



Notice of Port Ballina Taskforce Meeting

Notice is hereby given that a Port Ballina Taskforce Meeting will be held in the Ballina Shire Council Committee Room, Ballina on **Tuesday 12 August 2014 at 4.00 pm.**

Business

1. Attendance and Apologies
2. Minutes from Port Ballina Taskforce meeting held 8 May 2014 (attached).
3. General Business
 - (a) Recreational Fishing Group Representation
 - (b) Dredging - North Creek
 - (c) Dredging – Ballina Boat Harbour
 - (d) Dredging - Ballina Bar
 - (e) North Wall Breakwater – Raising the Crest
 - (f) Better Boating Program (BBP) Grants
 - (g) Regional Boating Program
 - (h) Fawcett Park – Sale of Fresh Seafood from Trawler
 - (i) Marina Infrastructure
4. Business Without Notice
5. Next Meeting

Paul Hickey
General Manager

1. **Attendance and Apologies**

2. **Minutes from Port Ballina Taskforce Meeting held 8 May 2014**

The Minutes from the meeting held Tuesday 8 May 2014 are attached.

Recommendation

That the Taskforce confirms the Minutes of the Meeting held on Tuesday 8 May 2014.

**Minutes
Port Ballina Taskforce
Thursday 8 May 2014 at 2.00 pm**

Attendance

Cr David Wright, Mayor, Ballina Shire Council
Cr Paul Worth, Ballina Shire Council
Paul Hickey, General Manager, Ballina Shire Council
Michael Cocks, Community Representative
Max Ryan, Community Representative
Nadia Elliott-Burgess, Ballina Chamber of Commerce & Industry
Peter Carmont, Ballina Chamber of Commerce & Industry
James Foster, Community Representative
Greg Watt, Department of Premier and Cabinet (by phone)

Observers

John Larsson and Lindsay Doust from the Richmond Valley Anglers Action Group Inc.

There were four people in the audience at this stage.

1. Apologies

Cr Keith Williams, Ballina Shire Council
Garry Joblin, Ballina Professional Fishermen
Phil Hilliard, Ballina Fishermen's Co-operative

2. Minutes from Dredging Taskforce Meeting held 15 April 2014

The Taskforce confirmed the Minutes of the Meeting held on Tuesday 15 April 2014.

3. General Business

(a) Meeting with Richmond Valley Anglers Action Group Inc

John Larsson and Lindsay Doust from the Richmond Valley Anglers Action Group Inc. addressed the Taskforce on the role of the Taskforce and outlined their concerns in respect to any dredging in North Creek.

(b) Information from Norman Rogers

Information noted. Council will forward a copy of the correspondence to Crown Lands and provide a response to Mr Rogers.

(c) Dredging of North Creek

General discussion. James Foster advised that royalty rates are often approximately 8 to 12% of the total product cost. Timeframe – EOIs close 2 June 2014. Estimated date for notification 4 July 2014.

(d) Dredging – Ballina Boat Harbour

No update was provided due to an apology from Phil Hilliard.

**Minutes
Port Ballina Taskforce
Thursday 8 May 2014 at 2.00 pm**

e) Dredging of the Ballina Bar

Correspondence to be forwarded to Marine Rescue to see if they are in a position to publicise the Crown Lands hydrographic surveys results.

f) North Wall Breakwater – Raising the Crest

Noted.

g) Better Boating Program (BBP) Grants

Noted. The Mayor also provided an update on the Australian Research Council Blackwater project.

h) Marina Infrastructure

Agreed to write to Howard Glenn (Maritime Management Centre, Transport for NSW representative) of the Maritime Access & Infrastructure Council (MAIC) for an update on marina infrastructure.

4. Business Without Notice.

(a) Taskforce Membership

John Larsson – asked whether membership of the Taskforce could be extended to include recreational fishers?

Paul Hickey advised that any application should be made in writing to Council and will be submitted to the elected Council.

(b) Ballina Bar

A member of the audience (Barry) enquired about dredging of the Ballina Bar.

Paul Hickey clarified that a feasibility report was completed by the State Government with an estimated annual dredging cost of \$3 – 4m based on a need to dredge every three months.

Correspondence to be forwarded to Don Page, Member for Ballina to see if the State Government is considering a one-off dredge.

5. Next Meeting

To be advised.

Meeting closure: 2.45 pm

3. General Business

a) Recreational Fishing Group Representation

Following the presentation from the Richmond Valley Anglers Action Group at the May 2014 meeting of the Taskforce, Council subsequently approved at the May Council meeting the inclusion of a representative from a recreational fishing group on the Taskforce, subject to an expression of interest (EOI) process.

That EOI process was conducted during June with five responses received as follows (copies attached)

- Warren Lusted – appears to be non-confirming as does not represent a recreational fishing group
- Peter Watts – Far North Coast Fishing Club's Association
- Tibor Konya – Ballina RSL Fishing Club
- Tom Bowers – Cherry Street and Ballina RSL Fishing Clubs
- John Larsson - Richmond Valley Anglers Action Group

There is only limited information available with the applications so the Taskforce may need to rely on local knowledge, or perhaps hold interviews again, to determine a preferred representative.

Action: To confirm preferred nominee

Recreational Fishing Group Representative – Port Ballina Taskforce

Application Form

I, WARREN EDWARD LUSTED.....(name of applicant)

of 145 RIVERSIDE DR BALLINA.....(applicant address)

e-mail:

telephone: 66 814331.....

- (a) Apply to be the recreational fishing group representative on the Port Ballina Taskforce
- (b) Agree to the terms and conditions set out in this invitation
- (c) Warrant that:
 - a. The contents of the application are true and correct.
 - b. I am an independent person to Ballina Shire Council
 - c. I have no conflict of interest which may preclude me from making this application.

