



















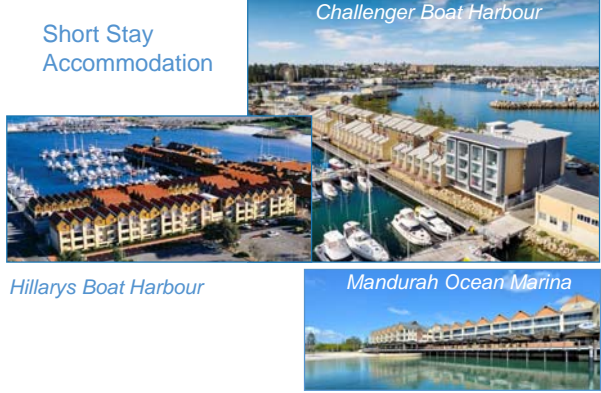




Shopping, Food & Beverage



Short Stay Accommodation



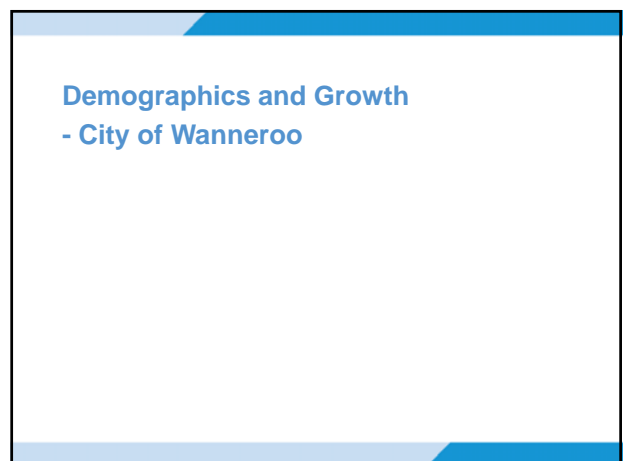
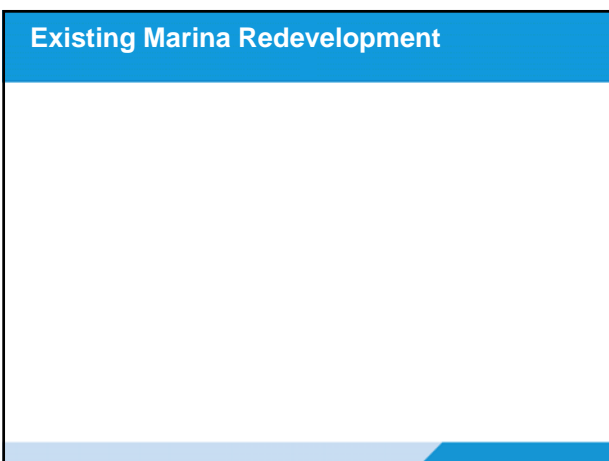
Other Commercial / Clubs



Tourism & Adventure



Presented at the Two Rocks Marina Reference Group meeting No. 2 dated May 2, 2018



