should be noted, however, that the statistical levels of support for all features within the Concept Plan still outweighed any and all qualitative views to the contrary.

### Other community contact

In addition to the Community Consultation outlined above a number of telephone calls, visitors, emails and letters were received following the release of the Concept Plan. A record of each contact has been kept and is summarised below. As these contacts do not conform to the published public participation policy the information received does not form part of the community consultation and is therefore not included in the survey results.

Contact type	No Received	Support	Opposed	No opinion stated
Emails	38	13	4	21
Telephone	48	26	5	17
Visitor	9	7	1	1
Letter	7	0	7	0
Special Interest Groups	15	5	1	9
Business enquiry	44	N/A		
Boat Pen	7	N/A		
<b>TOTAL</b>	<b>168</b>	<b>51</b>	<b>18</b>	<b>48</b>

The above figures relate only to contact made with City Projects Staff and does not take into consideration contact made with other City officers.

### Issues and options considered:

Given the volume of response to this consultation, and the time available for processing and analysing the data, it has been pertinent to focus on the top line results i.e. where most respondent's preferences lay. It can be seen from the graphs provided that opinions not supporting the development, the Concept Plan and the features in it were, relatively speaking, small in number. Time and again, those most supportive of progressing the Marina were residents/ratepayers of the North Central Ward, and in particular, the suburb of Ocean Reef, where the development will be located. Qualitative feedback from that area indicated the need to 'get the design' right so as to cater for the level of visitors to the site (particularly with respect to parking) and, as far as possible, to avoid negative impacts on the amenity that local residents currently enjoy.

**Legislation/Strategic Plan/Policy Implications**

**Legislation** Not applicable.

**Strategic Plan**

Key Focus Area: The Built Environment

Objective 4.2: To progress a range of innovative and high quality urban development 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** Public Participation Policy 1.2

Development of the consultation process for the Ocean Reef Marina Concept Plan was informed by the Policy and in alignment with the Public Participation Strategy (2006).

**Risk Management considerations:**

The focus on the top line of support for the project in the analysis may be unpalatable for the minority who rejected the notion of developing the site, or the Concept Plan or some of the features within it. However, further exploration of minority views would not add value to the outcome of the consultation at this time.

**Financial/Budget Implications:**

The overall cost of the Community Consultation was below budget forecasts and is detailed below:

Displays	\$ 3,252.60	
Newspaper advertising	\$ 8,793.54	
Preparation & printing of brochure:	\$27,251.18	
Mail out and reply-paid return:	\$24,807.46	
Data entry – external:	<u>\$20,365.47</u>	\$84,470.25

**Regional Significance:****Sustainability implications:**

The survey used for the consultation did not explore matters associated with local sustainability although some inferences could be drawn from the qualitative feedback provided, given a longer reporting time frame.

**Consultation:**

As detailed in the report.

## COMMENT

This consultation was the largest undertaken by the City of Joondalup since establishment. The level of public interest in the project was such 11,278 returned surveys.

At the Special Meeting of Council on 5 May 2009 it was resolved that:

*Council ENDORSES the following Project Philosophy and Key Parameters related to the Ocean Reef Marina Development Project:*

### 1 *Development Vision*

- *World class recreation, boating, residential and tourist marina development*
- *Sustainable community amenity*
- *Social and economic benefit to all residents*
- *Balance of public, residential and commercial amenities*
- *Equitable facility for visitors and residents*
- *Social and economic maximisation of land use*

### 2 *Environmental Strategy*

- *Best practice management techniques*
- *Coastal processes*
- *Flora/fauna*
- *Geotechnical*
- *Public amenity*
- *Innovation in green design and sustainability*
- *Conservation, maintenance and management of the Bush Forever site*

### 3 *Governance and Fiscal responsibility*

- *High ethical standards*
- *Probity, legal and legislative compliance*
- *Accurate and timely expediency in the preparation and submission of required documentation for the approval of a Structure Plan*
- *Due diligence in the engagement of professional consultants to undertake reports/studies*
- *Transparent, accountable decision making process*

### 4 *Liaison protocol*

- *Successful, sustainable partnerships with State Government departments and agencies*
- *Transparent, co-operative communication and consultation with all relevant agencies*
- *Transparent, co-operative communication and consultation with City of Joondalup residents and the wider community*
- *Development of a Memorandum of Understanding with the State Government*

5 *Commerciality*

- *Best practice financial management*
- *Maintaining public ownership in accordance with statutory requirements*
- *Consideration of the establishment of a joint venture partnership*

**VOTING REQUIREMENTS**

Simple Majority

**OFFICER'S RECOMMENDATION**

That the Committee NOTES the report on the Ocean Reef Marina Concept Plan community consultation and REFERS the report to the Community Reference Group for further comment.