Dated 24. 6. 14.....

Signed by the Applicant *W Lusted*.....

Witness *CAH*.....



Selection Criteria

An applicant must address each of the following criteria in their application:

- Details of organisation you will be representing

- Relevant Experience / Expertise

TRADE:

HALF OWNER/OPERATOR OF GLENN'S MARINA SYDNEY
FROM 1971 – 1974 INCLUSIVE.

N.S.W FISHERIES INSPECTOR 1974 – 1981
ALSO COMMONWEALTH FISHERIES INSPECTOR
IN CONJUNCTION WITH N.S.W DUTIES.

PROFESSIONAL FISHERMAN 1981 – 1994

ACTIVE N.S.W SURF LIFE SAVER 19 YRS SINCE
1965. AT NTH CRONULLA + BALLINA.
CURRENT OFFICE BEARER OF BALLINA SLSC.

Recreational Fishing Group Representative – Port Ballina Taskforce

Application Form

I, Peter Watts.....(name of applicant)

of 7 Meaney Place, Lennox Head.....(applicant address)

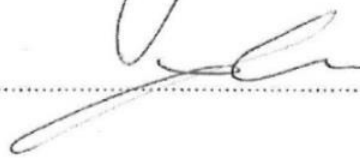
e-mail: fncfca @ exemail.com.au

telephone: 66875360 0409353667

- (a) Apply to be the recreational fishing group representative on the Port Ballina Taskforce
- (b) Agree to the terms and conditions set out in this invitation
- (c) Warrant that:
 - a. The contents of the application are true and correct.
 - b. I am an independent person to Ballina Shire Council
 - c. I have no conflict of interest which may preclude me from making this application.

Dated 25 June 2014.....

Signed by the Applicant .....

Witness  S/S JESSICA O'CONNOR.....

Selection Criteria

An applicant must address each of the following criteria in their application:

- Details of organisation you will be representing

Far North Coast Fishing Clubs Association Inc.
(represents local fishing clubs - 450 members)

- Relevant Experience / Expertise

I have been the Secretary of the Far North Coast Fishing Clubs Association (a division of the NSW Fishing Clubs Association) for the last 8 years. Our FNC Association represents fishing clubs from the Northern Rivers area including fishing clubs within the Ballina Shire.

The FNC Association has always taken a keen interest into the many activities/inquiries about the Richmond River.

Recreational Fishing Group Representative – Port Ballina Taskforce

Application Form

I, TIBOR PETER KONYA.....(name of applicant)

of 13 SHEARWATER CLOSE EAST BALLINA.....(applicant address)

e-mail: tkonya3@bigpond.com.....

telephone: 02 66860484 (M) 0456363654.....

- (a) Apply to be the recreational fishing group representative on the Port Ballina Taskforce
- (b) Agree to the terms and conditions set out in this invitation
- (c) Warrant that:
 - a. The contents of the application are true and correct.
 - b. I am an independent person to Ballina Shire Council
 - c. I have no conflict of interest which may preclude me from making this application.

Dated 20/06/2014.....

Signed by the Applicant *T. Konya*.....

Witness *B. Fuller*.....

RECORDS SCANNED 26 JUN 2014 Doc No..... Batch No.....

Selection Criteria

An applicant must address each of the following criteria in their application:

- Details of organisation you will be representing

RECREATIONAL FISHING PERSONS
PUBLICITY OFFICER WITH BALLINA R.S.L FISHING CLUB,

- Relevant Experience / Expertise

- FISHED IN NORTHERN RIVERS 35 YEARS.
- COMMUNICATION WITH OTHER CLUBS AND FISHING PERSONS IN COMMUNITY
- WANTING TO LEARN MORE ABOUT THE RICHMOND RIVER
- MANAGEMENT QUALIFICATIONS (UNDERSTAND ENVIRONMENT, BUSINESS AND HOW THEY CAN WORK TOGETHER
- CURRENT STUDENT FULL TIME IN MENTAL HEALTH
- DIPLOMA COMMUNITY SERVICE
- CAN COMMUNICATE IN LARGE GROUPS OR ONE-ONE.
- UNDERSTAND THE HISTORY OF BALLINA.

Recreational Fishing Group Representative – Port Ballina Taskforce

Application Form

I, Thomas (Tom) Bowers of 42 Dolphin Dr., Ballina, NSW

e-mail: MyG4mail@gmail.com

telephone: 0427 285 111

- (a) Apply to be the recreational fishing group representative on the Port Ballina Taskforce
- (b) Agree to the terms and conditions set out in this invitation
- (c) Warrant that:
 - a. The contents of the application are true and correct.
 - b. I am an independent person to Ballina Shire Council
 - c. I have no conflict of interest which may preclude me from making this application.

