

AGENDA

Ocean Reef Marina Committee

MEETING OF THE OCEAN REEF MARINA COMMITTEE TO BE HELD ON

MEETING DATE



WEDNESDAY, 12 DECEMBER 2007
commencing at 7.00 pm

in Conference Room 2

Note:

Clause 77 of the City's Standing Orders Local Law 2005 states:

"Unless otherwise provided in this local law, the provisions of this local law shall apply to meetings of committees with the exception of:

- (a) clause 29 (Members seating;) and
- (b) clause 54 (Limitation on members speaking.)"



GARRY HUNT
Chief Executive Officer
10 December 2007

www.joondalup.wa.gov.au



City of
Joondalup

CITY OF JOONDALUP

Notice is hereby given that a meeting of the **OCEAN REEF MARINA COMMITTEE** will be held in Conference Room 2, Joondalup Civic Centre, Boas Avenue, Joondalup on **WEDNESDAY, 12 DECEMBER 2007** commencing at **7.00 pm**

GARRY HUNT
Chief Executive Officer
10 December 2007

Joondalup
Western Australia

AGENDA

Committee Members

Mayor Troy Pickard
Cr Albert Jacob
Cr Trona Young
Cr Kerry Hollywood
Cr Geoff Amphlett
Cr Michele John
Cr Brian Corr
Cr Russ Fishwick

Presiding Person
Deputy Presiding Person

Terms of Reference

To provide leadership for, and oversight of, the Ocean Reef Marina project.

DECLARATION OF OPENING

APOLOGIES/LEAVE OF ABSENCE

CONFIRMATION OF MINUTES

MINUTES OF THE OCEAN REEF MARINA COMMITTEE MEETING HELD ON 20 NOVEMBER 2007

RECOMMENDATION

That the minutes of the meeting of the Ocean Reef Marina Committee held on 20 November 2007 be confirmed as a true and correct record.

ANNOUNCEMENTS BY THE PRESIDING PERSON WITHOUT DISCUSSION

DECLARATIONS OF INTEREST

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

PETITIONS AND DEPUTATIONS

REPORTS

ITEM 1 OCEAN REEF MARINA DEVELOPMENT SITE – Page 4
CONSULTATION

ITEM 2 OCEAN REEF MARINA STEERING COMMITTEE – Page 8
STATUS UPDATE

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION

CLOSURE

ITEM 1 OCEAN REEF MARINA DEVELOPMENT SITE – CONSULTATION - [07303] [04171] [12950]

WARD: North Central

RESPONSIBLE DIRECTOR: Mr Ian Cowie
Governance and Strategy

PURPOSE/ EXECUTIVE SUMMARY

To provide information to the Committee on the following:

- Community feedback received following a consultation process which invited public submissions on what they would LIKE to see and NOT like to see eventuate at the proposed Ocean Reef Marina Development Site.
- The nominations received for a Community Reference Group that will represent local issues and provide information to assist the Project Team to design a Structure Plan.

BACKGROUND

The objectives of the consultation process were as follows:

- To facilitate broad community participation
- To identify potential members of a Community Reference Group (CRG) that will represent local issues
- To provide the Project Team with sufficient information from stakeholders to assist in developing appropriate Structure Plan.

Strategies to achieve the objectives included development of an information package for distribution to the predetermined target population (i.e., those most directly affected by the development) and the broader community.

The package included the following documents:

- FAQs concerning the Ocean Reef Marina Development Site and the consultation process
- A form with two key questions: “What would you LIKE to see at the marina development site?” and “What would you NOT like to see at the site?”
- An Expression of Interest (EOI) form for members of the public with an interest in serving on a Community Reference Group

The public were made aware of the consultation project through advertisements in local community newspapers, the Saturday West Australian and Public Notices on the City’s website. Posters were placed at Customer Service Centres at the Joondalup Administration Building and the Whitford City Shopping Centre and all City libraries. The advertisements identified that the public could obtain the information package by telephoning a nominated officer at the City or if they preferred, use the online versions of the survey and the EOI by visiting the City’s website. Additionally, 180 households were randomly selected from the City’s databases and sent copies of the information package directly through Australia Post.

DETAILS

In total, 456 submissions were received on the matter of what the community would LIKE to see and NOT like to see at the Ocean Reef Development Site. Of the 456 submissions received, 330 were from the participation target population living in the suburbs of Ocean Reef, Mullaloo, Iluka, Currambine, Connolly and Heathridge; 85 from other City of Joondalup suburbs; 33 from people with an interest in the site from other Local Government areas and eight from people who opted not to identify the suburb/district of origin.

The submissions were analysed to identify the major themes of interest to the community and this information is provided in a table format in Attachment 1 to this report.

