



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 **Thursday 3 December 2015 at 3.00 pm.**

Business

1. Attendance and Apologies
2. Declarations of Interest
3. Minutes from Port Ballina Taskforce meeting held 16 July 2015 (attached).
4. General Business
 - (a) Tom Bowers -Items
 - (b) NSW Crown Lands
 - (c) Ballina Bar
 - (d) NSW Boating Now Program – 2015/16 Priority Projects
 - (e) Ballina Boat Harbour - Dredging
 - (f) Marine Rescue Centre
 - (g) North Creek - Dredging
 - (h) Martin Street Boat Harbour – Master Plan
 - (i) Ballina Boat Harbour Precinct – Master Plan
5. Business Without Notice
6. Next Meeting

Paul Hickey
General Manager

1. **Attendance and Apologies**

2. **Declarations of Interest**

3. **Minutes from Port Ballina Taskforce Meeting held 16 July 2015**

The Minutes from the meeting held Thursday 16 July 2015 are included as an attachment to this agenda.

Recommendation

That the Taskforce confirms the Minutes of the Meeting held on 16 July 2015.

4. **General Business**

(a) Tom Bowers - Items

Tom emailed and asked for the following items to be included in the agenda.

Fisheries Creek Boat Ramp – Washdown

Copy of Tom email - The first is that I have had a number of people approach me in my capacity as a taskforce member to request that the recently installed boat washdown bay at the Fisheries Creek boat ramp have some form of drainage installed as it has become a bit of a mud pit (reference attached photos). I thought the swale type of drain was originally planned for the area to capture the run off but at this point it has not been installed and rigs are getting bogged in this location.

Council comment – Even though Council staff are of the opinion that items of this detail do not reflect the terms of reference for the Taskforce, which has more an overall strategic focus, this item has been listed for discussion. This item is a maintenance issue and has been referred to Council's Engineering Works Section for consideration (Ref: CRM34333/2015).

Dredging Ballina Quays

Copy of Tom email - The second matter is that the dredging of the Ballina Quays was inadequate in many respects with areas of the channel being so shallow that vessels churn up sand when passing. I had raised this matter at the last task force meeting and the meeting Chairman stated that the dredging brought the channels back to the original design but this was later quickly refuted by Council staff who readily acknowledged that what was targeted was getting some clearance at the pontoons so they would not be high, dry, and susceptible to damage at low tides.

This was certainly a step in the right direction but as a task force member I would question whether the marine infrastructure projects should have clearer specifications such that the targeted objectives are achieved and the results carry some longevity. As one who spent many years in project management (including on 4 nuclear power plants) I know that it is the durability of the results over time that reflect the value of the expenditure.

With the high cost of putting equipment in place to do the dredging one can't help but wonder if it would have been better to have spent the requisite funds to actually have brought the contours back to the original specification for perhaps what could have been only a few percent more in cost. I guess it is the "do it once and do it right" philosophy, which addresses the root causes of issues such that the issue does not recur.

Council comment – Paul Busmanis from Council will attend to respond to this issue.

(b) NSW Crown Lands

Brendan Logan, Senior Manager with NSW Crown Lands, will be attending this meeting to obtain a better understanding of the role of the Port Ballina Taskforce. Brendan is based in Ballina and is working specifically on coastal projects.

Brendan can add a voice to possible funding opportunities with the NSW Government for this region along with discussing options for major projects such as the Ballina bar.

(c) Ballina Bar

There appears to be support for a one off dredge by the NSW State Government, as per the attached correspondence from Public Works NSW Water Solutions, dated 21 September 2015. Representatives from this agency are consulting with key stakeholders and as updates occur they will be reported to the Taskforce.

(d) NSW Boating Now Program – 2015/16 Priority Projects

Council has confirmed the following program of works for the priority projects identified in the NSW Boating Now Program for 2015/16.

