

MINUTES - MEETING ONE SPOILBANK COMMUNITY REFERENCE GROUP

Date:	Thursday 4th July 2019
Time:	4.30pm – 6.00pm
Location:	Town of Port Hedland Council Chambers
Members:	<ul style="list-style-type: none"> – Port Hedland Yacht Club: Dave McGowan; <i>Proxy: Adam Snell</i> – RSL: Gail Victor; <i>Proxy: Val Middleton</i> – TS Pilbara: Patrik Mellberg; <i>Proxy: Arlene Taylor</i> – Kariyarra Traditional Owners: Raylene Button; Diana Robinson, Paul Stenson – Port Hedland Fishing Club: Hedley McManus; <i>Proxy: TBC</i> – Port Hedland Volunteer Marine Sea Rescue: Zac Slaughter; <i>Proxy: Bec Benson</i> – Port Hedland Chamber of Commerce: Emily Etheridge; <i>Proxy: Michelle Scott</i> – Hedland Collective: Chris Cottier <i>Proxy: TBC</i> – Port Hedland Seafarers Centre: John Hague; <i>Proxy: TBC</i> – Care for Hedland: Kelly Howlett; <i>Proxy: Sam Arif</i> – Pilbara Development Commission: Trish Barron – Community Members: Steven Barac, John Swioklo
Chair:	– Kevin Michel, Member for the Pilbara <i>Proxy: David Pentz</i>
Project Management Team:	<ul style="list-style-type: none"> – Town of Port Hedland: Rob Leeds; David Pentz; Chaz Roberts; Kate Instone – Department of Transport: Jason Bradford; Donna West – Landcorp: Will Eyres; Brad Pawlenko – Pilbara Development Commission: Terry Hill; Audrey Martin
Observers	Andre Veder
Apologies	Terry Hill; Donna West;
Attachments:	<ol style="list-style-type: none"> 1. Terms of Reference 2. Preliminary Concept Plan 3. Village Well Project Plan
Item No:	
1.	Welcome (Chair)
1.1	Wecome to Country – Kariyarra Traditional Owners - Raylene Button
2.	Members and Project Management Team Introductions

<p>3.</p>	<p><u>Governance Arrangements – Chair</u></p> <ul style="list-style-type: none"> • Overview of the Terms of Reference, noting the purpose and scope of the SCRG will be to <i>provide stakeholder input and advice regarding the ongoing development of the Spoilbank Marina Project. The Reference Group shall have a particular focus on the landside development.</i> • Items outside this scope, such as land tenure arrangements of sites adjacent to the Spoilbank, can be discussed off-line with the ToPH in the first instance. • Members were invited to nominate other key user groups not currently represented on the SCRG. <p>DECISION: ToPH to extend SCRG membership invitations to Pilbara Tourism, Jay Row Helicopters (currently operate from the TS Pilbara Site) and the Dive Shop Hedland</p>
<p>4.</p>	<p><u>Project Update: Marine Design – Department of Transport (DoT)</u></p> <p>Key developments:</p> <ul style="list-style-type: none"> • DoT has appointed MP Rogers consultants to undertake preliminary and detailed design work on the Marina and the CHRMAP. MP Rogers has over 6 years experience working on various iterations of the Spoilbank project, including developing the current concept design. • Port Hedland Spoilbank Marina Entrance Design Workshop held on 11 June 2019. Attended by world renowned marina designer Jack Cox from the US. • Key outcome of the Workshop is 3 alternative entrance configuration layouts are being developed for further testing and modelling. • Registration of Interest for Boat Pens - went live on Friday 07 June 2019. Documents can be accessed at http://www.transport.wa.gov.au/phmarina. Registrations close on 19th July 2019. To date there are 17 x pen requests (6 x commercial). • DoT has developed a Spoilbank FAQ Flyer available on their website which will be continually updated. • DoT has employed an Environment Officer starting 1 July who has been working at EPA for 8 years. <p>Discussion: It was noted that wording on ROI for Boat Pens suggests \$1000 Registration Fee is due now and not when pens are completed.</p> <p>ACTION: DoT to review/clarify wording of ROI.</p>
<p>5.</p>	<p><u>Project Update: Landside Activation – Landcorp (Refer: Attachment 3)</u></p> <ul style="list-style-type: none"> • The ToPH has appointed Landcorp to project manage the master planning, landscaping and utility consultants through the detailed design of the landside development.