**What we need to consider (marina 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
- Staging options

**What we need to consider - cont:**

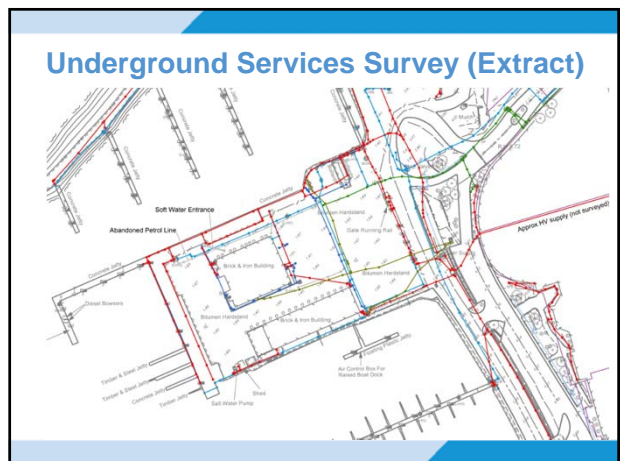
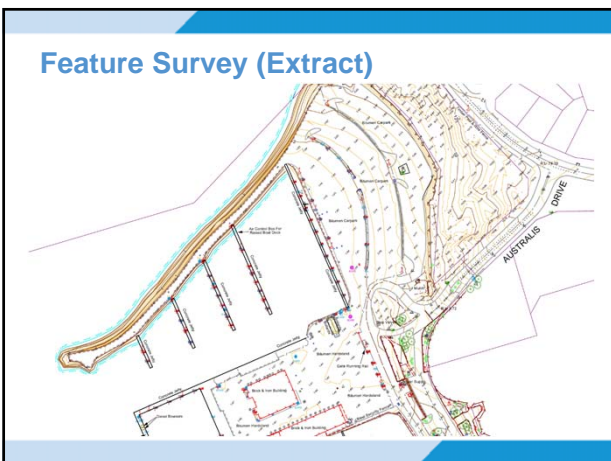
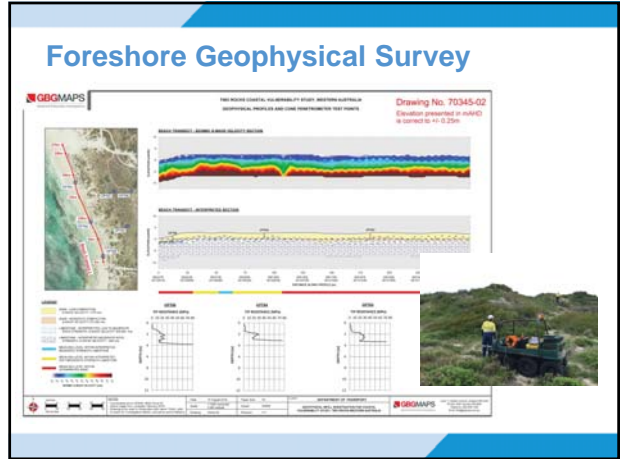
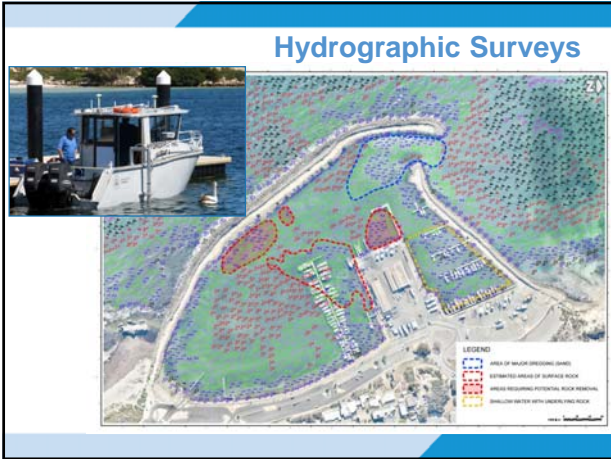
- Facility demand & forecasting (launching ramps, boat pens, fishing & commercial, parking, land)
- Town Planning (integration with existing structure plans & adjoining residents)
- Heritage (Indigenous & European)
- Environmental (marine & terrestrial)
- Land topography
- Existing lessees (commercial businesses, pen holders)
- Existing assets (condition & service life)
- Services demand & forecasting
- Traffic & transport

