

LORD HOWE ISLAND BOARD

Business Paper

OPEN SESSION

ITEM

Boat Retrieval System (Slipway) Update and Boat Ramp Upgrade

RECOMMENDATION

It is recommended that the Board note the boat retrieval system update and endorse the response to NSW Roads and Maritime Services.

BACKGROUND

The planning and development of an improved boat ramp and boat retrieval system (slipway) for the Island has been under consideration for many years. In May 2014, the Board adopted the option of minor improvements to the existing boat ramp at Wilson's Landing and a separate slipway facility located at the Waste Management Facility (two site solution).

NSW Roads and Maritime Services (RMS) had already approved funding of \$680,000 from the Better Boating program for an upgraded boat ramp and development of a slipway.

After considerable investigation of options for a slipway at the WMF and taking into account cost, available funding and environmental impacts, a proposal for a slipway consisting of a wheeled cradle capable of being winched across sand was developed. A development application was considered by the Board in September 2016, and consent given:

To construct a vessel launching and retrieval facility including two concrete bunded work areas, a cradle, electric winch and pollution control system at the Waste Management Facility

This was subject to deferred commencement conditions to be satisfied prior to the consent becoming operative:

1. Detailed design

Drawings showing the detailed design of the vessel launch and retrieval system are to be provided to the Board for planning review and sign off, showing all proposed structures with dimensions, materials and colours. This is also to include:

- a) Details and location of the proposed 6,000L water tank. It is to be in a location which is hidden behind the dune by vegetation and not visible from the foreshore.
- b) Details of any piling, foundations or other structures required that were not provided on the submitted plans.

- c) Details of any excavation and piping required to transport the waste generated to the wastewater management system at the Waste Management Facility.

The acceptability of the impacts of the above final designs will be considered in the review.

2. Comments from NSW Department of Primary Industries – Lord Howe Island Marine Park

Referral comments from the NSW Department of Primary Industries in relation to the Marine Park are to be obtained and it is to be demonstrated to the Board's satisfaction that their general terms of approval will be complied with.

Subsequent to development consent, and in order to meet the deferred commencement conditions, consultants Advisian were engaged to investigate possible modification options for the existing slipway cradle, which was originally designed to operate on rails. The cradle is owned by the LHI Slipway Association.

Due to concerns regarding issues and risks identified, Advisian advised that the cradle operating on sand was not the best option for the site. As a result, alternate options for a vessel launching and retrieval facility were considered by Advisian,

After thorough analysis, construction of an elevated, piled, railed slipway for use with the existing cradle was recommended by Advisian as the preferred option.

In the meantime, larger vessels using Lord Howe Island waters have been experiencing difficulties with no access to a slipway, and interim arrangements are needed.

Interim Arrangements for boat storage

The Lord Howe Island Police Officer has instructed all boat trailer owners to have the trailers registered to enable them to be used on public roads. Most trailer owners are able to comply with this direction, with the exception of a number of owners of larger vessels. The boat trailers for a number of larger vessels have been constructed on the Island and are not able to be upgraded to the point of being registrable. This means that these trailers cannot be taken on public roads limiting the ability of the owners to store their larger vessels in the long-term storage area. This limitation applies to between two and four trailers.

In the absence of a slipway, an interim solution was proposed to enable identified larger vessels to be taken out of the water and stored near the boat ramp so that they do not have to be towed on the public road network.

The short-term storage area is adjacent to the boat ramp at Wilson's Landing. At the November 2017 meeting, the Board approved long-term storage in this designated area, including waiving short-term storage fees on a case-by-case basis and relying on evidence that there was no alternative registrable trailer option for a particular vessel.

Slipway development

The plan was to return to the option of an elevated, piled, railed slipway for use with the existing cradle at the Waste Management Facility. In relation to the development consent, the change to a railed slipway will be dealt with under the deferred commencement conditions. A detailed

design needs to be submitted to the Board for assessment in satisfying the first deferred commencement condition.

