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## BRUNSWICK HEADS BOAT HARBOUR MASTERPLAN SCOPE, VISION AND PLANNING OBJECTIVES

Brunswick Heads Boat Harbour, Brunswick Heads

for:

NSW Industry  
Department of Primary Industries – Crown Land

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## 1 Introduction

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The department of Primary Industries – Crown Lands (DPI) commissioned Ardill Payne and Partners (APP) to investigate a range of land and marine based issues for the preparation of a Masterplan for the Brunswick Heads Boatharbour and adjoining boat ramp.

### 1.1 Masterplan Scope:

- 1.1.1 Identify 3 options for an improved boat launching and retrieval system for small boats including parking, access, circulation and related facilities
- 1.1.2 Identify a boat retrieval and launching system for large moored vessels
- 1.1.3 Provide specification and costing for construction of preferred small boat launching and retrieval layout
- 1.1.4 Provide a planning approval pathway for construction of preferred small boat launching and retrieval layout
- 1.1.5 Prepare a marina layout showing stages for construction
- 1.1.6 Provide a specification and costing for construction of stage 1 floating marina
- 1.1.7 Prepare concept layout/s and urban design for appropriate use of Fish Co-op land and adjoining Crown land
- 1.1.8 Prepare a Planning Proposal for the Project Area

A further study was undertaken to:

- a. Prepare a commercial evaluation of development potential and options for development for privately funded redevelopment

An initial set of reports has been prepared to enable consultation with stakeholders about options from which a preferred future layout of boat ramp and marina facilities could be established. These reports include;

- Report 1 - Small Boat Launch & Retrieval Investigations Report
- Report 2 - Large Boat Launch & Retrieval Investigations Report
- Report 3 - Marina Layout Investigations Report
- Report 4 - Land Based Uses Report

### 1.2 Vision for Brunswick Boat Harbour

A vision statement and a set of strategic planning objectives have been developed based on previous workshops conducted by DPI with stakeholders in 2011 and also with respect to previous planning studies. In particular the “simple pleasures” theme established by the Brunswick Heads Chamber of Commerce has been adopted as a central theme for this project.

- 1.2.1 Brunswick Heads Boat Harbour will provide affordable and appropriate improvements to boating safety, access and infrastructure for local people and visitors.
- 1.2.2 With the support and involvement of local people, the Boat Harbour precinct will be reactivated and revitalized through improved land use planning that will:

- Embrace the unique local concept of “Simple Pleasures”.
- Encourage appropriate and sustainable private and public investment in development that compliments established lifestyle, tourism and commercial activities in Brunswick Heads.
- Prioritise public access to the riverfront and open space.
- Enhance environmental, economic and social benefits from the boat harbour.

### 1.3 Strategic Planning Objectives

1.3.1 Boating safety, access and infrastructure will be improved by providing:

- Boat launching and retrieval systems for boats with trailers that offers safe and separate access to still water for motorized and non-motorised vessels.
- Safe vehicle and pedestrian access, that delivers good traffic flow and required levels of parking for vehicles and boat trailers.
- A modern Boat Harbour that provides required amenities and secure moorings with pontoon access for both long term, short term and casual use.
- Affordable and appropriate infrastructure that meets or exceeds current design, safety and environmental standards, and will meet the demand from local and visiting commercial, recreational and community vessels.
- Emergency retrieval for large boats in still water.

1.3.2 The Boat Harbour Precinct will be activated and revitalized by planning development that:

- Is of an appropriate scale and mix.
- Is affordable and commercially viable.
- Reflects the local character and concept of “Simple Pleasures”.
- Creates a unique destination with strong appeal for locals and visitors.
- Protects public access to the river and public domain areas.
- Is supported by the local community.
- Respects the natural environment.

1.3.3 The Boat Harbour Master Plan will:

- Capture the solutions for the boating infrastructure objectives.
- Optimise land use within the boat harbour.
- Prioritise public access to waterfront and public domain areas.
- Improve waterfront amenity and connectivity with the town centre.
- Integrate with the approved Plan of Management for Massey Greene Holiday Park.
- Provide safe and efficient traffic flow that eliminates or reduces conflicts of use and safety risks for pedestrians, vessels and vehicles.
- Provide adequate and appropriately located vehicle and vehicle and trailer access and parking without destroying visual amenity.
- Provide required parking for commercial and other property development.
- Respect and enhance native vegetation management.
- Promote walking, cycling and recreational marine activities.

1.3.4 Investment in a planned development will be encouraged by preparing a Planning Proposal that:

- Delivers the improved land use planning.
- Resolves issues of legal access and location of utilities associated with the private property located within the Boat Harbour.
- Strive to create a commercially viable land use that allows delivery of community infrastructure.
- Address stakeholder and Statutory issues.