**MOVED Cr Fishwick SECONDED Cr Young that the Ocean Reef Marina Committee RECOMMENDS that Council:**

- 1 **NOTES the report on the Ocean Reef Marina Concept Plan community consultation and REFERS the report to the Ocean Reef Marina Community Reference Group for further comment;**
- 2 **following the review of the report by the Ocean Reef Marina Community Reference Group, REFERS the matter back to the Ocean Reef Marina Committee for further consideration.**

**The Motion was Put and**

**CARRIED (5/0)**

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

## **ITEM 2 OCEAN REEF MARINA CONCEPT PLAN - SUBMISSIONS EXTERNAL TO THE COMMUNITY CONSULTATION PROCESS**

**WARD:** North-Central

**RESPONSIBLE DIRECTOR:** Mr Garry Hunt  
Office of the CEO

**FILE NUMBER:** 04171 07303

**ATTACHMENTS:** Nil

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### **PURPOSE / EXECUTIVE SUMMARY**

To seek the determination of the Council on how to proceed with comments received outside of the consultation process for the Ocean Reef Marina Concept Plan.

### **BACKGROUND**

This most recent consultation concerning development of the Ocean Reef Marina site followed on from one undertaken in August 2007, when 456 members of the community made submissions on what they wanted to see at the Marina in future. From these submissions, and with input from the Ocean Reef Marina Community Reference Group, State Government agencies, Elected Members and professional consultants, a concept plan was developed.

In order that the public would have another opportunity to have their say, all residents and ratepayers in the City of Joondalup were sent a survey together with an information brochure. The brochure contained a Concept Plan of what the Marina could look like in future and a key was provided to assist readers in locating the various features.

### **DETAILS**

The survey was designed to obtain feedback on the following matters:

- The extent of support for developing the site
- The extent of support for the various features within the concept plan
- General comments concerning the concept plan
- Any features that have been missed and could be included in an updated concept plan
- The extent of support for the concept plan overall

During the consultation process comments were received from special interest groups, Government agencies and individuals that were not included in the findings as the comments were not completed on the survey form and therefore did not conform to the notified consultation process.

It should be noted that over 80% of the 11,728 survey respondents added comments in the appropriate section of the survey form. These comments represent the respondents' ideas and opinions on the development and are summarised in the report: Ocean Reef Marina Concept Plan – Report on Consultation Process (Item 1 refers).

The table below outlines the number of contacts made, and by what medium, with City Projects officers relating to the Ocean Reef Marina Development following the decision by Council to release the Concept Plan for community comment.

<b>CONTACT TYPE</b>	<b>NO RECEIVED</b>
General	102
Business	45
Boat Pens	7
Special Interest*	15
Government Agencies*	7
<b>TOTAL</b>	<b>175</b>

\*Outlined below

Further information, including copies of correspondence received, relative to the above is available from the Councillors Reading Room.

### **Special Interest Groups**

Correspondence/contact regarding the Ocean Reef Marina concept plan was received from the following special interest groups:

*Surf Life Saving Western Australia (21 May 2009)*

Prior to the receipt of the above correspondence, informal discussions were held between City Officers and SLSWA. SLSWA seeks to secure a location within the proposed development (identified location: northern end in close proximity to ocean pool). It is recommended that liaison continues with SLSWA with the view to incorporating their presence within the development.

*Abalone Industry Association of Western Australia (21 May 2009)*

The Association seeks to ensure that the interests of the abalone industry are considered. It is intended that, in association with our environmental consultants and as part of the detailed marine environmental investigations, industry groups with a vested interest in the site are consulted.

