

Attachment One

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
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10.5 Port Ballina Taskforce and Marina Infrastructure.DOC

**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

10.5 **Port Ballina Taskforce and Marina Infrastructure.DOC**

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

10.5 Port Ballina Taskforce and Marina Infrastructure.DOC

Site	Activity	Issues Summary	Comments	Estimate	Possible Council Funding	Time Frame
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

10.5 Port Ballina Taskforce and Marina Infrastructure.DOC

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



Master Plan Report

Draft issue: February 5 2014



4.4 Master Plan Option 2

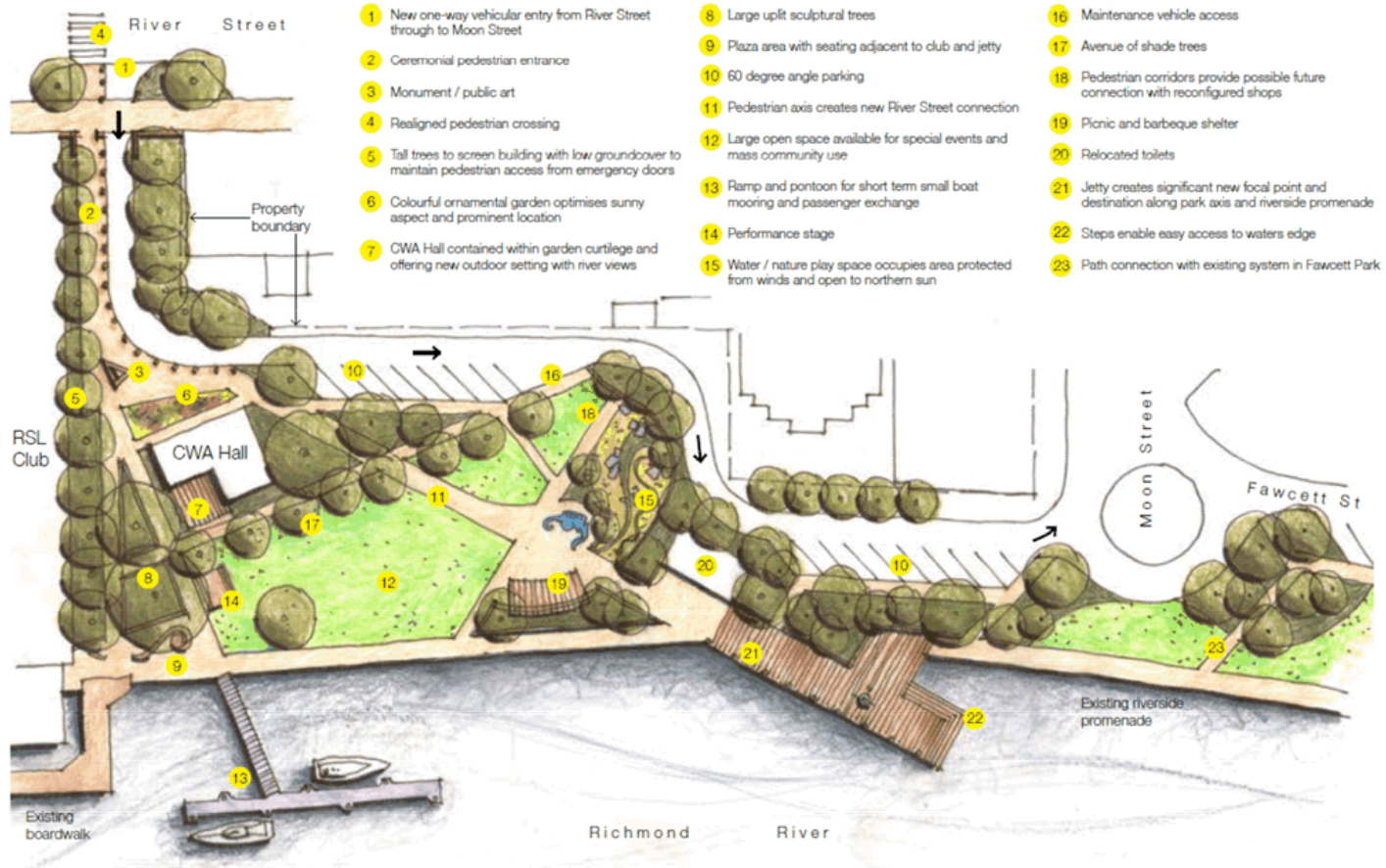


Master Plan Report

Draft issue: February 5 2014



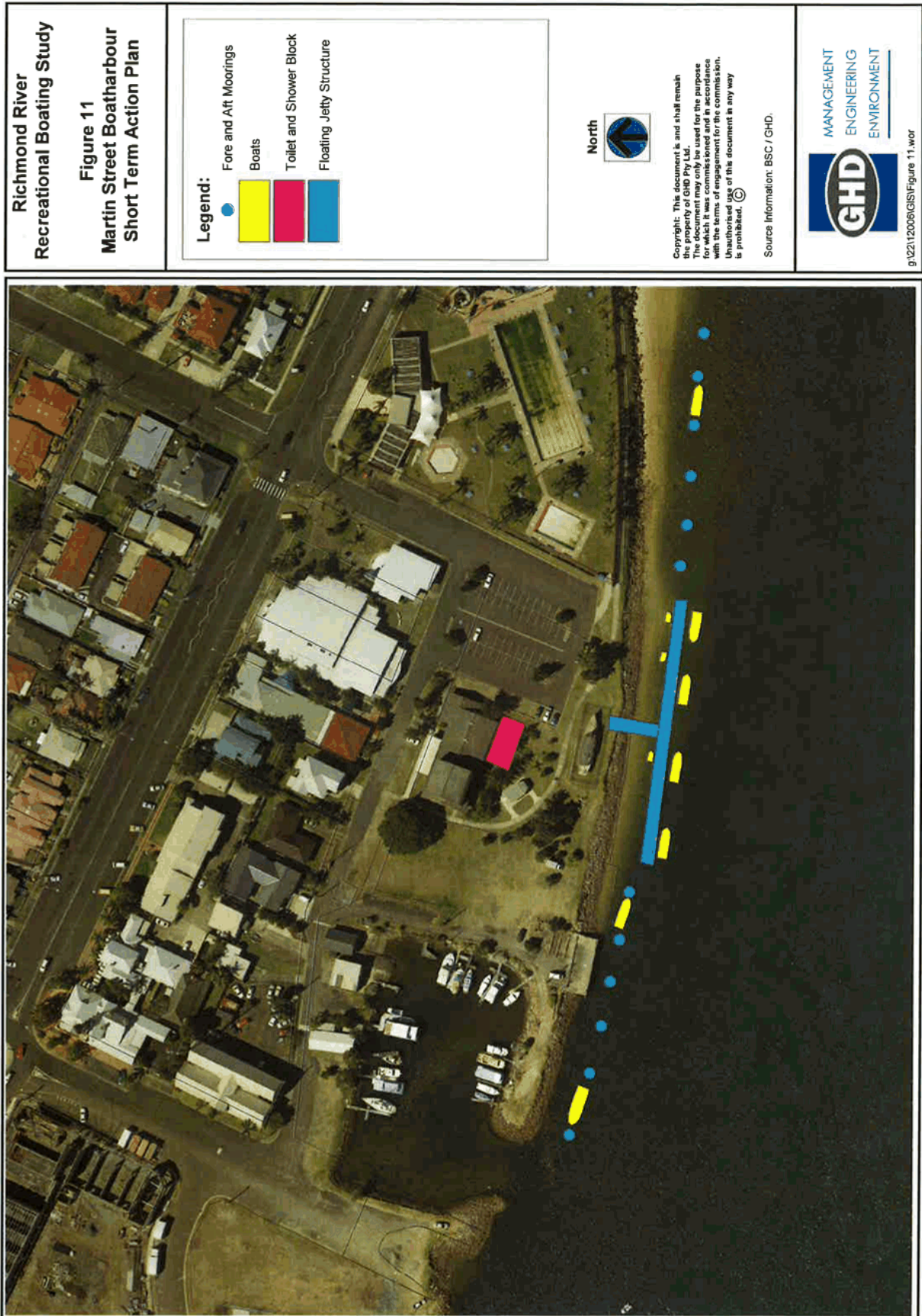
5. LANDSCAPE MASTER PLAN



Captain Cook Memorial Park, Ballina LANDSCAPE MASTER PLAN
 FEBRUARY 2014
 Red Belly Landscape Architecture + Urban Design, 6 Canale Drive Boombie NSW 2450 T 0428 517 665 www.redbellydesign.com.au Ref: 13010



