



Two Rocks Marina

Reference Group Meeting No. 4 Presentation Summary

Objective ID: A10547752

Table

Version No.	Date	Prepared by	Revision or issue description	Issued to
0	26/07/2018	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 July 18, 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:

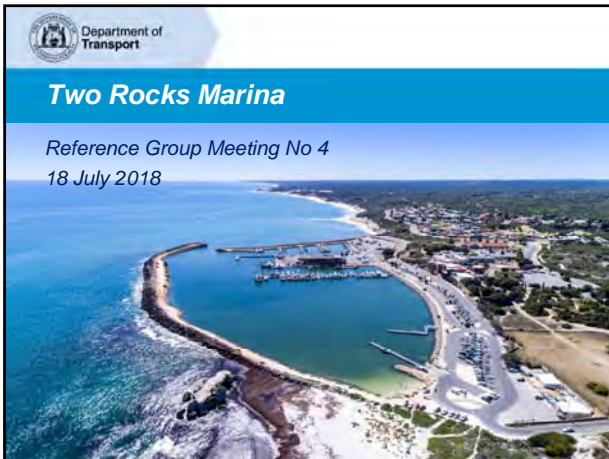
- Welcome / Introductions
- Site Walk and Q&A
- Confirmation of minutes and feedback
- Existing Operations Overview
- \$6 Million Planned Upgrade - Expenditure Re-cap & Works Status
- No Reclamation Concept - Presentation and Q&A
- Asbestos Management
- General business
- Next meeting, evaluation and close

Presentation

The Two Rocks Marina Reference Group Meeting No. 4 presentation is attached to this document at Appendix A.

Appendix A

Two Rocks Marina Reference Group Meeting No. 4 presentation.



Order of Proceedings

- Welcome / Introductions
- **Site Walk and Q&A**
- Confirmation of minutes and feedback
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Close

Q & A

Order of Proceedings

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Minutes

- Confirmation of minutes
 - Minutes are overall summary
 - Feedback and improvement is welcomed!

Feedback

- Ongoing Feedback to be provided as regular items
 - Process to date (Action item 1.6)
 - Funding breakdown (Action items 2.10)
 - Repairs/works complete, ongoing or required, and timeline (Action item 3.8)
 - Updates regarding wrack and erosion issues (Action items 3.11, 3.12)
 - Ongoing works/activities on site (Action item 3.16)

Feedback

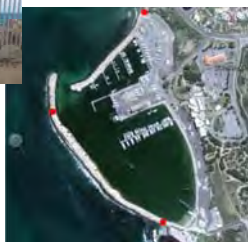
- Detailed information/items for resolution:
 - Reclamation of land
 - Per Action Item 1.4, 1.5, 3.5 (ongoing items)
 - More concepts developed (in context of upcoming masterplanning process)

Feedback

- Detailed information/items for resolution:
 - Plan updates
 - Complete – new \$6 million planned upgrade and new opportunities and constraints plan uploaded
 - Updated minutes
 - Complete. Reference Group No. 2 minutes uploaded. Reference Group No. 3 minutes as discussed.
 - All presentations uploaded

Feedback

- Detailed information/items for resolution:
 - Safety



Feedback

- Detailed information/items for resolution:
 - Public space
 - More concepts developed (in context of upcoming masterplanning process)
 - Public space opportunities noted

Feedback

- Detailed information/items for resolution:
 - Aquaculture (fish hatchery)
 - Ongoing research and investigation
 - Has links to City of Wanneroo broader economic development strategies
 - Some allowance for 'space' is considered

Feedback

- Detailed information/items for resolution:
 - Busselton management of weed
 - Confirmed that weed is only moved in a localised sense or pushed back onto shore
 - No complete removal from local area system

Feedback

- Detailed information/items for resolution:
 - Provision of information prior to meeting
 - Endeavour to provide
 - Some other information may not be available in advance because;
 1. It needs to be unpacked/explained
 2. It is highly confidential
 3. Time - may need to extend timeframes for meetings

Feedback

- Detailed information/items for resolution:
 - Masterplan – so much input from members
 - Opportunity to undertake a facilitated workshop with nominated Reference Group sub-working group
 - Help drafting of concepts for further investigation

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    graph LR
      A[Working Group Workshop - Inputs/outputs and ideas generation] --> B[Reference Group Meeting]
      B --> C[Working Group Workshop - Refine ideas and draft priorities]
      D[Reference Group Meeting] --> E[TBD]
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Order of Proceedings