**Studies & Investigations Undertaken or Underway**

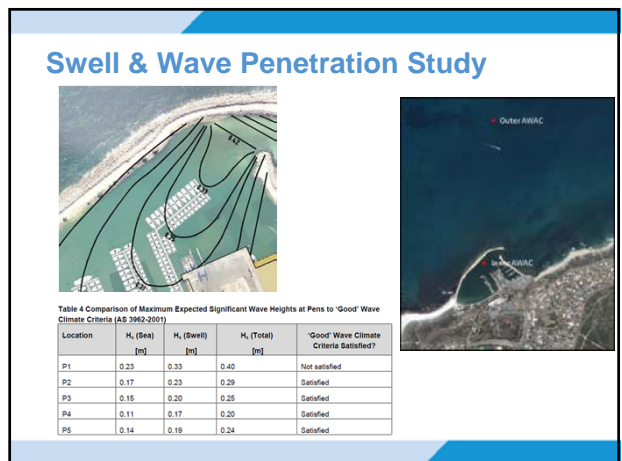
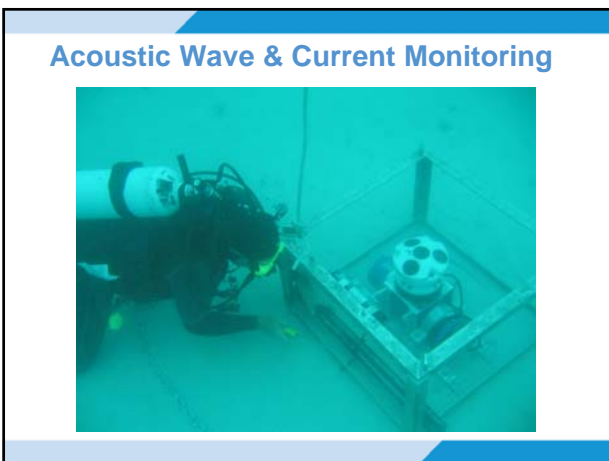
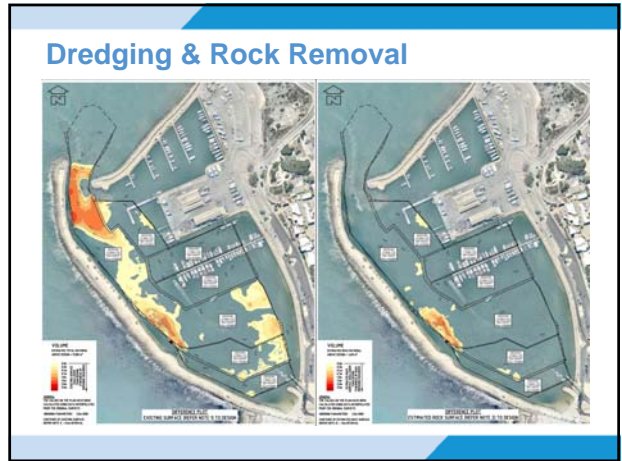
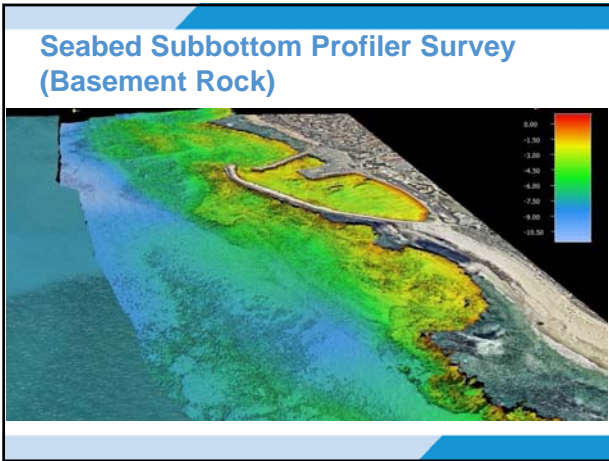
**Asset Inspections & Priority Maintenance Planning**



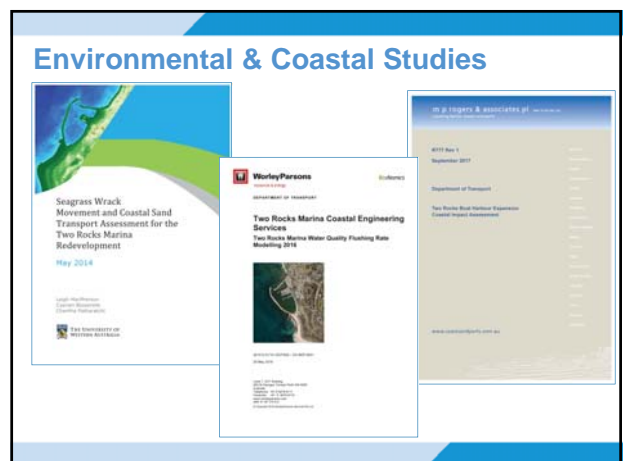
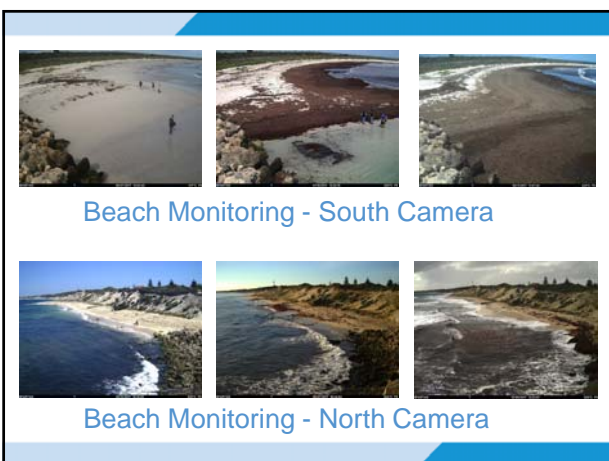
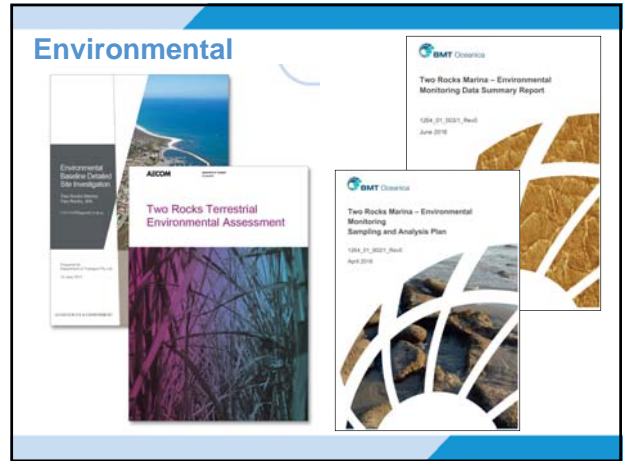
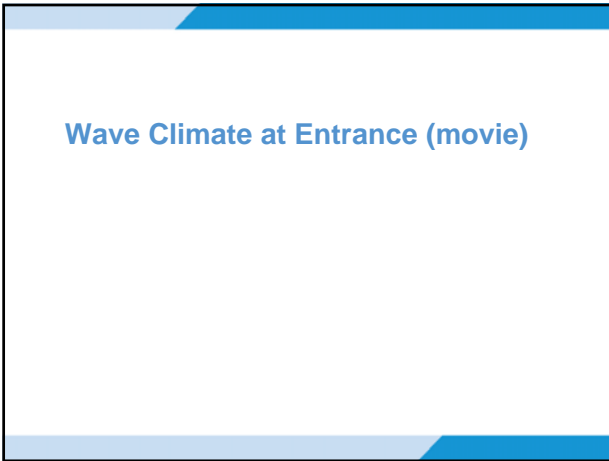
Presented at the Two Rocks Marina Reference Group meeting No. 2 dated May 2, 2018