Dated: 24 June, 2014

Signed by the Applicant  (Thomas Bowers)

Witness 

Selection Criteria

An applicant must address each of the following criteria in their application:

- Details of the organisation you will be representing
 - I am representing the Cherry Street Fishing Club Ltd. in this application though my participation will also include the views of other local fishing clubs. (Letter of support attached.) The Cherry Street Fishing Club is a not for profit organisation with a history of involvement in recreational fishing activities in the Ballina Shire, including monthly estuary and offshore fishing competitions.
- Relevant Experience / Expertise
 - I am an experienced boater / fisher, some years getting to sea >50 times and fishing the estuaries when the sea / Ballina bar was prohibitive. This has given me a broad network and keen understanding of the needs of local fishers and boaters, those using the estuary, those who beach fish, and those who go to sea.
 - Founding president and member of the Cherry Street Fishing Club (2008)
 - Past member and Vice President of the Ballina RSL Fishing Club. While in this role I:
 - Researched and co-authored the grant application for the toilet block at Fisheries Creek, including negotiating an agreement with the Ballina Shire Council whereby the Council provided materials and the RSL Fishing Club supplied the labour component to construct this community infrastructure.
 - Researched and drafted the grant application for the redevelopment of the Fisheries Creek Boat Ramp, including design proposals to relocate the existing pontoon and install a second (by Superior Jetties). In doing so I secured very favourable pricing from Superior in contrast to what was available to others.
 - Drafted the grant application for the construction of the covered fish cleaning table at Fisheries Creek. In doing so I conducted an international search for the best design and following submissions from all over the world, initiated collaboration between a number of parties to have it fabricated and constructed in an innovative, ergonomically correct manner to food grade standards, now providing Ballina with the best of facilities in this regard.
 - Proposed the lighting and line marking of the Fisheries Creek Boat Ramp area.
 - Broad networks, including those in recreational fishing, commercial fishing, and marine related industries
 - Extensive experience in project management / construction management (Degree in Construction Management) so have an understanding of what it takes to transform ideas to reality.
 - Owner of Bowers Enterprises, P/L, a results based business consulting firm with experience in strategy development to achieve targeted outcomes.

- o Grew up in a developing area in Florida where the marine infrastructure was more fully leveraged to create strong recreational and commercial participation in water based activities, a vibrant marine and fishing industry with the associated economic growth while preserving the environment.



Cherry Street Fishing Club Inc.

24.6.2014

To Whom it concerns

The Cherry St Fishing Club Inc wishes to express our support for Tom Bowers application for candidacy onto the Port of Ballina Taskforce. We would be happy for Tom to represent the views of our members and other groups who share our common fishing club interest. Tom is a current member of our club and is the founding President in 2008. Tom is well know within our club through his involvement in recreational fishing and business interest.

We believe Tom would be an ideal candidate as he his familiar with the needs of the stakeholders within the Ballina community and more specifically the opportunities a viable and operational port can generate. Tom has clearly demonstrated his ability to identify a project that benefits the fishing community and voluntarily using his tactful skills and attributes to see the project through to completion, such as the construction of the toilet block at fisheries creek boat ramp, redevelopment of the fisheries creek boat ramp, development of the current fish cleaning table and covered area at fisheries creek boat ramp.

Tom is a former resident of Lennox head and currently resides within Ballina. He has business interest in the surrounding areas. As such I believe that puts Tom in contact with a lot of people that are able to express their view and subsequently their voice would be clearly and precisely heard if Tom was appointed.

We believe Tom has the necessary skills to communicate with the wider community and represent the voice of the recreational fishing stakeholders within the Ballina shire.

Marc Sams
President
Cherry St Fishing Club Incorporated

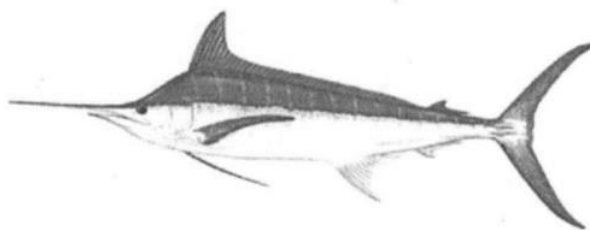
Sandra Bailey

From: Marc Sams <samsmarc@gmail.com>
Sent: Friday, 27 June 2014 9:25 AM
Subject: FW: Port of ballina task force
Attachments: Tom Bowers.doc

Could you please attach this letter of support to Tom Bower application for the Port of Ballina task force. Tom application was email to you on Wednesday.

Marc Sams

**BALLINA R.S.L. CLUB LTD.
FISHING CLUB**



President:	Mark Newsham	6686 2556
Secretary:	Ray Smith	6686 9943
Treasurer:	Anna Konya	6686 0484

All mail to: The Secretary
PO Box 449
Ballina
NSW 2478

24 June 2014.

To Whom it may concern

The Ballina RSL fishing club is aware of Tom Bowers application for candidacy on the Port of Ballina Taskforce. We would be happy for Tom to represent the views of our members as part of this task force. Tom is a past member of the club and is still well know to its members today through his involvement in recreational fishing and business interest.

We believe Tom would be an ideal candidate as he is familiar with the needs of the recreational fishing interest within Ballina shire and surrounding communities. Tom is also a business man and understands the opportunities that can be generated from a successful port. Tom has the ability to communicate easily with everybody within the community.

Whilst Tom was vice president of our club he was widely accepted and clearly demonstrated his ability to work with others to achieve a goal. Tom was instrumental in projects such as the fisheries creek upgrades to the boat ramp, toilet block, cleaning table and lighting. I am confident would Tom would apply the same dedication and professionalism to any future projects that would benefit the wider community.

Ray Smith
Secretary
Ballina RSL Fishing Club

**Recreational Fishing Group Representative – Port Ballina Taskforce
Application Form**

I, John Larsson.....(name of applicant)

of 11 Marina Place, Ballina Quays, West Ballina, 2478.....(applicant address)


e-mail: gunner.larsson@wires.net.au.....

telephone: 0266 86 0099 Mob 0418 661467.....

- (a) Apply to be the recreational fishing group representative on the Port Ballina Taskforce
- (b) Agree to the terms and conditions set out in this invitation
- (c) Warrant that:
 - a. The contents of the application are true and correct.
 - b. I am an independent person to Ballina Shire Council
 - c. I have no conflict of interest which may preclude me from making this application.

Dated 24th June 2014.....