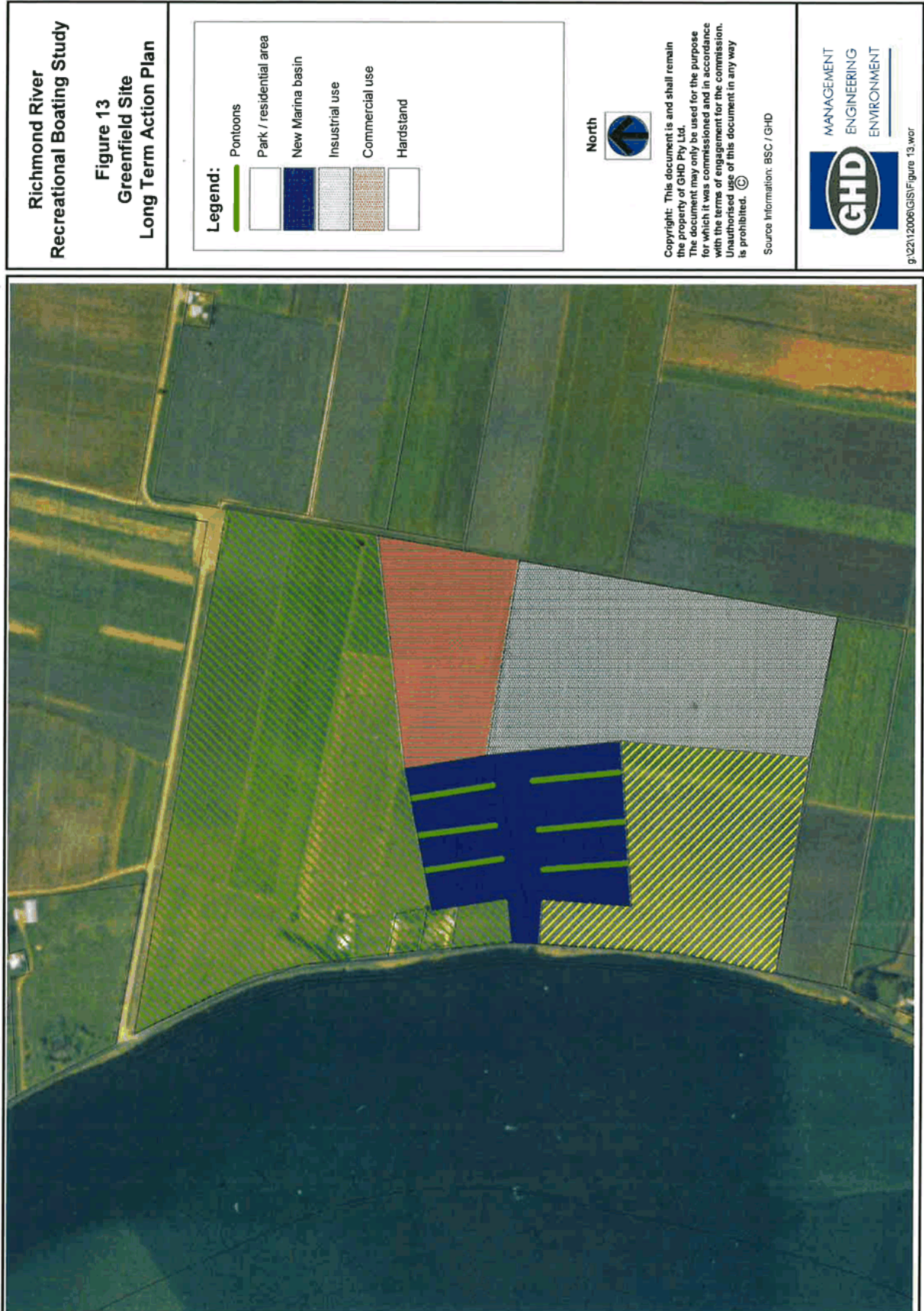
Attachment Two



Attachment Three



Attachment Four



Attachment Five

Regatta Ave (Martin St) Harbour- Preferred Option

1. Continuation of riverside walkway connecting through to Lance Ferris Park
2. Additional shade tree planting
3. Retention of existing mature fig tree
4. Commercial/tourism river users priority moorings
5. Commencement point for historical walk
6. Pontoon/jetty for commercial/tourism pick up and drop off
7. Sewage pump out facility
8. Laundry facility
9. Public toilets
10. Additional car parking for day trippers/tourists
11. Tourist related commercial uses such as cafes and restaurants
12. Public seating and viewing areas on harbour and river edge
13. Riverside boat moorings for short term use of visiting boats
14. Remove existing buildings on the northern edge of the harbour to increase access to the foreshore area
15. Ensure that a replacement facility is provided for the Jet Boat Surf Rescue Organisation before removal of the buildings and moorings it currently uses

Key Planning Principles

This preferred option can be evaluated against the key planning principles that arise out of *People, Place and Prosperity* as follows:


- ✓ Good access in public areas and infrastructure that works for people;
- ✓ More options for employment;
- ✓ Better quality of life;
- ✓ Cleaner water in the Richmond River and the ocean;
- ✓ Increased visual amenity;
- ✓ Protection of native plants and animals and their habitats;
- ✓ Safer swimming, boating and fishing;
- ✓ Provision of opportunities for walking and cycling and for enjoying natural areas;
- ✓ Long term protection of cultural values associated with landscape and land use;
- ✓ Building reconciliation;
- ✓ Healthier happier people;
- ✓ More opportunities for social interaction;
- ✓ Creating a sense of community;
- ✓ Development of new industries and industry sectors; and
- ✓ Better co-ordination across and within levels of government.



Locality Map



Context Map

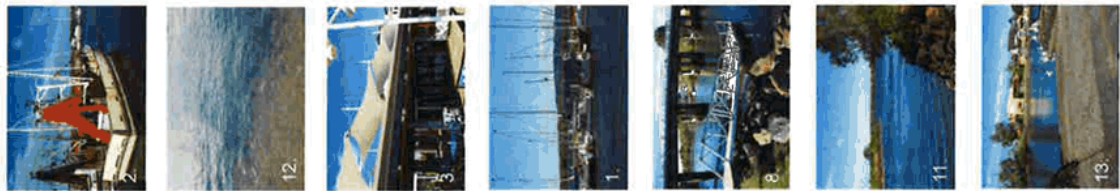



CLIENTS | PEOPLE | PERFORMANCE

BALLINA SHIRE COUNCIL AND DEPARTMENT OF LANDS job no. | 22-13415
 BALLINA FORESHORE MASTERPLAN rev no. | C
REGATTA AVE (MARTIN ST) HARBOUR
 PREFERRED OPTION **Figure 12**
 scale: 1:2000 for A3 date: 21-01-08
 Suite 2317 River Street Ballina NSW 2479 Australia T 61 2 6620 6600 F 61 2 6620 6601 E ballina@ghd.com.au W www.ghd.com.au

