Appendix 1: Record of Stakeholder Workshop March 2015
1. Welcome and Introduction to the Project Team and Participants

Phil Fogarty, Project Manager Regional Projects welcomed the workshop participants. It was a fantastic turn out by representatives of community and government organisations and that was greatly appreciated. A Record of attendance is provided in Attachment 1.

The workshop was scheduled to coincide with Crown Lands Brunswick Boat Harbour Users Group meeting to make it easier for community representatives to attend both meetings. Unfortunately that meant the workshop was held on a Council meeting day so only a few representatives of Council were able to attend (thanks Andy Erskine and Catherine Knight). For that reason, the General Manager and senior Council staff were briefed on the project the day before the workshop, and future consultations and meetings will be timed to ensure Council representatives can participate.

2. Housekeeping - Meeting and Safety Procedures

A Surf Club!!! You couldn’t get a safer place!!

The Byron Surf Club provided excellent facilities, and we can’t thank them enough for the assistance they provided in making those facilities available to us for the workshop. Thanks again to Secretary Max Tutt and his band of merry men and ladies who helped with the set up and catering.

3. Project Objectives and Timeframe

On 6 February 2015, the Minister for Roads & Freight, Minister for the North Coast, Mr Duncan Gay MLC announced funding of a range of boating projects to boost safety and accessibility for boaters in the north coast. Funding to support the development of a Master Plan for Brunswick Heads Boat Harbour was included in this announcement.

Following on from our earlier work with the Brunswick Heads community in 2012, and in consultation with Byron Shire Council and Transport for NSW, Maritime Management Centre, Crown Lands was asked to project manage this work.
The project objectives are to prepare construction plans and costings for a preferred
launching and retrieval system for small boats, and marina, by 30 June 2014; and to prepare
a Planning Proposal for the Brunswick Heads Boat Harbour Precinct by 30 September
2014. The project deliverables are:

1. Assessment of options to improve Boat Launching and Retrieval for small boats
2. Assessment of options for Launching and Retrieval for large moored vessels.
3. Vegetation Management Plan
4. Specification and costing for construction of preferred small boat launching and
retrieval layout
5. Planning approval pathway for construction of preferred small boat launching and
retrieval layout
6. Marina layout showing stages for construction
7. Specification and costing for Stage 1 Marina
8. Concept layout/s and urban design for appropriate use of Fish Co-op land and
adjoining Crown land
9. A Planning Proposal for the Project Area

Crown Lands is pleased to advise that consultants Ardill Payne & Partners have been
engaged to undertake this work and prepare the Masterplan for the Brunswick Heads Boat
Harbour.

4. Project Area and Scope
The Project Area includes the Crown Land (Lot 1 DP 811063) and the enclosed freehold
land (Lot 328 DP 755692) that forms the Brunswick Heads Boat Harbour, and the linkages to
adjoining lands and facilities. A map of the project area is provided in Attachment 2.

5. Project Governance
Crown Lands will be the project manager and will administer funds, award and manage
contract/s for expert services and help to facilitate stakeholder communications.

6. About the Consultants
Consultants Ardill Payne & Partners through a very
competitive request for proposals process to
undertake the project work. Ardill Payne & Partners
is a multidisciplinary consulting firm of Engineers,
Town Planners and Surveyors based in Ballina on
the North Coast of NSW.

They have been providing professional consulting
services for over 30 years and have a very
experienced team to support the project.

They have been involved in a wide range of
maritime engineering and planning projects for
NSW Government, Local Councils, marine
contractors and waterside industrial clients.
Ardill Payne & Partners and its consulting teams
have worked on many maritime projects including
the Richmond River Foreshore at Ballina, and Berry’s
Bay Marina, Horizon Shores Marina and Abel Point Marina.

In attendance at the meeting:
Director Executive Engineer, Bill Payne
Town Planner, Dwayne Roberts
Senior Draftsperson, Jim Zeitsch
7. Project Activities

Project activities will include further consultations with community representatives, Council and other government agencies, assessment of site vegetation and preparation of a Vegetation Management Plan, identification and optimisation of design and layout, application of engineering, town and urban planning requirements, development of plans, designs, specifications and costings, development of the Master Plan and documentation of planning pathways and planning proposals.

8. Checking in on what we know already
   Existing Infrastructure and Site Characteristics, Planning Regime, Community aspirations, Current Uses and Issues

Bill Payne from APP gave a presentation in relation to the proposal, the history, zoning and past planning proposal, what APP has been commissioned to undertake and provided some examples of other marinas on the East Coast of Australia. Bill also covered what we hoped to get from the stakeholders which was to obtain input into future uses of the water and land in the study area and how the stakeholders envisaged such uses would be sustainable (environmental, commercial and community sustainable proposal required).

