Two Rocks Marina
Reference Group Meeting No. 2 Meeting Minutes
Table

<table>
<thead>
<tr>
<th>Version No.</th>
<th>Date</th>
<th>Prepared by</th>
<th>Revision or issue description</th>
<th>Issued to</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>10/07/2018</td>
<td>A Kelderman</td>
<td>Final for Website Publishing</td>
<td>D. West</td>
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Purpose of this Report

This document provides an agreed reflection of the Minutes of the Two Rocks Marina Reference Group No. 2 on May 2, 2018 in Two Rocks.

Agenda

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

- Terms of Reference & Minutes, Feedback from Meeting #1
- Modern Day Boat Harbours - Recap
- Existing Marina Redevelopment
- Q&A
- Marina Expansion
- Q&A
- Evaluation & Agenda Setting for Meeting #3

Presentation

The Two Rocks Marina Reference Group Meeting No. 2 Minutes are attached to this document at Appendix A.
Appendix A

Two Rocks Marina Reference Group Meeting No. 2 Meeting Minutes
Minutes

Two Rocks Marina Reference Group Meeting 2

Date May 2 2018
Time 6:15pm
Location The Pickled Herring, Two Rocks Shopping Centre

Members Chair: Mayor Tracey Roberts (City of Wanneroo)
Councillor Natalie Sangalli (City of Wanneroo)
Donna West (Department of Transport)
Fangjun Li (Department of Transport)
Mat Selby (Department of Planning, Lands and Heritage)
Ian Martinus (City of Wanneroo administration)
Mick Bowra (Business Representative)
Commodore Wayne Hartas (Sun City Yacht Club)
Bill White (Two Rocks Volunteer Marine Sea Rescue)
Brad Lynton (Community Representative)
Mark Weir (Business Representative)
Elysia Regan (Two Rocks Beach Action Group)
John Young (Business Representative)
Nick Perrignon (Business Representative)
Jenny Butler (Community Representative)

Observers/ Presenters
Stephen Smith (Department of Transport)
Emille Van Heyningen (City of Wanneroo)
Anna Kelderman (Department of Transport)
Sharni Howe (Sharni Howe Architects)
Trent Hunt (MP Rogers)
Rory Ellyard (City of Wanneroo)
Tenaha Wilson (City of Wanneroo)

Apologies    NA

**Minutes**

<table>
<thead>
<tr>
<th>Discussion</th>
<th>Action</th>
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<tr>
<td><strong>Welcome/Introductions</strong></td>
<td>DoT to invite FJM Property to Reference Group</td>
</tr>
<tr>
<td>This item included a brief description of the agenda.</td>
<td>Request Reference Group Members to nominate a pen holder representative and DoT to invite new member</td>
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<tr>
<td>Coastal issues, dredging and funding were identified as being important discussion items that are to be addressed at future meetings due to time limitations.</td>
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<tr>
<td>Two additional Reference Group Members were suggested through feedback received; a pen holder representative and representation from FJM Property, owners of the Town Centre land adjacent. This was endorsed by the Reference Group members. Reference Group members to be asked to provide nominations for pen holder representative.</td>
<td></td>
</tr>
<tr>
<td><strong>Terms of Reference</strong></td>
<td>NA</td>
</tr>
<tr>
<td>The final Terms of Reference have been published on the website.</td>
<td>DoT to publish Minutes</td>
</tr>
<tr>
<td><strong>Minutes</strong></td>
<td></td>
</tr>
<tr>
<td>The final Minutes from Meeting No.1 were presented and endorsed by all attendees after minor changes. These will now be published on the website.</td>
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<tr>
<td><strong>Feedback from Meeting No. 1</strong></td>
<td></td>
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<tr>
<td>A brief presentation was provided of the feedback that had been received since Meeting No. 1. Feedback was received via the Reference Group members and also through direct submissions through the project email address and via observed social media posts.</td>
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<tr>
<td>The Main themes were identified. These will form the basis of ongoing presentations and discussion topics for future Reference Group meetings subject to Member interest.</td>
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</tr>
<tr>
<td>Feedback was grouped into ‘High’, ‘Medium’ and ‘Low’ interest, which is not a reflection of how important the issue or opportunity may be, but a reflection of the number of</td>
<td></td>
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</tbody>
</table>
respondents who provided that particular feedback.