Whilst there were minor variations in order of preference depending on where people lived, key items identified as desirable for inclusion were:

- Grassed outdoor places and play areas with plenty of shade where families can get together to have picnics or BBQs or perhaps a game of cricket
- Improved/enhanced boating facilities
- Restaurants and cafes to relax and enjoy the views
- Boutique/specialist shops (a boardwalk) for browsing
- Places for aquatic activities such as a safe swimming beach for children, fishing jetties, diving platforms, kayak hire, surfing
- Places where people can go for a friendly drink

The items that respondents would not like to see were also analysed (Attachment 2). A predominant theme concerned fears that the boat harbour would lose its unique identity as a boating haven and become "...another shopping centre by the sea."

A total of 132 Expressions of Interest were received for membership of the CRG. Four categories of membership were identified and the following identifies the number of applications in each category.

Category A – Ocean Reef residents - 68

Category B – Residents of Iluka, Mullaloo, Heathridge, Connolly and Currambine – 30

Category C – Representatives of community interest groups/occupiers – 23

Category D – North West Corridor communities - 11

A summary of the EOIs received is provided in Attachment 3 to this report. The actual applications are provided in the Councillor's Reading Room and copies have been made for members of the Ocean Reef Committee.

The original report on the consultation process proposed a CRG of 30 people drawn from the four categories in the following manner:

- | | |
|------------|---|
| Category A | 10 individuals representing residents of Ocean Reef |
| Category B | 10 individuals representing surrounding suburbs including Iluka, Mullaloo, Heathridge, Connolly and Currambine; |
| Category C | 5 individuals representing community groups/agencies |
| Category D | 5 individuals representing the northwest corridor communities |

Further, in the event that more individuals were willing to serve on the CRG than there were places available, the final make up of the group was to be decided by randomised selection.

Link to Strategic Plan:

Key Focus Area: Organisational Development

Objective: To ensure the City responds to and communicates with the community

Strategy 4.3.1: Provide effective and clear community consultation

Strategy 4.3.2: Provide accessible community information

Strategy 4.3.3: Provide fair and transparent decision-making processes

Regional Significance:

The Ocean Reef Marina Development Project is of major significance for the region with respect to local economic growth.

Sustainability Implications:

Sustainability issues with respect to the environment have been raised in a number of submissions.

Consultation:

Given the level of interest in the project, it was considered important to ensure that the initial community feedback concerning the marina development site represented local views. Therefore a decision was taken to seek participation from at least 30 people living adjacent to the Marina development site from the suburbs of Ocean Reef, Iluka, Mullaloo, Heathridge, Connolly and Currambine.

Throughout the consultation period, regular updates on the number of submissions received were provided on the City's website on the "Have Your Say" web page. Status reports were also provided to the Ocean Reef Committee of Council.

The following table identifies the outcome of targeting those suburbs following the 28 September 2007 closing date for submissions. The response rate for the original participation target of 180 was 168% indicating very high levels of local interest.

| Suburb | Participation Target | Participation Level |
|---------------|-----------------------------|----------------------------|
| Connolly | 30 | 14 |
| Currambine | 30 | 11 |
| Iluka | 30 | 27 |
| Heathridge | 30 | 27 |
| Mullaloo | 30 | 44 |
| Ocean Reef | 30 | 207 |
| | 180 | 330 |

COMMENT

Community interest in this project is significant and it will therefore be important to continue providing regular updates to the community using a number of channels for communication.

Given the numbers of people with an interest in serving on the committee, there are two distinct options for selection. One would be to assess each applicant's submission while the other is through random selection. Here it should be noted that the City's Community Consultation Plan suggests random selection as an appropriate method to use in certain cases.

ATTACHMENTS

- | | |
|--------------|---|
| Attachment 1 | Analysis of community information – What people would LIKE to see |
| Attachment 2 | Analysis of community information – What people would NOT like to see |
| Attachment 3 | Expressions of Interest submissions for the Community Reference Group |

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Ocean Reef Marina Committee:

- 1 NOTES the feedback from the community consultation as outlined in Attachments 1 and 2 to this Report;**
- 2 RECOMMENDS to Council which applicants should be appointed to the Community Reference Group.**

Appendix 1 refers

ITEM 2 OCEAN REEF MARINA STEERING COMMITTEE – STATUS UPDATE - [04171] [07303]

WARD: North Central

RESPONSIBLE Mr Garry Hunt
DIRECTOR: Office of CEO

PURPOSE / EXECUTIVE SUMMARY

To provide the Committee with a status update of the Ocean Reef Marina Steering Committee.

BACKGROUND

Project Description

The primary objective for this project is to develop a concept design and structure plan for the 46 hectare Ocean Reef development site, consistent with the Council's original intent to develop a regional mixed-used boat harbour facility.

Project Summary

The Ocean Reef Marina project development site is located on the coast at Ocean Reef and is approximately 46 hectares in area. The site includes Foreshore Reserve 20561, Lots 1029 and 1032 (which includes the City owned land), Groyne Reserve 36732 and Breakwater Reserve 39014 both vested in the City and Water Corporation land at Lot 1033. The site currently consists of a boat launching facility, parking for vehicles and boat trailers, reserves, freehold land and the sea sports club and sea rescue building.