The layout of the existing infrastructure, as shown in the presentation, is provided in Attachment 2 and in summary includes:

1. Brunswick Boat Harbour – protected by breakwaters it provides still water, but is under-utilised and infrastructure is “tired”.
2. Boat Ramp – includes the “best fish cleaning table in the world” (according to those who use it) but boats are launched and retrieved in fast flowing water, it is congested at peak times, access is rough, vehicle circulation is poor and parking for vehicles and trailers is inadequate.
3. Disused Slipway – this facility is in a state of disrepair and now used only for minor repairs - the site may be contaminated from boat repair activities and may need site remediation if used for another purpose.
4. Fuel Storage – Diesel storage was built to service the commercial fishing fleet but is now disused and needs to be decommissioned.
5. Storage Sheds – these have been built on land leased by the Fishermen’s Cooperative. They are neat and serviceable.
6. Fishermen’s Cooperative – office and retail premises – needs investment in redevelopment – the site has great potential but planning issues need to be resolved.
7. Massey Greene Caravan Park – managed by the North Coast Accommodation Trust. A new Plan of Management for this caravan park was approved by Crown Lands in April 2014.
8. Boating Berths – the Brunswick Heads Cruising Yacht Association manages a number of berths under Crown Lands Licence on the western side of the boat harbour, but this part of the boat harbour is shallow and sand ingress is limiting the availability of berths at times. The Brunswick – Byron Fishermen’s Cooperative manages berths in the eastern and southern part of the boat harbour.

The boat harbour is a highly modified site with small areas of remnant or regrowth native vegetation and otherwise introduced vegetation. The boat harbour adjoins the Massey Greene Holiday Park to the east (managed by North Coast Accommodation Trust), the boat ramp and Crown Land managed by Council to the west and the Old Pacific Highway to the
Brunswick Heads Boat Harbour Masterplan Project
Stakeholder Workshop 10:30 am Thursday 19th March 2015
Venue: Byron Bay Surf Club, Bay Street, Byron Bay

south. Located within the crown land that forms the boat harbour is freehold Lot 328 DP 755692 which is owned by the Byron and Brunswick Fishermen’s Cooperative Limited

Brunswick Heads is a very popular holiday destination. A Community Economic Transition Plan (2011 – 2016) developed in September 2011 “Taking Care of Brunswick” strongly emphasises the importance of the community vision “maintaining a low-key, family –friendly village lifestyle, enhancing its community diversity, well-being and cohesiveness, and encouraging sustainable and innovative business, while protection its natural environment and respecting the rights of future generations to be able to meet their own needs.”

Community consultation about the boat harbour in 2012 confirmed the strongly held view that the community wants this beautiful but run down spot to be valued, improved and used sustainably in facilities that are compatible with the character of the town “Simple Pleasures”.

Additional information

The Brunswick – Byron Fishermen’s Cooperative has indicated they want to exit the fishing industry as there are now very few members actively fishing. They have had the freehold land they own in the boat harbour on the market for some time, and have been working with a local firm of planners to try to develop a planning proposal to enhance the commercial attractiveness of their land. They and their consultants have shared with Crown Lands information they have gathered in undertaking this work, which is much appreciated.

Byron Shire Council is working on a proposal to install a pontoon adjacent to the boat ramp for to enhance recreational boating facilities and improve disability access and provide additional embarkation / disembarkation for watercraft users. Details of that proposal are available on the following link:


The North Coast Accommodation Trust has recently updated the Plan of Management for Massey Greene Caravan Park, and details of proposed development of that site are available on the following link:


9. Around the table- your organisations issues, concerns and requirements, new issues

John Verstappen (Brunswick Cruising Yacht Association) advised that he was concerned that the process was focused on commercial gain and did not include non-profit organisations. It was reinforced back to John that the process aimed at achieving input from all groups as this was the reason for such a diverse range of different stakeholders at the subject meeting.

Chris Thomson (Brunswick – Byron Fisherman’s Cooperative) then spoke about what they wanted out of the process and the history of the planning proposal (already lodged with council) covering their portion of the project site.

Ben Fitzgibbon (OEH) then raised the concern about the rivers environmental capacity to cater for increased boat traffic/usage on the river.
Andrew Hartley (Crown Lands) then spoke about the contamination situation with the existing slipway due to similar results at the Coffs Harbor job, he also discussed the forthcoming dredging of the boat harbor and the river.

Ken Smith (Byron Bay Deep Sea Fishing Club) then spoke about the existing boat ramp and the need for improvements, particularly in relation to launching and retrieving during tidal currents.

Everyone then broke into (5-6) groups to draft ideas for the entire proposal through tracing paper which was laid over a 2012 aerial photography of the project site.

APP and Crown staff circulated around the various groups providing input/motivation and at times mediation in order to obtain everyone’s opinion and thoughts regarding what they wanted out of the master plan.

**Workshop participants had the opportunity to put their thoughts down on paper**
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Further ideas and suggestions were made throughout the day and they are captured in Attachment 4.