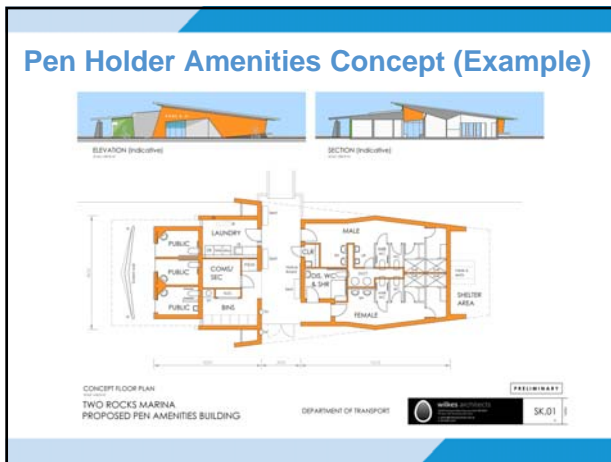
Presented at the Two Rocks Marina Reference Group meeting No. 2 dated May 2, 2018



Presented at the Two Rocks Marina Reference Group meeting No. 2 dated May 2, 2018







### Other studies & investigations undertaken:

- Breakwater assessment, investigations & preliminary design
- Traffic & transport analysis

### Possible additional studies & investigations required (but not limited to):

- Geotechnical – Bed Rock Removal Investigation
- Demand Assessments (services, boat pens, commercial & fishing needs & opportunities, parking, land)
- Rock & Sand Supply Options
- Land Tenure
- Seishing Investigation
- Wrack Management – Options Analysis
- Development Staging

### Possible additional studies & investigations required (but not limited to) cont:

- Water Quality / Flushing for Beach
- Benthic Habitat Mapping
- Flora & Fauna Study
- Drainage Management Plan
- Design Guidelines for Built Form

### Marina Redevelopment

Overview of existing marina

- 5.6ha land & 11.4ha water
- 118 operational boat pens
- Boat lifter facility & marine servicing (lease)
- Yacht club & sea rescue group (leases)
- Lobster receivals (lease)
- Fuel facility (lease)
- Boat launching facility



### Redevelopment Commercial Precinct Concept A

### Redevelopment Commercial Precinct Concept B

### Reclamation Areas Comparison

### Indicative Section Through Town Centre

### Sharni Howe Architects

- Integrated Marina & Town Centre Study

### Order of Proceedings

- 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
- Close

### Questions & Answers – Group Discussion

**Order of Proceedings**

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**Marina Expansion**

- Opportunities & Constraints
- Water Depths
- Conceptual Opportunities
- Indicative Cross Section

**Order of Proceedings**

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### Evaluation & Agenda Setting for Meeting #3

**Thank You!**