



Two Rocks Marina

Reference Group Meeting No. 1 Presentation Summary

Objective ID: A10194857

Table

Version No.	Date	Prepared by	Revision or issue description	Issued to
0	12/04/2018	A Kelderman	Final for Website Publishing	D. West

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.



Order of Proceedings

- **Welcome / Introductions**
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- Introductions
 - Who you are, and who are you representing?

Welcome / Introductions

- Welcome
- 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

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

➤ Today's 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

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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

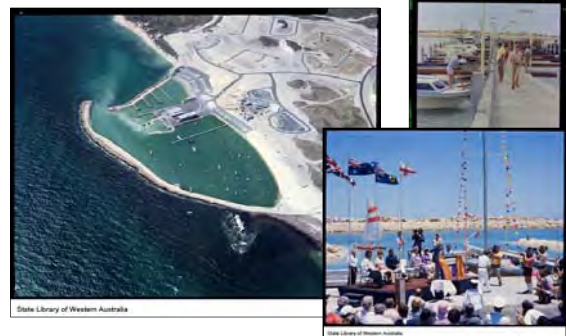
Order of Proceedings

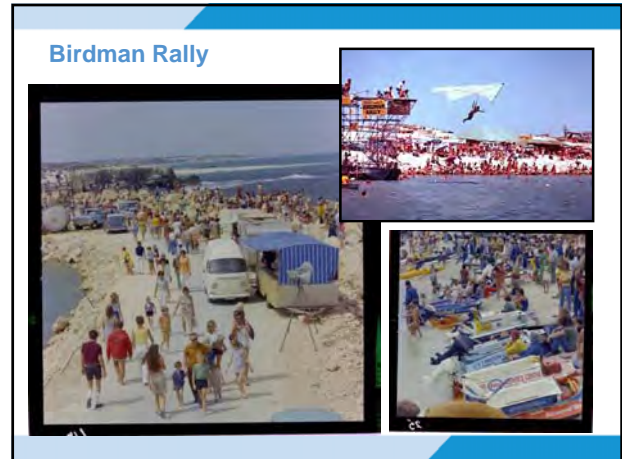
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Two Rocks Marina History

- 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





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Information Session Overview Two Rocks Marina Upgrade

"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
- Northern revetment
- Aquaculture
- Yacht Club; classes and use
- Penholders
- General support

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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



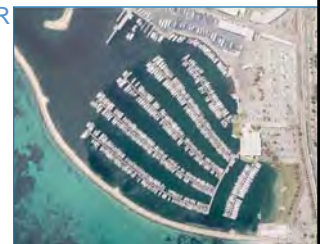
Public & Private Boat Harbour

- Includes freehold land for residential & commercial
- May include land & water leases for commercial
- Community destination point with landscaped public open spaces
- Some public land
- Examples: Mandurah Ocean Marina, Port Coogee



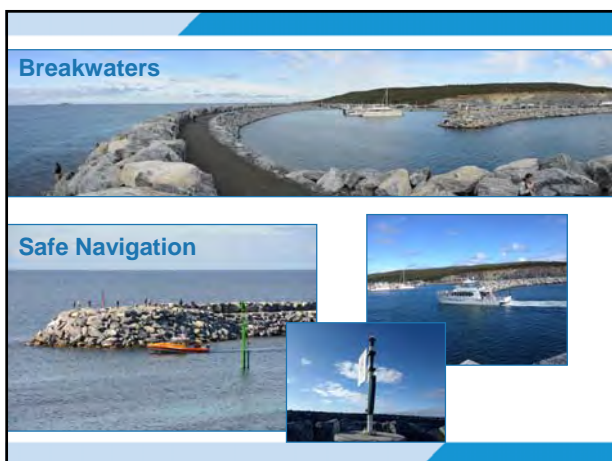
Private / Leasehold

- Single lease over land & water area with State OR freehold owned
- Managed privately
- No public land but maybe some public facilities (boat ramp)
- Fremantle Sailing Club, Mindarie Marina, Port Geographe, Two Rocks Marina prior to 2014



What type of boat harbour do we want?

Essential elements of a boat harbour





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?

Shopping, Food & Beverage



Short Stay Accommodation

Challenger Boat Harbour



Hillarys Boat Harbour

Mandurah Ocean Marina



Other Commercial / Clubs

Boat Building

Aquaculture



Yacht Club

Tourism & Adventure





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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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Agenda Meeting #2

Feedback

- Any other comments/suggestions/improvements
- Questionnaire

Presented at the Two Rocks Marina Reference Group meeting No. 1 dated April 4 2018