Signed by the Applicant .....

Witness .....

ON BEHALF OF R.V.A.A.G
(PRESIDENT)

Selection Criteria

An applicant must address each of the following criteria in their application:

- Details of organisation you will be representing

I am a member of the Richmond Valley Anglers Action Group Inc. This is a long established organisation with the following aims and objectives;

- * Improving the health of the Richmond River and neighboring water ways
- * Working collectively with other groups and organisations on habitat restoration applicable to the Richmond
- * Working to improve recreational fishing outcomes and associated infrastructure across the Northern Rivers

- Relevant Experience / Expertise

Recently retired (now aged 68 years), I have fished in and around Ballina all of my life. Born and educated in Lismore. With my fondness for the ocean and fishing I spent time commercially on Trawlers (1968/69), then again in 1978/79 with my own 7M boat.

Additionally I have owned boats all of my life (and still do) so have a broad understanding of local waterways and port infrastructure hence would be keen to work with the Port Task Force on short and long term improvement programmes that will benefit the Ballina community and visiting tourist

My original tertiary training was in broadcast engineering, migrating to computer engineering in 1980 (Canada). with the past 27 years (to retirement) working in Medical Diagnostic Imaging Engineering, specialising in CT Scanning. I have good practical sense and planning skills and consider myself a good communicator with the ability to assemble and present electronic presentations

b) Dredging - North Creek

Council has submitted an expression to the NSW Trade & Investment's call for Expressions of Interest (EOI) for the opportunity to extract sand from North Creek. The closing date for EOIs was 2 June 2014 and Trade & Investment has not yet advised the outcomes from that process.

c) Dredging – Ballina Boat Harbour

Update to be provided by Ballina Fishermen's Co-op.

d) Dredging of the Ballina Bar

Correspondence was forwarded to the Ballina Branch of the Volunteer Marine Rescue on 9 May 2014 providing a copy of the latest hydrographic survey results of the Ballina Bar and asking whether that information could be displayed. No response has been received to date.

In respect to dredging, further correspondence was sent to Mr Don Page pursuing a one-off dredge of the bar. Mr Page is making representations to the Deputy Premier and a copy of Council's letter and Mr Page's interim response is attached for information.

enquiries refer
Cr David Wright
in reply please quote
1497-02/1314-03



9 May 2014

Hon Don Page MP
Member for Ballina
Don.Page@parliament.nsw.gov.au

Dear Don

Re: Dredging of the Ballina Bar

As you are aware Council has formed the Port Ballina Taskforce to pursue actions that will see Ballina grow as a recognised maritime centre, both from a recreational activity and professional business operating perspective. The Taskforce consists of representatives from organisations such as the Ballina Chamber of Commerce, the Ballina Fishermen's Co-operative, NSW Premier and Cabinet, Council and community representatives.

At our last meeting both the members of the Taskforce and interested observers to the meeting were keen to understand where the State Government is up to in respect to the possibility of dredging the Ballina bar.

Council understands that the initial feasibility study has been completed and on-going surveys are taking place on a quarterly basis, however it has been occasionally mentioned that it would be worthwhile to undertake a one-off dredge of the Bar to determine the real cost of dredging and to then allow an assessment to be undertaken as to how long the benefits of that dredging will last.

It would be appreciated if you could advise Council in writing as to whether the State Government is considering this one-off dredge and I look forward to your response to allow this information to be communicated to the members of the Taskforce.

Thank you again for your interest in activities of this nature and please call me if you wish to discuss this further.

Yours faithfully

Cr David Wright
Mayor

40 cherry street, po box 450, ballina nsw 2478
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au



PARLIAMENT OF NEW SOUTH WALES
LEGISLATIVE ASSEMBLY



DON PAGE, M.P.
MEMBER FOR BALLINA

OFFICE: Shop 1
7 Moon Street
Ballina NSW 2478
PHONE: (02) 6686 7522
FACSIMILE: (02) 6686 7470
MAIL: PO Box 1018
BALLINA NSW 2478
WEBSITE: www.donpage.com.au

12 May 2014



Cr David Wright
Mayor
Ballina Shire Council
PO Box 450
BALLINA NSW 2478

David
Dear Cr Wright

I acknowledge receipt of your letter regarding the dredging of the Ballina Bar.

Thank you for bringing the Port Ballina Taskforce's request in this matter to my attention.

In an effort to assist, I have made representations on your behalf to the Hon A Stoner MP, Deputy Premier in relation to your request to consider a one-off dredge of the Ballina Bar to determine the cost of dredging and allow an assessment to be undertaken in relation to the benefits of dredging.

I shall contact you again as soon as the Deputy Premier's response comes to hand.

Yours faithfully

Don Page MP
MEMBER FOR BALLINA

DP:tg

e) North Wall Breakwater – Raising the Crest

These works have now been completed by the State Government and despite there being some initial reservations about the works proposed, the overall community reaction seems to be positive.

f) Better Boating Program (BBP) Grants

As previously advised Council has the following three projects in the 2014/15 budget, with 50% of the funding received under the NSW State Government's BBP;

- boat ramp investigation at Keith Hall Lane – total funding \$60,000 – This funding will allow for investigation, design and approvals to be completed during 2014/15 with funding for construction to be sought for 2015/16.
- extend car park at Fishery Creek boat ramp - \$315,500 – It is proposed to undertake these works by Council field staff with the works scheduled to be completed this calendar year
- master plan for the Martin Street / Regatta Avenue precinct - \$80,000 – a specification is currently being prepared to call for expressions of interest for this work from local consultancy firms

g) Regional Boating Plan

The State Government's Better Boating Program (BBP) grants, which has provided significant funding to Council in recent years, is now superseded by what is referred to as the Regional Boating Plan. A draft Regional Boating Plan for the Tweed to the Clarence was exhibited by Transport NSW during July 2014 with public submissions to the document required by 20 July. A public meeting was also held in Ballina on Thursday 10 July. A copy of all the relevant documentation was forwarded to Taskforce members on Monday 30 June 2014.

