Two Rocks Marina

Reference Group Meeting No. 4 Presentation Summary
Objective ID: A10547752

**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>
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</thead>
<tbody>
<tr>
<td>0</td>
<td>26/07/2018</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 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

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)

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**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

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**Safety**

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**Public space**
- More concepts developed (in context of upcoming masterplanning process)
- Public space opportunities noted

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**Aquaculture (fish hatchery)**
- Ongoing research and investigation
- Has links to City of Wanneroo broader economic development strategies
- Some allowance for ‘space’ is considered

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**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:
    - It needs to be unpacked/explained
    - It is highly confidential
    - 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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Existing Commercial Operations

- Boat Lifter Yard

Existing Key Assets

1. Boat Lift Yard
2. Maxi Wheels
3. Motor Room
4. Ventilation Cabinet
5. North Lift Yard
6. East Lift Yard
7. Great Storage Tank
8. Marine Operations Area
9. Building B
10. Two Retaining Walls
11. Reserve Group Floating Jetty
12. Jetty
Welcome / Introductions
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$6 Million Planned Upgrade 2017-19 Expenditure Re-cap & Works Status

Welcome / Introductions

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

Order of Proceedings

$6 Million Upgrade – Financial Forecast

Forecast June 2018
Presented at RG Meeting #3

<table>
<thead>
<tr>
<th>Works Packages - Committed</th>
<th>Contractor</th>
<th>Total Committed Forecast (ex GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolish ageing marine structures (fuel jetty, select boat pens) &amp; install new relocated boat pens (limited)</td>
<td>Shorewater Marine</td>
<td>$1,178,535</td>
</tr>
<tr>
<td>Urgent maintenance to existing P jetty</td>
<td>Broadspectrum</td>
<td>$70,000</td>
</tr>
<tr>
<td>Westlink jetty refurbishment</td>
<td>Broadspectrum</td>
<td>$398,875</td>
</tr>
<tr>
<td>Remove abandoned vessels</td>
<td>Various</td>
<td>$634,160</td>
</tr>
<tr>
<td>Undertake priority breakwater repairs</td>
<td>Ertech</td>
<td>$468,817</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$2,696,845</strong></td>
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<tr>
<td><strong>Uncommitted Funds</strong></td>
<td></td>
<td><strong>$3,303,155</strong></td>
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</table>

Forecast July 2018

<table>
<thead>
<tr>
<th>Works Packages - Committed</th>
<th>Status</th>
<th>Contractor</th>
<th>Total Committed Forecast (ex GST)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolish ageing marine structures (fuel jetty, select boat pens) &amp; install new relocated boat pens (limited)</td>
<td>Construction</td>
<td>Shorewater Marine</td>
<td>$1,178,535</td>
</tr>
<tr>
<td>Urgent maintenance and priority repairs to existing P jetty, buildings, hardstand area etc.</td>
<td>Ongoing</td>
<td>Broadspectrum</td>
<td>$250,000</td>
</tr>
<tr>
<td>Westlink jetty refurbishment</td>
<td>Construction</td>
<td>Broadspectrum</td>
<td>$350,000</td>
</tr>
<tr>
<td>Remove abandoned vessels</td>
<td>Construction</td>
<td>Various</td>
<td>$600,000</td>
</tr>
<tr>
<td>Undertake priority breakwater repairs</td>
<td>Completed</td>
<td>Ertech</td>
<td>$450,000</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$2,750,000</strong></td>
</tr>
<tr>
<td><strong>Uncommitted Funds</strong></td>
<td></td>
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<td><strong>$3,250,000</strong></td>
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</tbody>
</table>

- 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

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**Abandoned Vessel Removal**

*Contractor:* Various  
*Status:* Construction – Completion TBA

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**Breakwater Repairs**

*Contractor:* Ertech  
*Status:* Construction – Completed May 2018

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**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**

- Welcome / Introductions  
- Site Walk and Q&A  
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$6 Million Upgrade

Status

Displayed at Public Information Session

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
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

Q & A

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

Welcome / Introductions
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Thank You!