*The Offshore Angling Club of WA (Inc) Beach Branch (6 June 2009)*

The Club seeks to ensure that consideration be given to the provision of suitable angling facilities within the proposed development. As part of the Structure Plan process, it is intended that recreational bodies with a vested interest in the site are consulted.



*Sunset Coast Tourism Association*

The Association applauds Council on the bold initiative; voices support for the scheme and looks forward to an expeditious start and completion.

*Scarborough Beach Association (Inc) (17 July 2009)*

The Association endorses the proposal.

*Joondalup Community Coast Care Forum Inc (20 July 2009)*

The Forum expresses their opinion on the proposed development. The City has previously identified the need to undertake further intensive investigations into coastal hydrology, environmental impact, economic impact and fiscal responsibility. The issues raised by the Forum will be thoroughly investigated as part of due diligence during the Business Case and Structure Plan preparation phase of the project.

*Australian Rock Art Research Association (1 August 2009)*

Mr Bednarik, from the above association, wrote to notify the City of the possibility of a significant, historic rock inscription located in or near the proposed development site. Mr Bednarik also outlined the history of the discovery and a possible course of action. Investigation into the existence of the above, and if found what if any management plan needs to be prepared, will form part of the detailed site investigations carried out during the approvals process.

**Note: Additional Comment raised at the Ocean Reef Marina Committee meeting held on 3 September 2009: No substantiation of any historic rock inscription on the site was provided in the submission.**

*WA Dinghy Users (Yachting WA); Kira Inc; City of Joondalup People with Disabilities; Community Vision Disability Services and Community Vision Aged Care Services*

The above entities would like to be consulted on areas with the development relevant to the interest. It is intended that liaison would occur with all relevant interest groups

**Government Agencies**

The following Government agencies have responded to notification of the release of the concept plan for the Ocean Reef Marina development:

*Minister for Transport:* Information noted.

*Main Roads:* No objections; suggests the undertaking of a traffic impact assessment. A preliminary traffic assessment has been undertaken; however as part of detailed Structure Plan preparation, it is intended that further more extensive assessment be carried out.

*Western Power:* No objections.

*FESA:* No information to comment to provide at this time.

*Tourism Western Australia:* In general terms Tourism WA is supportive of the inclusion of the tourism elements of the proposal. Tourism WA offers many

suggestions and recommendations for consideration during the detailed planning process and it is intended that liaison continues with this agency throughout the Structure Plan preparation phase of the project.

*Department of Environment and Conservation:* Recognises that the proposal is in its “concept” phase and that further extensive study and investigations will need to occur. DEC is looking forward to working with City, via the Ocean Reef Marina Steering Committee, in any future planning.

*Water Corporation:* Outlines issues that require future consideration.

It is recommended that the City continues to liaise with the above and other relevant Government agencies as part of the Business and Structure Plan development and approval process with particular reference to any issues raised in the above correspondence.

**Issues and options considered:**

Not applicable.

**Legislation/Strategic Plan/Policy Implications**

**Legislation** Not applicable

**Strategic Plan**

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** Public Participation Policy 1.2

Development of the consultation process for the Ocean Reef Marina Concept Plan was informed by the Policy and in alignment with the Public Participation Strategy (2006).

**Risk Management considerations:**

Not applicable.

**Financial/Budget Implications:**

Not applicable.

**Regional Significance:**

Not applicable.

**Sustainability implications:**

Not applicable.

**Consultation:**

Development of the consultation process for the Ocean Reef Marina Concept Plan was informed by Public Participation Policy 1.2 and in alignment with the Public Participation Strategy (2006).

**COMMENT**

Not applicable.

**VOTING REQUIREMENTS**

Simple majority

**OFFICER'S RECOMMENDATION**

That the Ocean Reef Marina Committee NOTES the report on the Ocean Reef Marina Concept Plan Submissions External to the Community Consultation Process and DETERMINES what action is required in respect of these submissions.

**MOVED Cr Amphlett SECONDED Cr Young that the Ocean Reef Marina Committee RECOMMENDS that Council NOTES the report on the Ocean Reef Marina Concept Plan Submissions External to the Community Consultation Process.**

**The Motion was Put and**

**CARRIED (5/0)**

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

**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 2017 hrs; the following committee members being present at that time:

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