In addition to this representatives from Transport NSW met with Council staff on 10 July and Council had until 1 August to provide submissions to the draft Regional Boating Plan and until 15 August to provide a priority list of projects by 15 August 2014.

In discussions with Transport NSW it appears that the BBP is considered to have now addressed a large number of the more small to medium infrastructure projects and the Regional Boating Plan program will focus on more medium to larger scale projects, albeit that smaller items can still be funded. Also the 50 / 50 funding criteria that applied for the BPP grants is no longer mandatory, albeit that contributions from councils or other organisations will still help in obtaining grant funds.

Council's response to the draft Regional Boating Plan is attached for information

enquiries refer
Paul Hickey
in reply please quote
14/41032/14/44832 (259-03)



30 July 2014

Matt Jones
Transport for NSW
Matt.Jones@transport.nsw.gov.au
mmc@transport.nsw.gov.au

Dear Mr Jones

Re: Draft Recreational Boating Plan

Thank you for meeting with Council on Thursday 10 July 2014 in respect to the above plan. In respect to feedback on the draft, please find attached a summary of the various projects that Council wishes to see included within the plan, or as priority projects for funding over the next few years.

The projects listed in the attachment are based on various studies Council has completed over the years including the Richmond River Recreational Boating Study and the Ballina Foreshore Master Plan, both of which are available on our website, along with feedback from the members of Council's Port Ballina Taskforce. This Taskforce consists of representatives from the Ballina Chamber of Commerce, the Ballina Fishermen's Co-op, Recreational Fishing Groups, Ballina Shire Councillors, NSW Department of Premier and Cabinet and local citizens.

In addition to these projects we would also like to see a more integrated or co-ordinated response from the various State Government agencies in respect to on-going consultation with the key stakeholders. Recently Council has been involved in separate meetings for the RMS as part of the Regional Boating Plan, Maritime Officers as part of the RMS and NSW Trade & Investment in respect to Crown Lands and Maritime Infrastructure. These meetings can, at times, involve a wide range of interest groups, and it may be more beneficial for all parties if all inclusive meetings were held on a regular basis.

Thank you again for providing Council with this opportunity and if you require a more detailed response in respect to particular projects please call our Manager - Engineering Works, Mr Paul Busmanis on 6686 4444.

Yours faithfully

Paul Hickey
General Manager

Enc.

40 cherry street, po box 450, ballina nsw 2478
t 02 6686 4444 • f 02 6686 7035 • e council@ballina.nsw.gov.au • w ballina.nsw.gov.au

**Submission for inclusion into the Draft Regional Boating Plan – July 2014
(Projects listed from mouth of River moving upstream)**

Site	Activity	Issues Summary	Comments	Estimate	Possible Council Funding	Time Frame
1. Ballina Bar	Dredging	Overall safety and restrictions to access	The NSW State Government has completed a feasibility report for dredging the Ballina bar, with this report highlighting the significant cost of conducting dredging on an on-going basis. Council has written to the State Government asking whether or not a one-off dredge could be completed that would allow a more thorough investigation as to the lasting benefits that such a dredge would provide. It may well be that such a dredge could result in improvements for a number of years that may assist in justifying this work being undertaken on a less frequent basis (i.e. every four years) than envisaged in the feasibility study.	\$1m	Nil – Seen as a State Government responsibility	Within 12 to 18 months
2. End of North Creek Road, Lennox Head	Boat Ramp	Limited access options	This is a popular location for Lennox Head residents to access North Creek. The existing site is a gravel ramp and turnaround with few parking sites. This project would involve the investigation, design, approval and upgrade of a low key boat ramp facility. The overall site is confined by the road reserve corridor.	\$150,000	\$75,000	Three to five years
3. North Creek, Ballina	Dredging	Reducing access and increased safety risks	There remains a significant build up of sand, up stream from Missingham Bridge. This is impacting negatively on the recreational use of this location and on commercial (oyster) leases, and there are concerns that the continued silting may also be having negative environmental impacts. Council has applied for 50% of the funding to seek approvals for this work from the Rescuing our Waterways Program. Ideally this work should be undertaken as an immediate priority due to overall high levels of silting currently occurring.	\$200,000 for approvals process	\$100,000	Within 12 to 18 months
4. Kingsford Smith Precinct Plan, Ballina	Master Plan	Opportunities for enhanced water-based recreational and tourism experience	Council has prepared two conceptual master plans for this location (copies attached as per pages four and five). Those two plans focus on the construction of a sports / events centre in this location (the two master plans have the centre location in alternate locations). Excluding the sports centre there are significant opportunities for embellishment works that can increase passive and low-key active water-based activities across a stretch of the Richmond River which could become accessible from a local resident and tourism perspective, but currently has limited access.	\$2m	\$1.5m	Five to ten years
5. Kingsford Smith Drive - Car Parking and Sailing Club, Ballina	Various	Deteriorating assets and need for improved storage	As an extension to item four, there are opportunities for further improvements to this precinct through enhanced landscaping, new fencing at Ballina swimming pool and Yacht Club, along with the need for improved storage facilities	\$300,000	\$100,000	Two to four years