The City entered into an agreement for the vesting of the Ocean Reef Boat Launching Facility with Water Corporation and the Minister for Transport in 2001 in order for the above Reserves to be transferred to the City.

The first stage of the project focuses on identifying a concept design and structure plan for the Ocean Reef Marina to meet the social/lifestyle needs of the region, promote economic development and protection of the environment in a sustainable way. A community consultation period was established to provide information on community views.

DETAILS

456 submissions were received on feedback for the site, and 134 submissions were received for the Community Reference Group. Details on the submissions have been provided to the committee members of the Ocean Reef Marina Committee, for recommendations to Council on which applicants should be appointed to the Community Reference Group.

The Ocean Reef Marina Steering Committee (comprising the Chief Executive Officer, representatives of the Department of Planning and Infrastructure, Landcorp and the Water Corporation) has met on four occasions.

- **9 August 2007**

At the first meeting the attendees spoke on their understanding of the project. The Chief Executive Officer and Director, Planning and Community Development outlined the history of the project. Past information would be used as a reference point only.

It was advised that the Minister for Planning and Infrastructure had previously requested the involvement of Landcorp. Due to Landcorp now operating on a commercial basis their involvement was clarified. Landcorp are willing to act as an advisor to the Steering Committee; to provide advice and comments on potential development costs and environmental and economic studies; and to liaise with Department for Planning and Infrastructure.

The Project Activities and Project Plan and Consultants Team were outlined by the Project Mangers (Coffey Group).

The City's Community Consultation Process was also outlined.

- **20 September 2007**

The attendees provided details on their agencies expectations of the site and whether any strategic level policies, charters or procedures would impact the site.

The Director, Governance and Strategy outlined the progress of the City's Community Consultation Programme, which called for submissions on what the community would like and wouldn't like at the site, as well as nominating for a 30 member Community Reference Group.

It was advised that there would be an increase in the consultants' fees due to the time which lapsed from the original appointment.

- **25 October 2007**

The revised Project Activities and Project Plan was discussed.

Preliminary investigations on engineering issues via a desktop analysis to commence, which extends back from the water onto land. This will be fed into the strengths and weakens analysis.

- **22 November 2007**

Meeting held at the Ocean Reef Marina site to allow attendees to see the layout and contours of the site.

Documents provided to the Steering Committee

1. *Council Report CJ077-04/07 – Ocean Reef Marina Project (for oversight and reporting structure and community consultation programme), including the Gryphon Management Australia Community Participation Plan.
2. Project Activities and Project Plan.
3. *Aerial photograph and site plans.
4. *Minutes of the Ocean Reef Marina Committee for 17 July 2007.
5. Ocean Reef Structure Plan Consultation details.
6. Report from the Department for Planning and Infrastructure (May 2007) titled *Perth Recreational Boating Study – Planning for Future Needs*.
7. Report from the Western Australian Planning Commission (December 2000) titled *Bush Forever Volume One – Policies, Principles and Processes*.
8. Brochure from the Western Australian Planning Commission (July 2004) titled *Bush Forever (protection areas) Community Guide*.
9. Agreement between the City, Minister for Transport and Water Corporation (19 October 2001) to enable the City to undertake to management of the Ocean Reef Boat Launching Facility (Reserve 36732, Breakwater Reserve and Foreshore Reserve).
10. Chronological history of the site (May 2000 to May 2006).
11. Aims, goals and objects (including sketches) from 2002 community workshop.

** Documents marked with an asterix have previously been provided to Elected Members. All other documents will be tabled at the meeting.*

CURRENT STATUS

Officers from the City are now analysing the land owned by the City (Lot 1029 – 24ha) to determine the areas that could be suitable for development and/or regeneration. This land has the status of *Bush Forever*.

ATTACHMENTS

| | |
|--------------|---------------------------|
| Attachment 1 | Aerial Photograph |
| Attachment 2 | Bush Forever Site Details |

VOTING REQUIREMENTS

Simple Majority

RECOMMENDATION

That the Ocean Reef Marina Committee NOTES the progress of the Ocean Reef Marina Steering Committee as outlined in this Report.

Appendix 2 refers



**APPENDICES FOR AGENDA OF
OCEAN REEF MARINA COMMITTEE
12 DECEMBER 2007**

| ITEM | TITLE | APPENDIX | PAGE |
|--------|---|----------|------------------------------|
| Item 1 | <p>Ocean Reef Marina Development Site – Consultation</p> <p>Attachment 1 - Analysis of community information – What people would LIKE to see</p> <p>Attachment 2 – Analysis of community information – What people would NOT like to see</p> <p>Attachment 3 – Expressions of Interest submissions for the Community Reference Group</p> | 1 | <p>1</p> <p>10</p> <p>14</p> |
| Item 2 | <p>Ocean Reef Marina Steering Committee – Status Update</p> <p>Attachment 1 – Aerial Photograph</p> <p>Attachment 2 - Bush Forever Site Details</p> | 2 | <p>28</p> <p>29</p> |