

Martin Street Boat Harbour Precinct MASTER PLAN



PROJECT INFORMATION

Ballina Shire Council in association with consultants GeoLINK, ENV Solutions and Red Belly Landscape Architecture + Urban Design is preparing a master plan for the Martin Street boat harbour and adjacent foreshore of the Richmond River.

Why a master plan?

The master plan aims to provide a new vision for the precinct ensuring that issues and opportunities associated with the harbour, riverside parkland and surrounding facilities are considered in an integrated way and enabling future upgrade work to proceed in a logical, well conceived and responsible manner.

It also allows a range of new creative ideas to be identified and discussed based on existing documentation and knowledge, and on the feedback from key stakeholders on particular concerns, aspirations and preferences.

Once complete, the master plan will enable the Ballina community to see the outcomes of the design process on one, easily understood plan. It will also provide Council with clear direction on an optimal approach to ongoing implementation and site management.

The Site

The site covers a precinct that includes riverside land from the Ballina Memorial Olympic Pool to Martin Street, as well as the boat harbour and river. This area also incorporates the Ballina Naval and Maritime Museum, buildings and infrastructure along the harbour foreshore, the large eastern car park and road reservations of Regatta Avenue and southern extremities of Martin and Norton streets.

The eastern half of the precinct is under the care and control of Council and the western half, comprising the boat harbour, is under care and control of NSW Crown Lands.

Preparation of the plan will also give consideration to a wider catchment to ensure appropriate integration with key peripheral areas and facilities, particularly the Ballina Visitor Information Centre, surrounding businesses and premises, and the public connections to River Street and along the river edge.



Key Aims

The overall objective of the master plan will be to guide and coordinate the potential redevelopment of the boat harbour and associated foreshore setting through staged implementation by Ballina Shire Council and NSW Crown Lands. Preparation of the plan will also enable relevant authorities, organisations and stakeholders to identify the issues to be addressed and to contribute to preferred outcomes.

Specifically, the master plan presents an opportunity to:

- enhance and increase boat mooring capacity and passenger exchange facilities for private, community, government and commercial operators;
- create a more vibrant, attractive and safer foreshore setting that generates a greater sense of pride and place for the local community and its visitors;
- improve pedestrian and vehicle access and parking opportunities;
- enhance the visual and recreational amenity of foreshore parkland; and
- generate economic benefits to businesses within the CBD by creating a tourist hub and meeting place that create demand for services and facilities.

Likely Issues and Opportunities

FORESHORE OPEN SPACE

Much of the master plan site comprises highly valued public open space along the foreshore of the Richmond River. While having considerable strategic and scenic value, the parkland area is underutilised as a key public asset and lacks strong landscape qualities and visual relationship with the harbour. The master plan presents opportunities to greatly enhance the visual character and amenity of the park and to improve continuity of the path route along the foreshore which is currently interrupted by the harbour.

HARBOUR DESIGN AND CAPACITY

The boat harbour currently accommodates under 20 boats including moorings for commercial operators, government agencies and private recreational boat owners. It is constrained by lack of depth at low tide, poor configuration and degraded marine infrastructure. Improvements will need to explore opportunities to reshape the harbour to enable greater mooring capacity, efficiency and accessibility. New facilities are also required for the harbour to meet contemporary standards and to realise its tourism and commercial potential.

HARBOURSIDE AMENITY

The existing interface of the harbour with its surrounding foreshore environment is characterised by a clutter of degraded marine buildings and infrastructure, poorly formed edge profiles with utilitarian rock walls and stormwater discharge points, and an absence of public access and visual amenity generally. Redevelopment of the foreshore area presents significant opportunities to enhance public engagement with the harbour, and to create an attractive visual and recreation resource that can be enjoyed by residents and tourists as well as the boating community.

BUSINESS AND PUBLIC ACCESS CONNECTIVITY

The harbour precinct incorporates a range of commercial and public facilities that have a focus or association with the harbour. The facilities are poorly integrated with the harbour and are compromised by awkward vehicle and pedestrian access, lack of public amenity and visual cohesion. The master plan will provide opportunity to create a strong new vision and a sense of place for the precinct, optimising the visual image of the harbour as its central theme.



Project Program

The project team will undertake site investigations and stakeholder consultation as the first stage of the project over the next few weeks for completion by the end of February.

Information gathered will provide the basis for the second stage of the project involving preparation of design options and a subsequent draft master plan. This work will be delivered to Ballina Shire Council for further consideration and finalisation by mid-April 2015.

Costings provided as part of the master plan will allow Council and NSW Crown Lands to seek funding opportunities for the required works and allow for internal capital funding priorities.

Any Questions?

If you have any questions about the master plan or have something to contribute toward its development please email either of the following project team members:

James Foster
ENV Solutions
james@envsolutions.com.au

Garry Murray
Red Belly Landscape Architecture + Urban Design
garry@redbellydesign.com.au