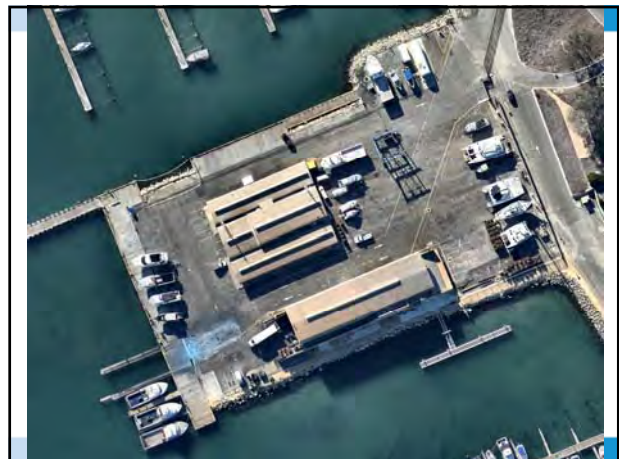
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Existing Commercial Operations

- Boat Lifter Yard

Existing Key Assets

- 1 Boat Lift Jetties
- 2 Main Wharf
- 3 Vessel Fuel Cabinet
- 4 West-Link Jetty
- 5 North Wharf
- 6 East-Link Jetty
- 7 Diesel Storage Tank
- 8 Marina Hardstand Area
- 9 Building A
- 10 Building B
- 11 Two Rocks Volunteer Marine Rescue Group Floating Jetty
- 12 P Jetty



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\$6 Million Planned Upgrade 2017-19 Expenditure Re-cap & Works Status



Amended figure July 2018 - Reclamation area & references removed

Forecast June 2018

Presented at RG Meeting #3

Works Packages - Committed	Contractor	Total Committed Forecast (ex GST)
Demolish ageing maritime structures (fuel jetty, select boat pens) & install new relocated boat pens (limited)	Shorewater Marine	\$1,178,535
Upgrade & maintenance to existing P Jetty	Broadspectrum	\$16,458
Westlink jetty refurbishment	Broadspectrum	\$388,875
Remove abandoned vessels	Various	\$634,160
Undertake priority breakwater repairs	Ertech	\$468,817
Total		\$2,696,845
	Uncommitted Funds	\$3,303,155

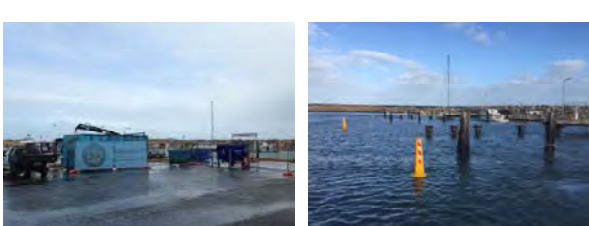
Forecast July 2018

Works Packages - Committed	Status	Contractor	Total Committed Forecast (ex GST)
Demolish ageing maritime structures (fuel jetty, select boat pens) & install new relocated boat pens (limited)	Construction	Shorewater Marine	~\$1,100,000
Urgent maintenance and priority repairs (to existing P jetty, buildings, hardstand area etc.)	Ongoing	Broadspectrum	~\$250,000
Westlink jetty refurbishment	Construction	Broadspectrum	~\$350,000
Remove abandoned vessels	Construction	Various	~\$600,000
Undertake priority breakwater repairs	Completed	Ertech	~\$450,000
Total			~\$2,750,000
		Uncommitted Funds	~\$3,250,000

- The June forecast omitted Priority Building Maintenance works which have now been brought in.
- Other fluctuations have been included based on current forecasting

Jetty Demolition & New Boat Pens

Contractor: Shorewater Marine
Status: Construction - Due for completion Summer 2018/19



Urgent Maintenance & Priority Repairs

Contractor: Broadspectrum
Status: Ongoing



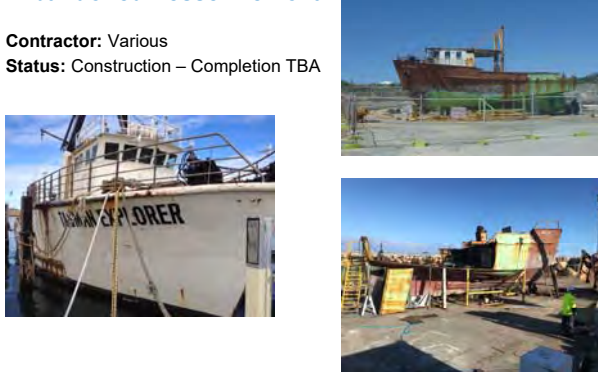
West-Link Jetty

Contractor: Broadspectrum
Status: Construction - Due for completion Spring 2018




Abandoned Vessel Removal

Contractor: Various
Status: Construction – Completion TBA



Breakwater Repairs

Contractor: Ertech
Status: Construction – Completed May 2018



Other Essential Works to be Delivered from Uncommitted Funds

Services upgrades (scope & cost to be determined)