‘High’ rated Opportunities:

- Commercial/Tourism Use – develop regional hub and grow local economy
- Marine Industry Use – maintain and increase support for commercial fishing industry
- (Improved) boating infrastructure – including ramps, wash down, fish cleaning, parking
- Recreational use/infrastructure – including swimming beach

‘High’ rated Issues/Challenges:

- Reclamation area – scale and purpose versus impacts on long term growth and visual impact – strong concerns are noted regarding the reclamation from community based Reference Group Members. Query if the same outcomes can be achieved without reclamation.
- Environmental issues – coastal erosion and sea grass wrack
- Community infrastructure – lack of public facilities such as toilets, rubbish bins, open space

The majority of feedback suggested that a Hillarys style public marina was preferred.

Two additional Reference Group Members were suggested; a pen holder representative and representation from FJM Property, owners of the Town Centre land adjacent.

Request for further information to be provided to the Reference Group included:

- Reclamation and funding allocation (particularly in light of strong concern about reclamation by community representatives)
- Erosion mitigation, seaweed management
- Dredging
- Public access
- Funding

Feedback continues to be provided and Members will be updated with additional information.

**Facebook**

The DoT Facebook page (Transport WA) will be updated with information at key points in time; particularly where new information is loaded to the website of similar.

A Facebook page has also been set up by Member Brad Lynton – Two Rocks Marina Development Community Forum. Information has been regularly loaded and the site has 50+ members.

Members requested that information be circulated to the group before being uploaded to Facebook. This is also by way of providing the opportunity for Members to boost the post by liking and sharing.
It is noted that some information being discussed is not yet ready for publication or has not yet been agreed by all Reference Group Members. All Members to be clear on what can and cannot be made available.

**Opportunities and Constraints**

A draft Opportunities and Constraints plan was presented to the Reference Group for discussion. This plan would supersede the plan currently published at [https://www.transport.wa.gov.au/mediaFiles/projects/PROJ_P_TwoRocksProject_ExistingOppConstraintInvestigCompleted.pdf](https://www.transport.wa.gov.au/mediaFiles/projects/PROJ_P_TwoRocksProject_ExistingOppConstraintInvestigCompleted.pdf)

Preliminary feedback included:

- Concern over the status of the wall as heritage, particularly as the wall is not within the boundary of the marina and is a local listing only.
- Concern that not enough attention has been focused on potential for aquaculture at the marina

Members were requested to provide additional feedback on the Opportunities and Constraints plan before 11 May 2018.

**Modern Boat Harbours Overview - Recap**

Stephen Smith presented recap of types of harbours, facilities from the previous meeting to allow for increased question and answer opportunities.

A series of comparison metrics were provided to the meeting. Members requested these metrics be provided in writing.

Community infrastructure such as public open space and swimming beaches were identified as highly desirable and supportive of a growing community.

**Existing Marina Development**

Emille Van Heyningen provided a brief overview of the future population growth for the corridor and how it has been progressing to date. It was observed that growth is expected to be significant (142,620 persons), but that current growth has slowed below predicted and predictions suggest growth to 2041 will reach 20,874 persons in the Two Rocks area.

Questions were raised about the speed of growth and the timing of development of the marina in response. It was noted that there is time to get the development right.

Stephen Smith provided a presentation of the studies and investigations that had been completed by DoT to date.

Stephen Smith provided a presentation of existing marina development. Based on feedback from the previous session, revised options were presented to the Reference Group for the reclamation area.

Members noted that the redevelopment of the existing marina area looks busy at the waterfront and may not encourage public...
access. Some discussion ensued about private versus public access areas and ensuring public access along the waterfront.

