

# » *ballina marina* master plan



*The Ballina Marina Master Plan aims to encourage and guide redevelopment of the area commonly known as the Trawler Harbour site in West Ballina.*

**Ballina Shire Council is currently undertaking the Ballina Marina Master Plan project. This has involved investigating the establishment of a marina and associated land uses at the West Ballina Trawler Harbour site since early last year. The Ballina Marina Master Plan aims to encourage and guide redevelopment of the area commonly known as the Trawler Harbour site in West Ballina.**

Although Ballina Shire Council is not a land owner within the study area, the Master Plan was commissioned by Ballina Shire Council to assist Government and private interests in considering the site for investment and redevelopment.

Whilst the project involves the somewhat traditional approach of preparing a master plan and examining site opportunities and constraints, the intention of the project is to provide information beyond the master plan itself to enable and facilitate delivery of a preferred redevelopment outcome.

The project has had regard for a series of previous plans and associated community feedback, recent discussions with the community and stakeholders and detailed site assessment. The project has also been informed by a feasibility and demand analysis.







Artist's perspective showing residential and open space areas looking south along Fishery Creek

## » key aspects of the master plan

The key aspects of the master plan include:

- Provision of an enlarged wet area for boat berths.
- Provision of berths for a mixture of private, commercial and government agency vessels of varying sizes.
- Provision for residential development in the form of apartments in buildings up to five or six stories in height (noting buildings with a lesser number of stories are envisaged along the south western boundary of the site).
- Establishment of enhanced public spaces including foreshore open space and a esplanade area around the marina (boat harbour area).
- Provision for commercial outlets, possibly including a seafood outlet.
- Provision for dry storage for boats.
- Provision for a community building.
- Retention of the existing boat ramp (and part of the existing car parking area).
- Establishment of an enhanced site entry as well as car parking.

### DRAFT BALLINA MARINA MASTER PLAN



### Ballina Marina Master Plan

### Draft Ballina Marina Master Plan

Jackie Amos Landscape Architect + Kelley Hunter Town Planning + de Groot and Benson Consulting Engineers + Andrew Tremelling Perspective Artist



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## » sub-projects and related studies

The Ballina Marina Master Plan project has been informed by a number of sub-projects and other inputs including:

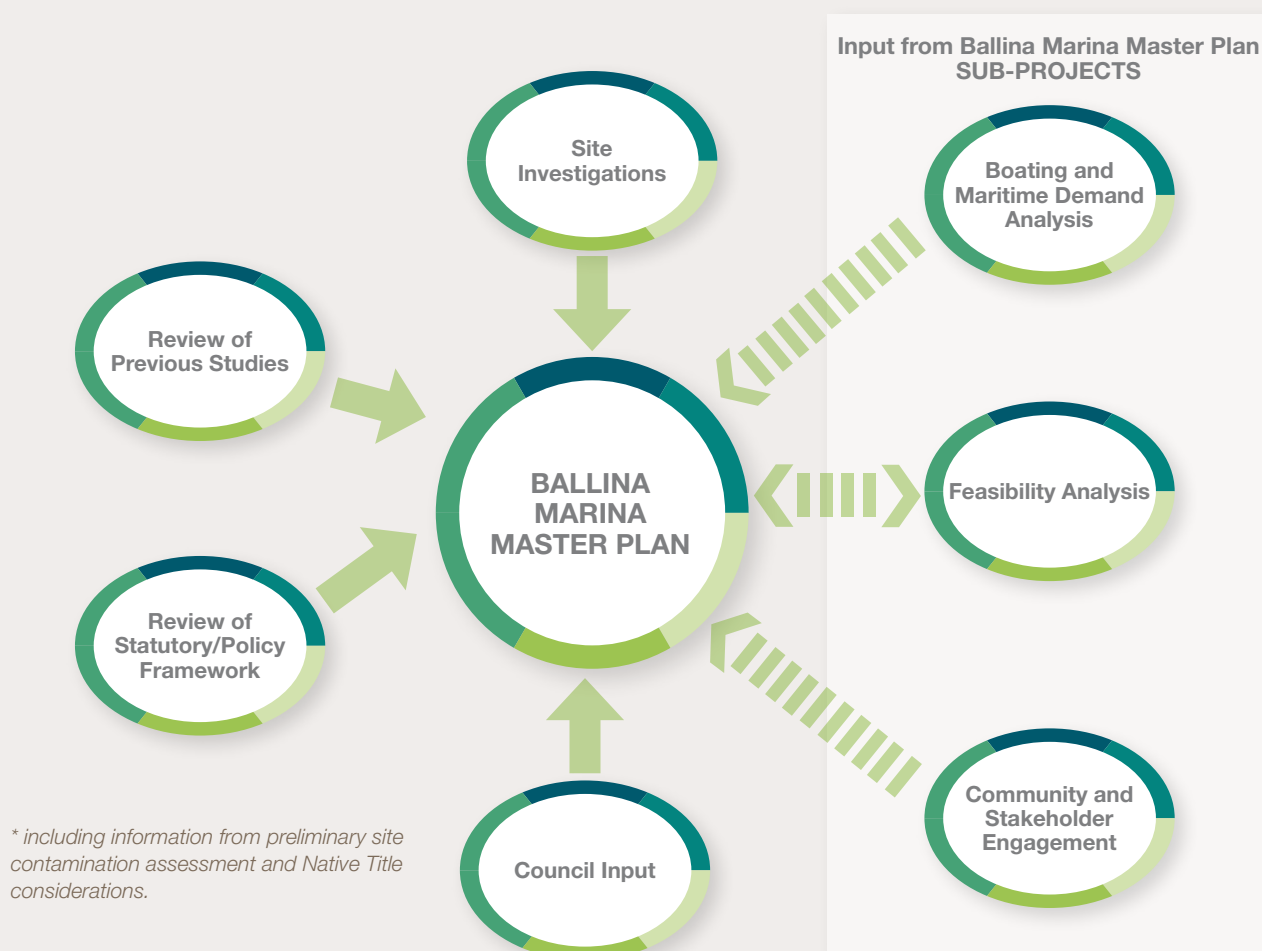
- Feasibility Analysis of the Ballina Marina Master Plan options undertaken by consultants Hill PDA
- Boating and Maritime Demand Analysis
- Community and stakeholder engagement
- A review of previous studies undertaken for the site
- An examination of the statutory and policy framework for the site
- Extensive site investigations
- Evaluation of eight initial site redevelopment options
- Engagement with Council
- Regular consultation with a Government Agency Working Group.

The project has now reached a stage where a draft master plan setting out an approach to the redevelopment of the land has been prepared as well as an assessment of the economic feasibility of delivering the draft master plan.



Ballina Trawler Harbour study area

## » inputs for the master planning process





## » funding and contribution to master plan

Preparation of the master plan has been supported by funding from Transport for NSW under the Better Boating Program. State Government agencies have also contributed throughout the project through an agency working group.

## » the process



## » public exhibition to seek community and stakeholder feedback

This public exhibition of the draft master plan and supporting documentation provides a further opportunity for the local and broader community and stakeholders to provide feedback on the project and enable discussion regarding the key elements of the master plan and the approach taken in relation to the feasibility analysis.

Council is now seeking feedback on the draft master plan and supporting materials. Plans, project information and background are available on Council's website **ballina.nsw.gov.au** (search Ballina Marina Master Plan).

The master plan feedback received will be further considered by Council after the exhibition period.

## » key exhibition documents

Key Exhibition Documents for the Draft Ballina Marina Master Plan:

- Master Plan (Design Review)
- Demand and Feasibility Report
- Draft Master Plan and Rational Report
- Draft Staging Plan
- Perspective Sketches.

## » your feedback....

**Email:** [marinamasterplan@ballina.nsw.gov.au](mailto:marinamasterplan@ballina.nsw.gov.au)

**Write to:** Ballina Marina Master Plan

Ballina Shire Council

PO Box 450 Ballina NSW 2478

**Phone:** Strategic and Community Facilities Group  
6686 1284

**Submissions close Friday 28 April 2017**



**If you have any questions or concerns please contact:**

**Skye McNamara, Strategic and Community Facilities Group on 6686 1284**  
**Council's website [ballina.nsw.gov.au](http://ballina.nsw.gov.au)** (search Ballina Marina Master Plan).



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shire council