The suggestions of workshop participants on the layout of the boat harbour are being collated into a series of worksheets. Consultants Ardill Payne & Partners will be contacting stakeholders directly to confirm their ideas before layout options are developed.
10. What happens next?

Consultants Ardill Payne & Partners will be contacting key stakeholders directly to confirm that they have captured ideas and suggestions from the worksheets accurately and to resolve any issues arising from these suggestions before refining options for further analysis.

Another stakeholder workshop will be held in the near future. Details of time, date and venue will be advised by email.

11. How do you stay in touch with the project?

Don’t be a stranger – call early and often. We want to know your views. You can ring, or email Crown Lands Project Officer Jacqui Parry:

Jacqui Parry
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Level 1, 36 Marina Drive, COFFS HARBOUR NSW 2450
PO Box 4291, COFFS HARBOUR NSW 2450
T 02 66 919 615, E-mail
Jacqui.Parry@crownland.nsw.gov.au
W: www.dpi.nsw.gov.au

12. Did we miss anything or anyone?

If you looked around the room and thought there was someone (or some organisation) really important to the success of this project missing from the workshop – please let us know who and how we contact them. The success of this project depends on the quality of our consultation, so please help us out if you think there is more we can do.
Zone W2 Recreational Waterways

1 Objectives of zone

- To protect the ecological, scenic and recreation values of recreational waterways.
- To allow for water-based recreation and related uses.
- To provide for sustainable fishing industries and recreational fishing.

2 Permitted without consent

Environmental protection works

3 Permitted with consent

Boat building and repair facilities; Boat launching ramps; Boat sheds; Business identification signs; Charter and tourism boating facilities; Environmental facilities; Flood mitigation works; Jetties; Kiosks; Marinas; Mooring pens; Moorings; Recreation areas; Recreation facilities (outdoor); Water recreation structures; Wharf or boating facilities

4 Prohibited

Industries; Multi dwelling housing; Residential flat buildings; Seniors housing; Warehouse or distribution centres; Any other development not specified in item 2 or 3
Attachment 3  Land Use Zoning – Byron Local Environmental Plan 2014 (cont.)

Zone SP2  Infrastructure

1 Objectives of zone
   • To provide for infrastructure and related uses.
   • To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent
   Environmental protection works

3 Permitted with consent
   Environmental facilities; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited
   Any development not specified in item 2 or 3

Zone RE1  Public Recreation

1 Objectives of zone
   • To enable land to be used for public open space or recreational purposes.
   • To provide a range of recreational settings and activities and compatible land uses.
   • To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent
   Environmental protection works

3 Permitted with consent
   Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Child care centres; Community facilities; Emergency services facilities; Entertainment facilities; Environmental facilities; Flood mitigation works; Function centres; Horticulture; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage

4 Prohibited
   Any development not specified in item 2 or 3
Attachment 4 Further Ideas and Suggestions from Workshop Participants

Brunswick Angling and Deep Sea Fishing Club
- Keep existing boat ramp on river
- Prop pontoon next door
- Trailer parking/turning
- Ramp (3 lanes)
- Like Evans Head / small and large ramp
- Visitor parking

Brunswick – Byron Fisherman’s Co-Operative
- Floatation pontoon
- Alfresco @ commercial
- Parking
- Boat ramp / loading pontoons – lift out

Other community representatives
- Pedestrian pontoon – kayak / fishing
- Retail / commercial / conference / toilets / offices
- Parking – retail and trailer parking
- Keep ex ramp to river
- Toilets / storage
- Boating storage (SLS, Byron, FNC)
- Night time RV / daytime boats

Brunswick Heads Cruising Yacht Association
- Yacht Club fire fighting shed / storage / men’s shed
- Public floating pontoon
- Sick bay, floating pontoon near boat ramp
- Hardstand emergency haul out / carpark / crane pad
- Multi boat club house / community
- Toilets
- Manager office / residence
Group Emergency Services: Branch and Local SLSC + Marine Rescue

- Marine rescue accommodation vessel
- Surf life-saving – accommodation 2 x jet skis
- Direct access from sheds into water for rapid response
- Water / power toilets
- Combined point for ambulance collection
- Helicopter landing point
- Byron / Brunswick Heads exist containers to store
- Shared SLS & MR desirable
- Separate paddle craft
- Accommodation
- Boat ramp less wind / current deeper
- Mooring for vessels, ability to transfer to ambulance
- Business

Surf Life Saving Far North Coast Branch (written submission)

- A site either within the marina or on the river that provides direct launching to water and the ability to access the jet skis for relocation by 4ws vehicle
- The facility would need to accommodate 2 jet skis and have power, water and access to toilets
- Co-location with Marine Rescue is desirable and logical however not essential
- The cost of any ongoing fees would need to be considered.