Port Ballina Taskforce Agenda – 12 August 2014

Site	Activity	Issues Summary	Comments	Estimate	Possible Council Funding	Time Frame
6. Brunswick Street, Ballina - Richmond River	Boat Ramp	Limited access for location close to town centre	Popular location with limited access at the end of a road reserve and adjacent an open public reserve. This project would involve the investigation, design, approval and upgrade of a low key boat ramp facility. The overall site is confined by the road reserve corridor, but may also suit a finger pontoon arrangement. (Previous small beach replenishment for landings no longer possible under DPI.)	\$200,000	\$75,000	Two to four years
7. Martin Street Boat Harbour (Regatta Avenue Precinct), Ballina	Various	Limited access, poor asset condition, safety concerns, provision of short term berths and opportunities for economic development	Council has received funding to complete a precinct plan for this location from the Better Boating Program in 2014/15. This precinct plan will identify a priority order for infrastructure improvements. Crown Lands has care and control of part of the area (boatharbour) and is a project stakeholder. Without pre-empting the outcomes from this plan, infrastructure priorities that are likely to be identified, based on earlier studies such as the Richmond River Recreational Boating Study and the Ballina Foreshore Master Plan include: <ul style="list-style-type: none"> • Pontoon / jetty for commercial and recreational users • Laundry facility • Improved car parking • Sewage pump out facility • Fuel (debateable due to proximity to residential and tourist accommodation) • Public seating and viewing areas • Removal of existing buildings to improve viewing • Riverside moorings for short term boat use • Walking track / cycleway 	\$2m to \$5m	To be negotiated dependent on priority order for elements of the precinct plan	High priority for Council with precinct plan to be implemented over a five to ten year period. Further discussions needed once precinct plan completed
8. Fawcett Park, Ballina	Pontoon	Limited access and economic opportunity for town centre	Small pontoon to complement existing wharf and pontoons and to also complement development of Captain Cook Park Master Plan. (See item nine).	\$100,000	\$50,000	Two to three years
9. Captain Cook Park, Ballina	Master Plan	Opportunities for enhanced recreational and tourism experience	Council has adopted a master plan for this location (copy attached as per page six). This plan has a significant integration between the Richmond River and this location in the Ballina town centre. As per the master plan works planned that relate to the Regional Boating Strategy include a jetty, ramp, pontoon and seating and walkways.	\$1m	\$300,000	One to five years
10. Captain Cook Park, Ballina	Pontoons	Access and economic opportunity	Ramp and pontoons with dedicated facilities for recreational and commercial boating use. As per item nine this is a key component of the overall master plan and these works would be the first preference in implementing the master plan.	\$300,000	\$50,000	One to two years

Port Ballina Taskforce Agenda – 12 August 2014

11. Fishery Creek boat ramp, Ballina	Pontoon	Access improvements	Council has received funding for the enlargement of the parking area at Ballina's most popular boat ramp from the Better Boating Program for the 2014/15 financial year. Funding is now needed for the extension of the existing pontoon (to match existing) to allow for two ramps for improved circulation.	\$100,000	\$50,000	Two to three years
12. Trawler Harbour and RMS Site, Ballina	Marina	Limited availability of spaces, restricted access, limited storage and potential for significant economic benefits	The Ballina Foreshore Master Plan identified the following works for this location: <ul style="list-style-type: none"> Expanded marina facilities Commercial development such as chandlery, dry boat storage, café etc Fuel facility Pump out Additional pontoon Walkways Possible residential / tourism development 	Primary focus is on marina redevelopment – say \$2 to \$5m	To be negotiated	Two to five years
13. Faulks Reserve, West Ballina	Pontoon and Ancillary Facilities	Access and recreational improvements	The Ballina Foreshore Master Plan identified the following works for this location: <ul style="list-style-type: none"> Pontoon for tie up adjacent to ramp Seating and shade area Osprey nest pole Improvements to toilet amenities Playground Equipment Pedestrian and cycleways <p>The priority for Council is the pontoon.</p>	\$200,000 (incl pontoon)	\$75,000	Two to five years
14. Emigrant Creek, West Ballina	Dredging	Safety, access and economic benefits	Access to the commercial marine precinct in this location is being restricted by a build up of sand. A one off dredge is needed to remove this barrier for the businesses working in this location.	\$100,000	\$25,000	Within 12 to 18 months
15. Emigrant Creek, West Ballina	Marine infrastructure	Access and storage improvements and economic benefits	With a number of marine based businesses operating in this location there are options to provide infrastructure that could improve access and storage. Possible works include pontoons and a jetty.	\$1m	Nil – May be opportunities for private sector investment	One to five years dependent on private sector
16. Keith Hall Lane, Keith Hall – Richmond River	Boat Ramp	Safety and access improvements	Council has received funding for the design and approval process for the construction of this facility from the Better Boating Program for the 2014/15 financial year. Funding is now needed for the construction of this ramp in 2015/16.	\$300,000	\$75,000	2015/16

Port Ballina Taskforce Agenda – 12 August 2014

Site	Activity	Issues Summary	Comments	Estimate	Possible Council Funding	Time Frame
17. Wardell,	Pontoon	Access improvements	Council has completed the Wardell boat ramp and parking area with assistance from the Better Boating Program for the 2013/14 financial year. Funding is now needed for a pontoon to allow for improved utilisation of the single lane ramp.	\$100,000	\$50,000	Two to three years