Project Description	Total Cost
Trawler Harbour – Concept Plan	80,000
East Wardell - Pontoon	100,000
Captain Cook – Wharf	300,000
Fishery Creek – Pontoon	100,000
Faulks Reserve – Pontoon	175,000

Following final approval by the State Government, which took a few months, the projects have documentation being prepared for tender during December 2015 / January 2016 for engagement of a project delivery team that will complete site investigation, preliminary design, approvals and procurement (supply and installation). The packaging of the projects will offer efficiencies with project delivery and installation of the infrastructure will likely be during the third quarter of 2016.

(e) Ballina Boat Harbour – Dredging

Delays continue to occur due to concerns as to where the dredged material will be located.

Phil Hilliard and James Foster to provide a status report on this project.

(f) Marine Rescue Centre

Council has now called tenders for this project following confirmation of further funding by the NSW State Government, with tenders closing on 26 November 2015.

The funding and budget summary for the project is as per the following summaries.

Confirmed Funding Sources

Funding Sources	(\$ Ex GST)
Council (includes \$114,000 expended to date)	1,025,300
State Government (Marine Rescue (2016/17))	200,000
State Government (Public Reserves Mgmt Fund)	350,000
State Government (Community Building Partnership)	200,000
State Government (RMS)	215,000
Total Funding	1,990,300

This funding excludes approximately \$150,000 that has been raised by the Ballina Marine Rescue Volunteers, with that funding to be used for the fit out of the building.

The total project budget, excluding fit out, as per a Quantity Surveyor's report dated November 2014, is as follows.

Estimated Project Budget (as at November 2014)

Budget Item	(\$ Ex GST)
Construction of new building	1,322,000
Refurbishment of toilets, removal of top deck room etc	137,000
Demolition of existing tower	33,000
Stormwater, drainage, car parking etc	258,000
Environmental items	10,000
Contingency	255,500
Sub Total	2,015,500
Design and Project Management	160,000
Total Project Budget (excluding Fit Out)	2,175,500

As per these two sets of figures there is still a budget shortfall of approximately \$185,000. Once tenders are received Council will need to determine how it wishes to proceed (i.e. reduce scope of works, allocate additional funds, combination of both).

It is hoped that the tender evaluation will be submitted to the December 2015 Ordinary meeting of Council to allow construction to commence in February 2016.

(g) North Creek - Dredging

Hydrosphere Consulting Pty. Ltd., a Ballina based firm, has been appointed as the preferred consultant to undertake the evaluation and approval process for Council.

Work is continuing on Stage 1 of the project, which will determine the planning approvals pathway and better define the scope of the project and any additional studies.

Preliminary discussions/briefings have been held with key stakeholders – NSW DPI Fisheries, OEH, RMS and the Aboriginal Liaison Committee to identify issues of concern and assist in the preparation of a preliminary REF.

Some of the key concerns raised include: loss of seagrass and saltmarsh habitats and compensatory payments; impacts on the coastal sand budget, erosion and flooding; impacts on aboriginal and cultural heritage; impacts on oyster leases; and navigation issues. Follow up correspondence and discussions continue. Investigations into potential pipeline routes and dewatering sites for dredged material are also underway (refer to attached “preliminary” route options map – third attachment to this report).

Stage 1 should be largely complete shortly, with the provision of reports documenting the approvals process, the requirements for additional studies, and a preliminary REF.

(h) Martin Street Boat Harbour - Master Plan

The project is approximately 75% complete with investigations, consultation and options development having been done. The consulting team is now preparing the preliminary draft masterplan report which is forecast for delivery by December 2015.

The masterplan report will incorporate two preferred options being two land based options together with an enhanced boat harbour option. (NSW Crown Lands is pivotal in determining the way forward with a single preferred option, however the masterplan will present the two options at this stage).

(i) Ballina Boat Harbour Precinct – Master Plan

Council has undertaken preliminary site analysis work and engagement with State Government agencies. Based on information gathered to date, Council is now evaluating options for the progress of the next phase of project in relation to design ideas and stakeholder engagement.

5. Business Without Notice

6. Next Meeting

To be advised – and Happy Christmas and New Year - safe boating!