	<ul style="list-style-type: none"> • Landcorp will soon commence a comprehensive community engagement program with local stakeholders. This will include a whole-of-community Workshop to be held in September followed by smaller, targeted meetings with user groups. • TBB consultants will facilitate the community engagement process which will build on the Place Plan report prepared by consultants Village Well in 2014. The Plan was intended to be used to guide the next stages of Place planning and design of the Spoilbank Waterfront. • The Place Plan is now 5 years old, however, the placemaking/activation vision created in consultation with the local community has relevance for the current Spoilbank proposal. •
6.	<p><u>Discussion: Perspectives on Spoilbank Marina Project – Members</u></p> <p>Aspirations, Opportunities and Challenges:</p> <p>Landside Activation:</p> <ul style="list-style-type: none"> ➤ Enhanced ocean and landside activities needed to service community and attract tourists such as kite-surfing, canoe,/kayak hire, line-fishing. ➤ Need for traffic management plan to mitigate impact on locals. ➤ Navy Cadets Unit is in process of being reactivated and will require a base at Spoilbank. Not appropriate to collate with Army. ➤ Recreational area, Event space, amphitheatre, music, entertainment pop-up bars and food and weekend/holiday markets ➤ Would like to see spaces recognising and celebrating traditional owner cultural heritage – artistic creations, Interpretive Signage, oral storytelling. ➤ Link Marina with West End via trail – boardwalk. ➤ Waterwise landscaping, lighting, recycling bins. <p>Marina Design:</p> <ul style="list-style-type: none"> ➤ Current proposal has Two boat ramps and basin capacity to accommodate up to 45 pens - this will not be sufficient to meet current and future need. ➤ Improved and increased parking for boat trailers and caravaners. ➤ Improved marine safety for dingys, power boats, non-powered boats, kyaks entering from beach and boat ramps. ➤ Yacht Club members concerned about loss of access to land they are currently leasing and impact the size of the reventment marina walls will have on ocean views from the yacht club. ➤ Concern regarding lighting and environmental impact on turtles and local waterbirds. ➤ What contribution is industry making? ➤ What is planned for permanent infrastructure – community, recreational and tourism? ➤ Commercial and retail – what will it look like? <p>Project Team Responses:</p> <ul style="list-style-type: none"> ➤ Landcorp’s Community Engagement program will commence shortly and Members input from SCRG will inform Spoilbank Place Activation Plan. CRG members will also be invited to meet with Community Engagement consultants to discuss individual user concerns.

	<ul style="list-style-type: none"> ➤ DoT is currently assessing several design options and will investigate alternatives to address members concerns re insufficient boat ramps and basin capacity in current design ➤ Landcorp's consultants are currently exploring options for a Marine Turtle Lighting Management Plan. ➤ Based on ToPH current budget, pop-ups, event amphitheatre and enhancing the yacht club area are under being considered. ➤ Permanent infrastructure will be contingent on TOPH securing funding partners, particularly from Industry, once Marina design plans have been completed and approved by the State Government .
	<p><u>Other Business: Q and A – All</u></p> <p><i>How is the project being Funded?</i> The construction of the Marina has an estimated total cost of \$94 million - \$70 million from the State Government's Royalties for Regions Fund and \$24 million from the ToPH. An additional \$15 million from State Government consolidated revenue has been placed in a Special Purpose Account to subsidise the Marina's operating and maintenance costs for the first 3-years of operation. Stage 2 of the project - landside infrastructure will be contingent on ToPH sourcing funding partners.</p> <p><i>How much will construction cost?</i> DoT is on-track and within budget to meet the Government mandated timeframes of completion of a preliminary design and cost estimate by August 2019 and a detailed design by December 2019.</p> <p><i>When will construction start?</i> Subject to Cabinet approval of the refined detailed design and costings in December 2019, the tender process will then commence and construction will start in mid-2020.</p> <p><i>Who will operate the Marina?</i> The ownership and management model for the Marina has not yet been determined by Government.</p> <p><i>Has the Pilbara Port Authority expressed concern on the potential impact from the Marina on Port operations as they have done with previous Marina plans?</i> In September 2018, an independently facilitated risk assessment concluded that the current Marina concept plan, which has a separate access channel exiting into deeper water adjacent to the main Port Hedland shipping channel, provided a significantly lower risk to users and potentially valuable risk mitigation cost savings to commercial/Industry users than the existing situation at the Richardson Street Boat Ramp.</p>
10.	Next Steps: Community Engagement program will commence with stakeholders and the local community.
11.	Next Meeting: Wednesday 11 September 2019
12.	Close.

SUMMARY OF ACTION ITEMS:

ITEM NO.	ACTION	TO BE ACTIONED BY	DATE / STATUS
1.	Investigate option to expand Marina to include 4 launching ramps and expanded basin to meet current and future need.	DoT	
2.	Review/clarify wording of ROI.	DoT	