4.3. Master Plan Option 1



4.4 Master Plan Option 2

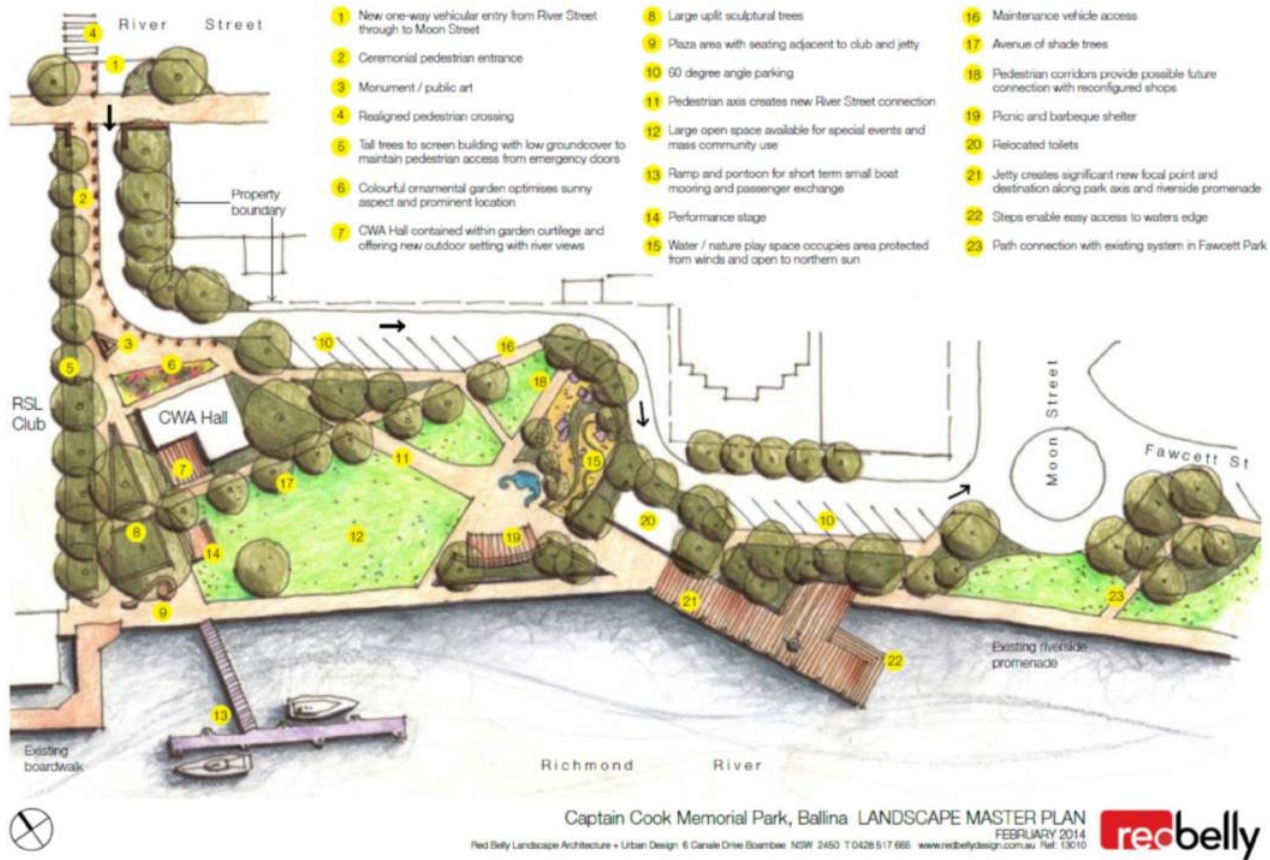


Master Plan Report

Draft issue: February 5 2014



5. LANDSCAPE MASTER PLAN



h) Fawcett Park – Sale of Fresh Seafood from Trawler

Update to be provided by Ballina Fishermen's Co-op.

i) Marina Infrastructure

Following their presentation to our April 2014 meeting, Mr Peter Marshall and Mr John Kelly have provided a concept proposal, and costings, for a marina in the Kingsford Smith precinct, a copy of which is attached to this agenda.

Despite the magnitude of the proposal Mr Marshall and Mr Kelly believe the project is viable, albeit that Council may well have to be the entity that commences investigations into the works.

Feedback from the Taskforce is now sought on this concept plan.

In addition to this proposal Transport NSW has written back regarding possible investigations into improved marina infrastructure at the existing Ballina Boat Harbour and the neighbouring RMS land (copy of correspondence dated 15 May 2014 also included as last attachment to this agenda).

As a result of this correspondence Council staff have held discussions with representatives from RMS in respect to the RMS depot site and even though there is a possibility that the depot could one day be relocated, there is no firm commitment that this will happen anytime in the short to medium term.

One option that has previously been discussed is whether Council should partner with agencies such as Transport NSW and NSW Trade & Investment (Crown Lands) in an attempt to obtain planning approvals for this location for expanded marina infrastructure. Obtaining planning approvals may create a higher potential for a private sector entity to consider investing funds into this location.

As the merits, both for and against, of this location have been discussed before at Taskforce meeting, further feedback from the Taskforce on this site would be of interest to Council.



LEGEND	
1	Ramada Hotel
2	Resort Hotel
3	Condominiums
4	New Pool, Sports Facilities
6	Floating Markets
7	Retail Below - Residential above
8	Town Square
9	Library
10	Beach
11	Beachfront Lots 500m2
12	Beachfront Lots 450m2
13	Marina Front Lots 500m2
14	Multi Level Residential
15	Marina Parking
16	Marina
17	Canal Front Lots 700m2
18	New Football Field
19	Multi Sports Facility
20	Existing Sports Facility
21	Hockey Field
22	Football Oval
23	Community Car Park
24	Fishing, Sailing, Rowing Clubs
25	Retirement Village
26	Marina Services