Attachment to Item 3 - Minutes from Port Ballina Taskforce Meeting held 16 July 2015

**Minutes
Port Ballina Taskforce
Thursday 16 July 2015 at 4.00 pm**

Attendance

Members

Cr David Wright, Mayor, Ballina Shire Council
Cr Paul Worth, Ballina Shire Council
Cr Keith Williams, Ballina Shire Council
Max Ryan, Community Representative
Craig Zerk, Ballina Chamber of Commerce & Industry
Nadia Elliot-Burgess, Ballina Chamber of Commerce & Industry
Ray Karam, Ballina Chamber of Commerce & Industry
James Foster, Community Representative
Phil Hilliard, Ballina Fishermen's Co-operative
Tom Bowers, Cherry Street Fishing Club

Observers

Paul Hickey, General Manager, Ballina Shire Council
Cr Sharon Cadwallader, Ballina Shire Council (arrived at 4.15pm)
Cr Sue Meehan, Ballina Shire Council (arrived at 4.30pm)
Duncan Thomson, Geolink

1. Apologies

Michael Cocks, Community Representative
Mario Puglisi, Ballina Fishermen's Co-operative
Darren Watson, RMS – Maritime

2. Declarations of Interest

Max Ryan – Committee member - Ballina Marine Rescue

3. Minutes from Dredging Taskforce Meeting held 18 February 2015

The Taskforce confirmed the Minutes of the Meeting held on Thursday 18 February 2015.

4. General Business

a) Martin Street Boat Harbour – Precinct Master Plan

James Foster provided an overview of the project and the consultation taking place and sought feedback from the Taskforce Members on the three options proposed. Merits of options discussed along with possible alternatives.

Feedback to be provided directly to James.

b) North Creek - Dredging

General discussion with update noted.

~~minutes~~
Port Ballina Taskforce
Thursday 16 July 2015 at 4.00 pm

c) Ballina Boat Harbour - Dredging

Phil Hilliard advised that all actions are in place and we are now waiting for the availability of the dredge operator.

d) Regional Boating Plan – Priority Projects

Update noted.

e) Ballina Boat Harbour – Project Plan

Update noted.

f) Marine Rescue Centre

Max Ryan tabled a possible staging process for the works (copy attached).

Paul Hickey advised that Council would look at this option once outcomes from the forthcoming grant processes are known.

(Cr Meehan left the meeting at 5.05pm)

g) Ballina Bar

Update noted.

h) NSW Crown Lands

Brendan Logan did not attend meeting.

i) Ballina Quays Dredging

Tom Bowers expressed concerns in respect to the current dredging.

Paul Hickey advised that the advice is that the dredging is being undertaken to the standard / depth of the original design.

Tom to provide information to Council (Paul Busmanis) of any errors / concerns etc with the works.

5. Business Without Notice

Nil

6. Next Meeting

To be advised.

Meeting closure: 5.20pm

Minutes
Port Ballina Taskforce
Thursday 16 July 2015 at 4.00 pm

Marine Rescue Centre. Project review by Max Ryan 16/07/15

The management Committee of Marine Rescue has asked me as a volunteer member to look into the budget and program of the new Tower Project and discuss with the Port Ballina Task Force.

We are all aware of the valuable continued efforts over a long period, of the Mayor and the Council as well as the local member and others to instigate this very important Project, now stalled at a very crucial point by funding problems, with the resolution so close to success.

Looking at the Budget presented on the agenda it appears that there are two components to the project, Car Parking & Public Toilets, which can be dealt with in Stages.

Stage 1.	Build the Tower first on the new site.	\$1,312,000	2015/16 draw down
	Plus DA & PM	\$ 118,000	" "
	Plus contingency 5%	\$ 65,000	" "
	TOTAL	\$1,495,000	Actual Tower cost
Stage 2.	Refurbish toilets – Minor upgrade only	\$ 25,000	2016/17 draw down
	Car Park , landscaping & contingency	\$ 250,000	" "
	Environmental items	\$ 10,000	" "
	TOTAL	\$ 285,000	
	TOTAL PROJECT COST	\$ 1,780,000	Allow \$1.8 M

Summary. It is now an urgent priority to get the new Tower built as soon as possible, with the most efficient budget approach to alleviate any more funding delays.