Sharni Howe provided a presentation of a possible interface between the marina and the Town Centre area, based on knowledge of the latest Town Centre planning. The presentation illustrated the proposed interface between the ‘upper’ lands of the town centre and the lower marina/waterfront area. Plazas were identified as linkages at strategic locations.

It was noted that the approved Town Centre Structure Plan has set (approved) density and height, with development immediately adjacent to the marina reaching density of R80-R160 (80-160 dwelling per hectare) and heights of 6-8 storeys.

It was noted that the Town Centre is developing slowly in line with local demand.

A Question and Answer session followed the three presentations.

Members queried how easy it was for developers to get plans agreed. It was noted that development plans typically take a long time to get agreed with liaison required with state and local Government. The City of Wanneroo is noted as a key stakeholder in the approval of plans locally.

There was a discussion about whether or not there should be commercial boats in the marina into the future due to the potential for conflict between other uses. Comments made were that the commercial fishing industry and other marine related uses provide much needed economic benefits and jobs to the area, that a diverse integrated precinct can provide tourism opportunities and that balancing diverse user requirements is a challenge in all urban environments. There is also an established commercial fleet at the marina.

### Marina Expansion

Stephen Smith provided a presentation of the opportunities and constraints identified through previous studies and investigations that would influence potential marina expansion.

Anna Kelderman provided a presentations of opportunities associated with potential expansion of the marina

A Question and Answer session followed the presentation.

A number of questions, clarification or comments were raised regarding the long term expansion of the marina. Reference Group Members noted that there is a lot to consider in the long term, including ongoing coastal impacts, the potential costs associated with such a plan, and the likely timing and phasing of such a long term development. Several members noted that they would be happy to go to Government to seek funding for long term development.

Members noted that due to the long term nature of expansion planning, short term erosion and seagrass wrack issued would need to be dealt with in the interim – coastal erosion further to
the north of an expanded marina was queried. Members queried who is responsible for the management of the foreshore outside the marina edges. A discussion ensued about the need for expanded marina land tenure if the marina itself is expanded. It is noted that all land outside of the marina along the foreshore is currently managed by the City of Wanneroo, as the harbour reserve land tenure boundary immediately abuts the edge of the marina breakwaters.

One Member noted the extent of the winter storm period at Quinns Rocks and requested that any Acoustic Wave and Current monitoring (AWAC) be undertaken over an extended period as was undertaken at Quinns Rocks. Members noted that the existing dog beach may need to be relocated as it is currently hard to access. Members noted that if the marina is expanded to the south to consider seagrass issues, this could make a very nice Mullaloo style public space area. Reference Group members noted the ongoing funding of the Ocean Reef Marina and asked if funding could be diverted to Two Rocks marina.

**Further Discussion**

Additional discussion occurred related to the reclamation area, whether it was required at all and the expenditure of the $6 million funding allocation. Several members expressed concern or opposition to the reclamation and sought further planning or justification of need for reclamation.

DoT identified that much of the expenditure was allocated to necessary repairs and maintenance, including the repairs to the existing breakwater that had just commenced on site. A detailed presentation of the existing infrastructure and the budget funding allocated for repairs and maintenance was committed to. This will include items which have been committed to or where tenders have already been let. It was noted that the reclamation would not go ahead until the Reference Group was provided more detailed information/opportunity for further feedback. DoT has put on hold any reclamation work pending the outcome of the Reference Group discussions.

The Reference Group was reminded of the long term nature of the planning and the Reference Group’s Terms of Reference being to focus on the long term of the marina.