ballina marina

Concept Masterplan June 2014
drawing no. 3014-10 not to scale

DWLa
DAVID WILSON LANDSCAPE ARCHITECTS

PORT of BALLINA

CIVIL WORKS ESTIMATE

SCHEDULE 1

Item	Unit	Quantity	Rate	Total	
Site Clearing	LS	1	1,000,000	1,000,000	
Earthworks	excavation	cu m	800,000	10	8,000,000
	filling	cu m	800,000	10	8,000,000
	beach sand	cu m	25,000	15	375,000
Breakwaters	entrance	cu m	16,000	50	800,000
	beach	cu m	4,000	50	200,000
				0	
Revetments	Riverfront	lin m	1,000	2,000	2,000,000
	beach	lin m	400	500	200,000
	Harbour	lin m	3,800	1,000	3,800,000
Roads	4 lane	lin m	700	1,000	700,000
	2 lane	lin m	1,800	700	1,260,000
	Stormwater	lin m	5,000	250	1,250,000
	Roundabouts	lin m	200,000	2	400,000
	Carparks	sq m	8,000	100	800,000
	Streetlighting	no	50	500	25,000
Pedestrian Walkways		lin m	2,500	250	625,000
Marina Berths	Total Cost	No	330	25,000	8,250,000
Water Supply		lin m	6,300	120	756,000
Sewerage	mains	lin m	6,300	250	1,575,000
	p/s	No	5	75,000	375,000
Electrical Supply	substations	No	5	75,000	375,000
	HV	lin m	500	250	125,000
	LV	lin m	6,300	150	945,000
Telecomm		lin m	6,300	100	630,000
Landscaping		LS	1	250,000	250,000
TOTAL					42,716,000

CIVIL WORKS SUMMARY **[SCHEDULE 2]**

Civil works estimate [Schedule 1]	\$42,716,000
Contingency allowance 10%	4,271,000
Professional Fees 11%	<u>\$5,168,000</u>
Civil Works Total	\$46,987,000
Dredging of Bar [Cardnos 270,000cm @ \$9.25]	\$2,500,000
Headworks [off site upgrade] say	<u>\$2,000,000</u>
TOTAL CIVIL WORKS [excl bypass]	\$56,655,000

SALES INCOME SCHEDULE 3

Residential lots 500sm	122 x \$600k	73,200,000
Residential Lots 750sm	51 x \$600k	30,600,000
Berths private land component	300 x \$90k	27,000,000
Berths commercial	“ 33 x \$120k	3,960,000
Retail	12,800sm \$500	6,400,000
Apartments 2/3 bed	250 x \$80k	20,000,000
Resort Hotel	100 apts x \$50k	5,000,000
Condominiums 180sm	75 x \$120k	9,000,000
Marina Services	\$5m	5,000,000
Markets site	\$1.0m	1,000,000
	TOTAL GROSS SALES	\$181,160,000
Deduct GST		16,469,000
Selling costs 5%		<u>9,058,000</u>
	NETT SALES INCOME	\$155,633,000

DEVELOPMENT SUMMARY SCHEDULE 4

NETT INCOME	Schedule 3	\$155,633,000
Deduct Civil Works	Schedule 2	<u>56,655,000</u>
GROSS DEVELOPMENT SURPLUS		\$98,978,000

Development Cost Exclusions

Bypass Costs [Cardnos Estimate \$25-30m]

Land Costs

Other Council Costs [excl headworks]

Native Title Costs

Acid Sulphate Costs

Funding Costs [including interest]

Presentation Landscaping

ANNUAL RATES INCOME SCHEDULE 5

Residential

Residential allotments	173	@ \$2,800ea	\$484,400
Apartments	250	@ \$1,900ea	475,000
Resort Hotel	100	@ \$1,900ea	190,000
Resort Freehold Condos	75	@ \$2,800ea	210,000

Commercial

Berths	333	@ \$1,000ea	333,000
Commercial incl. marina services			<u>275,000</u>
TOTAL ANNUAL RATES INCOME			\$1,967,400

CONSTRUCTION EMPLOYMENT

Average construction work force over 8years **350 persons**

PERMANENT EMPLOYMENT

Resort Hotel	50
Marina services	15
Retail incl. marina sales and markets	150
Tourist rental	<u>100</u>
TOTAL PERMANENT EMPLOYMENT	315 persons

4. **Business Without Notice.**

5. **Next Meeting**



Obj. Ref: PR14/09113

Cr David Wright
Mayor
Ballina Shire Council
PO Box 450
Ballina NSW 2478

Dear Councillor Wright

Thanks for your letter last week regarding follow up to the meeting between the Port Ballina Taskforce and the Maritime Access and Infrastructure Council in March.

Since that meeting, there have been three discussions between officers of Transport for NSW (TfNSW) and Roads and Maritime Services regarding possible ways ahead, canvassing different views.

RMS has advised that it is open to proposals for alternate uses for the works depot at the current site in Ballina. However the works depot site is not owned by RMS, but leased from Crown Lands. For that reason, RMS does not have standing to lead any redevelopment of the site and adjoining land as a port. Crown Lands is also not in a position to lead the redevelopment.

In our view, Council would be best placed to lead this redevelopment, with both TfNSW and RMS willing to nominate senior officers for Council to liaise with. Council may wish to have separate discussions with Crown Lands as to the basis on which the land could come under the control of Council. The current Crown Lands Review has foreshadowed changes to land management arrangements, but these have not been finally decided yet.

We are also willing to contribute to the costs of a project plan, to be developed by Council with either internal or external resources. It would be useful to have a further discussion with Council as to what might be the best approach to this.

I apologise that it has taken longer than I envisaged to get a response to you.

Yours sincerely

A handwritten signature in blue ink, appearing to read "H. Glenn".

Howard Glenn
General Manager
Maritime Management Centre

13/5/14

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