Apart from the overall Public Safety issue of the Marine rescue function, there is also a real Building Safety risk to the Volunteers who man the tower, and Work Place & Safety Regulations could threaten the continued operation before the new Tower can be constructed.

The possibility of Staging and Budget scrutiny can be addressed by a subcommittee including the CEO & the Quantity Surveyor, to progress this urgent issue.

NOTE; Marine Rescue Service only use 3 to 4 car parking spaces, therefore a large public car park is only required as a public amenity, which could be deferred to the Councils works budget and could be eliminated from the Tower Project budget, substantially reducing the Project cost.

Attachment to Item 4 c) – Ballina Bar



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NSW Water Solutions

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Sandra Bailey
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General Manager's Group
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21 September 2015

**Richmond River Dredging
Review of Environmental Factors**

Dear Ms Bailey,

NSW Public Works on behalf of the Department of Primary Industries, Lands, is preparing a Review of Environmental (REF) for a proposal to undertake a "one off" dredging campaign of the Richmond River entrance, in northern NSW. The works are permissible without consent under *State Environmental Planning Policy (Infrastructure) 2007*. A preliminary REF is being prepared to identify the potential environmental and socio-economic impacts of the proposed works in accordance with the requirements of Part 5 of the *Environmental Planning and Assessment Act 1979* and to determine whether the proposal will result in a significant impact requiring the preparation of an environmental impact statement.

The purpose of this letter is to notify Ballina Shire Council of the works and to provide an opportunity for your organisation to comment on the proposal.

Project Background

The Richmond River is located in Ballina on the North Coast of NSW (see Attachment A). The River is used as a navigation channel for both commercial users (fishing trawlers) and recreational users. Dredging in the Richmond River occurred in the past from 1883 to the 1970s. Surveys from 1996 onward indicate that depths of 4 m were maintained at the Richmond River entrance between 1996 and mid 2010 whereas depths decreased from mid 2010 to August 2011 with a shallowest recording of 2.6 m at low tide.

Today, the primary waterway usage is recreational (swimming, shore based fishing, water-skiing, jet skiing, passive recreation, etc), however, there are still a number of commercial boats using the estuary for estuary and ocean fishing and charters. Waterway users require a stable navigation channel dredged to a depth of at least 4 m at low tide to allow sufficient clearance for most vessels during most conditions.

NSW Department of Primary Industries, Lands are considering dredging the entrance bar of the Richmond River in order to restore a safe navigation channel to the River. As such a REF is being prepared to assess social, economic and environmental impacts associated with the proposed dredging.

Project Description

NSW Department of Primary Industries, Lands engaged BMT WBM Pty Ltd in 2012 to undertake a feasibility study into the dredging of the Ballina bar, at the entrance to the Richmond River. The proposed dredging works have been based on the outcomes of this report and as such are likely to consist of the following;

- dredging the bar to achieve a 4 m depth clearance at low tide across a 100 m wide channel, and

- placement of dredged sand north of the breakwater (at the river entrance) to encourage nourishment of beaches further north.

Dredging of the bar would result in up to 30,000 m³ of sand.

The feasibility report (BMT WBM Pty Ltd, 2012) determined that dredging a channel based on the above configuration would satisfy all stakeholders as a reliable entrance configuration. As a once-off exercise the removal of this volume of sand from the active system is unlikely to result in any significant beach erosion. Ongoing maintenance would be required 4-6 times per year.

A Cost Benefit Analysis and socio-economic assessment would be undertaken as part of the REF. The Cost Benefit Analysis would enable an assessment of the cost versus the benefit of undertaking the dredging works and would determine an economic value to stakeholders and the community that the dredging of the entrance bar may provide. The REF would be undertaken as a desktop assessment and at this stage no further specialist investigations are proposed.