**Agenda setting Meeting 3**

Members were invited to fill in an evaluation form requesting items for the agenda for the following meeting. Feedback to be provided to DoT by 11 May 2018

**Close**
## Action Register

<table>
<thead>
<tr>
<th>Item</th>
<th>Action</th>
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</table>
| 1    | Plaque on wall in building A or B referencing Australia’s Cup history  
DoT to search and see if plaque can be found.  
Plaque to be kept as written history of area – potentially used as feature in future development |
| 2    |        |
| 3    |        |
| 4    |        |
Attachment 1: Two Rocks – RG Meeting #2 – Comparison Metrics

**Boat Launching Facilities (Metropolitan):**

- Hillarys Boat Harbour 6 ramps 240 car trailer bays
- Mindarie Marina 4 ramps 160 car trailer bays
- Ocean Reef (existing) 8 ramps 150 car trailer bays (TBC)
- Woodman's Point 8 ramps 410 car trailer bays
- Two Rocks Marina 2 ramps 85 car trailer bays

**Boat Lifter Yards:**

- Two Rocks ~1.4 ha current
- Hillarys ~1.0 ha
- Fremantle ~1.4 ha
- Geraldton ~2.0 ha
- Jurien ~1.2 ha
- Mandurah OM ~1.3 ha
- Mindarie Nil

**Boat Pens (Metropolitan):**

Approx number by location:

- Hillarys Boat Harbour ~800 pens
- Fremantle Fishing Boat Harbour ~390 pens
- Challenger Boat Harbour ~230 pens
- Fremantle Sailing Club ~650 pens
- Mindarie Marina (exc private jetties) ~250 pens
- Two Rocks current ~118 pens (ageing & requiring replacement)

Current industry trends:

- Some Power vessels up to 10/12m are being stored in a boat stacker rather than a boat pen
- Catamaran yachts & multi hulled power boats are becoming more popular – these are wider and require dedicated boat pens
- Luxury yachts are getting larger & more popular
- Cray fishing boats are getting longer & wider

Attachment 2: City of Wanneroo Population Projections
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<tr>
<th>Area</th>
<th>Dwellings</th>
<th>Population</th>
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<tr>
<td>Balance TR</td>
<td>19,860</td>
<td>59,580</td>
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<tr>
<td>LSP 48</td>
<td>440</td>
<td>1,320</td>
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<td>LSP 69</td>
<td>5,850</td>
<td>17,550</td>
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<td>LSP 70</td>
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<td>LSP 83</td>
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<td>LSP 91</td>
<td>11,800</td>
<td>35,400</td>
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<tr>
<td>Old TR</td>
<td>1,200</td>
<td>3,600</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>47,540</strong></td>
<td><strong>142,620</strong></td>
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<tr>
<td>ID Forecast for 2041</td>
<td>7159</td>
<td>20879</td>
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### Table: Area Dwellings and Population

<table>
<thead>
<tr>
<th>Area</th>
<th>Dwellings</th>
<th>Population</th>
<th>Dwellings (actual to date)</th>
<th>Population (actual to date)</th>
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<td>Balance TR</td>
<td>19,860</td>
<td>59,580</td>
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<td>LSP 48</td>
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<tr>
<td>Old TR</td>
<td>1,200</td>
<td>3,600</td>
<td>1200</td>
<td>3600</td>
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<tr>
<td>LSP Projection Total (total build-out)</td>
<td>47,540</td>
<td>142,620</td>
<td>1505</td>
<td>4515</td>
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<tr>
<td>ID Forecast Total for 2041</td>
<td>7159</td>
<td>20,879</td>
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- Plan shows approved Local Structure Plans (LSP)
- Projections to number of dwellings and population @ full built out
- LSP - 142,620 people / 47,540 dwellings
- Assumption is 3 persons per dwelling – same as ratio used by State Government in frameworks
- LSP Population projections optimistic – total at full built out
- Compare with ID forecast – what we have is to 2041 = 20879 people / 7159 dwellings
• Sub-Regional frameworks – anticipate most development at Alkimos (2015-2021)
  ➢ then Yanchep (2015-2031);
  ➢ then Two Rocks (combination medium-long term (2022 +);
  ➢ long term (beyond 2031)
• Role of Yanchep Rail extension?

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<td>-</td>
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• Yanchep-Two Rocks DCP