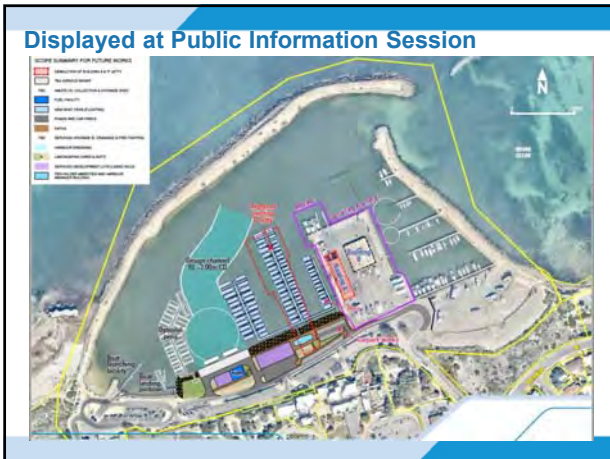
- Power
- Sewer
- Water – Potable & Fire

Demolition of Building B

- Estimated Cost \$350k

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Concept Planning Ideas



Recap Concept A – Presented at RG Meeting #2

- Concept Plan

Recap Concept B – Presented at RG Meeting #2

- Concept Plan

Concept C – Not Previously Presented

- Concept Plan

Reclamation Areas Summary

Original Area = 1.90ha
Cost ~\$2 Million

Reduced Area = 0.72ha (Concepts A,B&C)
Cost ~\$800k

Reference Group feedback & ideas (key items)

- No reclamation
- Investigate short term opportunities to **activate** the Marina:
 - Public viewing & appreciation of wharf operations
 - Space for artisan markets & pop-ups
 - Café
 - Cray fish sales to public & interactive experience
 - Dolphin tours (charters)
- **Demolish Buildings A & B and replace with a new building**
- Enhanced walking opportunities
- All works to align to a Master Plan

Concept D – No Reclamation RG Meeting #4

Opportunities / Benefits

- No reclamation required
- Utilisation of boat launching facility car trailer parking for car parking over flow
- Potential for small boat stacker in boat lifter lease
- Improved walking opportunities & public access
- Relocated and expanded 4 lane boat launching facility with 160 car trailer bays
- Potential for some short term activation
- Provides good separation of recreational and commercial boating activities
- Sea Rescue Group located near boat pens

NB: These slides not presented during the meeting due to meeting discussion

Key Constraints / Issues

- Overall the land use areas are all very tight & impacts on operations need to be further investigated to ensure the concept ideas are workable
- Government uses lot required for boat launching facility, no marine based business opportunities (i.e. aquaculture)
- Minimal car parking within close proximity to destination points (parking management required)
- General shortfall of car parking overall
- Semi-trailer fuel truck access route TBD
- Reduced boat lifter facility lease ~0.84ha

NB: These slides not presented during the meeting due to meeting discussion

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Asbestos Management

- Sept 2016 - Asbestos Materials Survey
- November 2016 - ACM labelling & Air monitoring
- July 2017 - Asbestos Materials Re-inspection & Air Monitoring Survey
- August 2017 - Asbestos Removal (Works Building B weathered Eave lining North and South) & Removal Air Monitoring Clearance
- May 2018 - Asbestos Materials Re-inspection & Air Monitoring Survey
- June 2018 - Asbestos Removal Report (toilets Building A)

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Where to From Here - \$3M Uncommitted Funds

- Reference Group Feedback (from this Meeting)
- Services Investigation – Engagement of Consultant
- DoT ongoing Consultation with Lessees, Users & Stakeholders on New Building Requirements
- Facilitated Workshop with RG Nominated Sub Working Group & Drafting of Concept Plan/s
 - Nominated participants?
 - Possible day/time?
 - Timeframe 8 weeks minimum
- Present to Reference Group – RG Meeting #5

Close

Thank You!