The purpose of this letter is to seek comments from Ballina Shire Council on the proposal for inclusion in the environmental assessment and to identify if any approvals will be required.

It would be appreciated if you could you provide a response by 9 October 2015 to:

Lara Hess
Level 14, McKell Building
2-24 Rawson Place
SYDNEY NSW 2000
Telephone: 9372 7863
Fax: 9372 7822
Email: Lara.hess@finance.nsw.gov.au

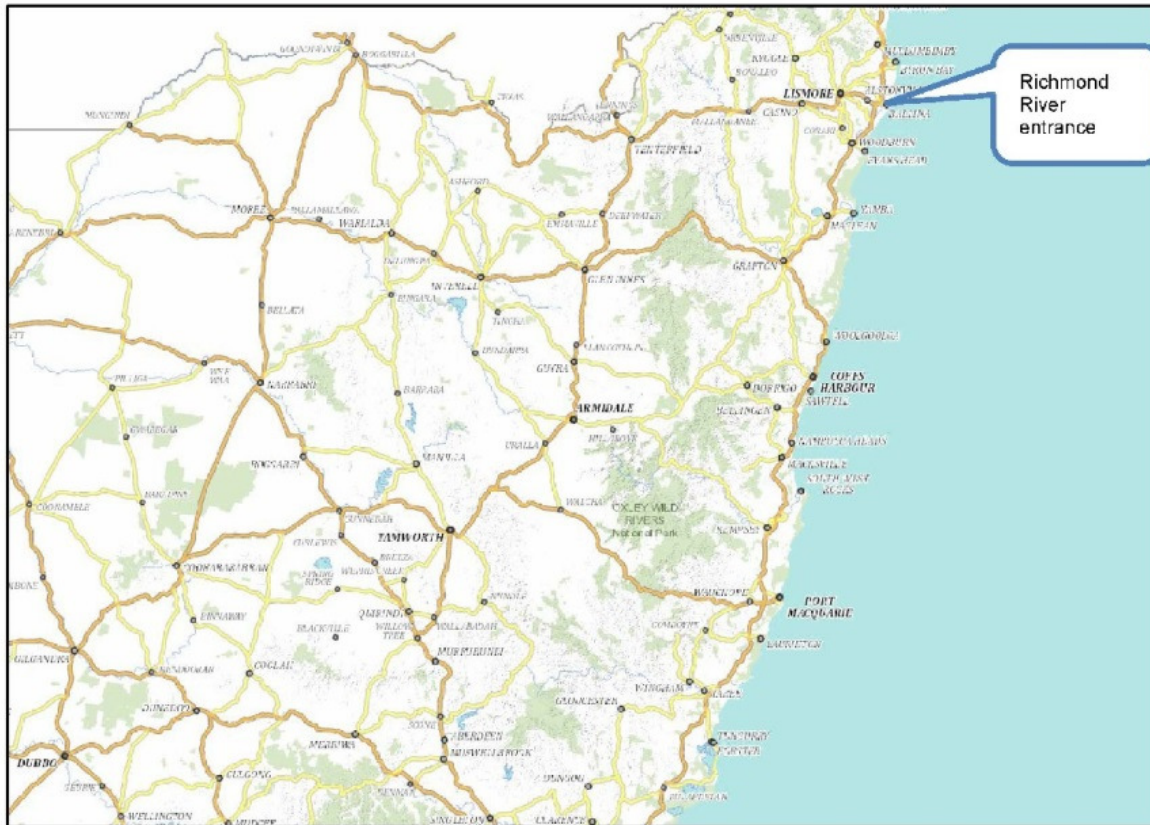
If you require any further information regarding the proposed works please contact me.

Yours sincerely



Lara Hess
Senior Environmental Scientist

ATTACHMENT A



Source: LPI 2015



Source: LPI 2015

Attachment to Item 4 (g) – North Creek – Dredging - “preliminary” route options map