Attachment Six

BALLINA FORESHORE MASTERPLAN



Trawler Harbour and RTA Depot- Preferred Option

1. Expand the marine facilities centred on the existing harbour
2. Retention of trawler berths
3. Commercial development such as chandlery, boat dry stack storage, laundry, restaurant, cafe
4. Fuel facility for all boats
5. Pump out sewage facility for boats
6. Residential and tourism development to be permitted
7. Expanded trailer parking for boat ramp
8. Additional pontoon for boat ramp
9. Boat hire business site including riverside pontoons
10. Relocation of RTA Depot
11. Embellishment of creek bank vegetation along Fishery Creek
12. Preservation of seagrass beds in Fishery Creek
13. Extension of existing boat ramp by 1 metre
14. Riverside walkway connecting through to the west
15. Relocation of the existing entrance to the Richmond River to minimise shoaling
16. Identify potential for an environmental education theme at the site

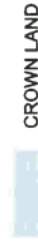
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 - ✓ Provision of opportunities for walking and cycling and for enjoying natural areas;
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 - ✓ Healthier happier people;
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Locality Map

LEGEND



Context Map



CLIENTS | PEOPLE | PERFORMANCE

BALLINA SHIRE COUNCIL AND DEPARTMENT OF LANDS job no. | 22-13415
 BALLINA FORESHORE MASTERPLAN rev no. | C
 TRAWLER HARBOUR
 PREFERRED OPTION
 scale 1:2500 for A3 date | 21-01-08
Figure 10

Suite 2317 River Street Ballina NSW 2478 Australia T 61 2 6620 6500 F 61 2 6620 6501 E info@ghd.com.au W www.ghd.com.au

Attachment Seven



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 'Howard Glenn'.

Howard Glenn
General Manager
Maritime Management Centre

13/5/14

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ABN 18 804 239 602

10.5 Port Ballina Taskforce and Marina Infrastructure.DOC

Attachment Eight



ballina marina

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

DWLa
DAVID WILSON LANDSCAPE ARCHITECTS

Attachment Nine



port of ballina

Concept Masterplan August 2014
drawing no. 3014-10 rev a not to scale

DWLa
DAVID WILSON LANDSCAPE ARCHITECTS

Attachment Ten

BALLINA FORESHORE MASTERPLAN



Kingsford Smith Drive- Preferred Option

1. Restoration planting to existing vegetation
2. Bird watching platform, seating and lookout location
3. Retain filtered water views from Kingsford Smith Drive
4. Formalised and dedicated pedestrian access (e.g. stairs or ramp) to the foreshore for swimming and viewing
5. Limit informal pedestrian access to foreshore through existing vegetation
6. Use of historical information plaques along walkway including old Missingham bridge site
7. Incorporation of local aboriginal artworks (Designs in handscapes, murals, sculptures, etc.)
8. Retain existing sailing club with more efficient use of current lease area
9. Modify pool fence to increase sight lines along bikeway
10. Formalise public parking area next to sailing club premise
11. Landscaping for car park
12. Retain the current Missingham market site for market purposes and formalise parking in this area
13. Install pathway/lighting along walkway adjacent to Kingsford Smith Drive consistent with that used in Lance Ferns Park



Key Planning Principles

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*Aboriginal artwork by Corei Shees, 2003, sourced Ballina Shire Council



Locality Map

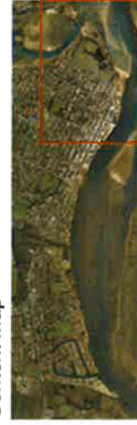


LEGEND



CROWN LAND

Context Map



CLIENTS | PEOPLE | PERFORMANCE

BALLINA SHIRE COUNCIL AND DEPARTMENT OF LANDS job no. 22-13415
 BALLINA FORESHORE MASTERPLAN rev no. C

KINGSFORD SMITH DRIVE
 PREFERRED OPTION

Figure 13

scale: 1:10000 for A3 date: 21-01-08

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