Two Rocks Marina

Reference Group Meeting No. 1 Presentation Summary
Objective ID: A10194857

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Purpose of this Report

This document provides a copy of the presentation provided to members of the Two Rocks Marina Reference Group on April 4, 2018 in Two Rocks.

It should be noted that the presentation formed part of a larger discussion at the Reference Group meeting, not all of which is captured in the presentation document.

Agenda

The Two Rocks Marina Reference Group meeting considered the following agenda items:

- Welcome / Introductions
- Terms of Reference
- Two Rocks Marina History
- Public Information Session Overview
- Status $6 Million Upgrade
- Modern Boat Harbours Overview
- Redevelopment - Constraints, Opportunities, Issues , What we Like - Workshop
- Agenda for Meeting #2
- Feedback

Presentation

The Two Rocks Marina Reference Group Meeting No. 1 presentation is attached to this document at Appendix A.
Appendix A

Two Rocks Marina Reference Group Meeting No. 1 presentation.
Welcome / Introductions

- Introductions
  - Who you are, and who are you representing?

Key objective of the Reference Group

"The formation of a Community Reference Group in the early stages plays a key role in ensuring community and user group interests and concerns are identified and addressed."

Attorney General & Butler MLA John Quigley, 14 September 2017

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The Reference Group will help:
- Identify opportunities, issues & constraints
- Consider desirable land use options, amenity and community considerations for the long term of the facility
- Understand what the physical land needs might be in the long term
- Develop a long term vision for future redevelopment
- Initiate any necessary planning approvals

The Reference Group is not supposed to:
- Be one-way information 'giving'
- Be restricted… transparency will be the key and we actually hope you talk about it with your networks
- Make promises about funding or delivery

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Welcome / Introductions
- Todays Objectives for the Reference Group:
  • Agree Terms of Reference
  • Receive an overview of boat harbour planning
  • Determine what type of boat harbour we want
  • Identify the issues, constraints & opportunities
  • Agree the agenda for meeting #2
Terms of Reference

- Draft Terms of Reference
  - Purpose
  - Aims & functions
  - Membership
  - Activities
  - Project governance & reporting
  - Frequency
  - Funding
- Review (inclusions & exclusions)
- Adoption of Terms of Reference

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Two Rocks Marina History

- Construction completed & opened in 1973
- Atlantis Marine Park
- Birdman Rally
- Home port to 1974 Americas Cup challenger “Southern Cross”
- Management:
  - Built and operated by the private sector 1973 - 2014
  - Transferred to Minister for Transport 2012 - DoT commenced direct management in 2014

Construction & Official Opening 1973

[Images of construction and official opening of Two Rocks Marina]
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The proposed work is critical to deliver safety & access improvements to the facility as the marina is progressively returned to the standard expected by the community

Minister for Transport, Rita Saffioti, 14 September 2017

Wednesday 11 October 2017
Communicated on multiple websites/facebook pages
41 registered attendees, 15 registrations of interest for Reference Group
Presentation of information
Key themes:
• Stairs and Beach Access
• Seagrass
• Erosion
• New Facilities
• Fuelling
• Buildings A & B and potential heritage

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## Modern Boat Harbours

### Types of Boat Harbours
- Public
- Public & Private
- Private / Leasehold

## Public Boat Harbour
- No freehold land
- Multiple land & water leases for commercial business
- Community destination point with landscaped public open spaces
- Land & water reserves managed by DoT
- Examples: Hillarys BH, Fremantle FBH, Augusta BH

## Public & Private Boat Harbour
- Single lease over land & water area with State OR freehold owned
- Managed privately
- No public land but maybe some public facilities (boat ramp)
- Examples: Mandurah Ocean Marina, Port Coogee

## Private / Leasehold
- No freehold land
- Multiple land & water leases for commercial business
- Community destination point with landscaped public open spaces
- Land & water reserves managed by DoT
- Examples: Hillarys BH, Fremantle FBH, Augusta BH

Presented at the Two Rocks Marina Reference Group meeting No. 1 dated April 4 2018
What type of boat harbour do we want?

Essential elements of a boat harbour

Breakwaters

Safe Navigation

Boat Pens

Pen Holder
Amenities
| What we need to consider (planning):                                                                 |
| ➢ Coastal impacts (erosion, accretion, wrack)                                                    |
| ➢ Water depths (dredging)                                                                        |
| ➢ Safe navigation (on approach to harbour)                                                       |
| ➢ Wave climate (in harbour)                                                                      |
| ➢ Geotechnical (rock & ground conditions)                                                       |
| ➢ Available land & water for development                                                        |
| ➢ Land uses (marine commercial & servicing, retail, tourism, marine related community groups)    |
| ➢ Water & land tenure                                                                            |
| What we need to consider (planning) cont:                                                        |
| ➢ Facility demand & forecasting (launching ramps, boat pens, parking, land etc)                  |
| ➢ Town Planning (integration with existing structure plans)                                      |
| ➢ Heritage (Indigenous & European)                                                                |
| ➢ Environmental (marine & terrestrial)                                                            |
| ➢ Land topography                                                                                |
| ➢ Existing commercial businesses & pen holders                                                    |
| ➢ Existing assets (condition & service life)                                                      |
| ➢ Services demand & forecasting                                                                  |
| ➢ Traffic & transport analysis                                                                   |

Studies undertaken or underway –
➢ Refer poster prepared for the Information Session (an overview may be presented in Meeting # 2)

What popular boat harbours provide?
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Redevelopment Planning – Constraints, Opportunities, Issues
Overview of existing marina
- 5.6ha land & 11.4ha water
- 118 operational boat pens
- Boat lifter facility & marine servicing
- Yacht club & sea rescue group
- Lobster receivals
- Fuel facility
- Boat launching facility
- Total of 7 lessees
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Feedback

- Any other comments/suggestions/improvements
- Questionnaire

Agenda Meeting #2
Thank You!