The changed design will require additional funding. It is estimated that an elevated, piled, railed slipway would cost \$1.5 million on the mainland. However, freight costs to the Island would almost double that estimate to \$2.5 million.

Mr Angus Mitchell, Executive Director NSW Maritime, after inspecting the various proposed sites attended the Boards May meeting and advised that increased funding was not an option available from RMS for this project. After detailed discussions regarding various options including the fact that the State Government were keen to see this project completed it was agreed Mr Mitchell and his department would provide an options paper for the Boards consideration.

A letter from Mr Mitchell was received on 18 June 2018 (attached) stating that the only real option available was to upgrade the existing boat ramp adjacent to the jetty to bring it more into line with RMS' NSW Boat Ramp Facility Guidelines and possibly extending the toe of the ramp to improve access at low tides. This will not only enhance access for the existing recreational boaters on the Island who use the ramp, but also provide the opportunity for larger vessels to be 'slipped' from the ramp using a specialised trailer/cradle. He concluded the letter by saying *"I urge the Lord Howe Island Board to give urgent consideration to RMS' suggested option to progress the project. As you are aware, it has now been over three years since the grant offer was made and unless a resolution can be reached in the immediate future RMS will have no choice but to withdraw the remaining grant offer and reallocate the funds to other projects around NSW."*

Given this advice Lord Howe Island Board have agreed (response attached) to this option and have been working with RMS to procure consultants to design a generally compliant boat ramp along with a specialised trailer (20t vessel trailer with max draft of approx. 2.5m draft which would cost approximately \$160k with modifications + Freight).

CURRENT POSITION

While the option that has been adopted does not meet with all the desired outcomes; including boat storage which will still be at the boat ramp, no bunded wash-down area and no wastewater treatment; it must be remembered that this 'Boating Now' funding was also allocated for the boat ramp upgrade. In reality, it could never have stretched financially to totally resolve the two matters and fund both projects. It is the only affordable way forward and it is understood that some local lease holders and the EPA will not be totally happy with this outcome, but really it is just business as usual.

RMS preferred method of delivery for the works is through a design and construct tender which would optimise the funding and deliver a project that provides the most suitable facility. This also reduces the risk by removing the design/construct interface where potentially issues may arise during the construction phase. RMS are now preparing the design brief for approval and putting out to tender.

LHIB's role will be for obtaining any Development Approval and Marine Parks approval along with the project's management during the construction phase and assisting with the tender assessment.

RECOMMENDATION

It is recommended that the Board note the boat retrieval system update and endorse the response to NSW Roads and Maritime Services.

Prepared: John Teague, Manager Infrastructure and Engineering Services

Endorsed: Peter Adams, Chief Executive Officer

Attachments:

Attachment A: Roads and Maritime Services Response Letter

Record Number: ED18/5667
Enquiries: John Teague



27 June 2018

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Dear Angus,

Lord Howe Island Slipway Project (Boating Now Round 1 Project – MN-22)

Thank you for your letter dated 18 June 2018 and your time to visit Lord Howe Island inspect the sites and discuss the Slipway/Boat Ramp project with our Board members.

As discussed after much stakeholder and community consultation the preferred option for the slipway project was to be located on piles at the Waste Management Facility where appropriate environmental protection measures could be provided and linked to our current wastewater treatment system.

However, considering the funding situation you have outlined in your letter and the time taken to date in trying to come up with the best solution for the island boating community it appears that the option of upgrading the existing boat ramp along with a specialised trailer/cradle is the only plausible current solution available.

With this being the case the Lord Howe Island Board wishes to pursue this option. The Board requests further assistance from RMS to progress this matter, due to the Board's very limited staff resources, by way of procuring suitable design/construction plans for the boat ramp along with a specialised trailer.

The Board along with RMS is aware that this project has been on the books for too long and needs to be completed with some urgency. To discuss these matters further please do not hesitate to contact John Teague Manager Infrastructure and Engineering Services via email John.Teague@lhib.nsw.gov.au or on telephone 6563 2066 (ext. 29).

Yours faithfully



Penny Holloway
CHIEF EXECUTIVE OFFICER



WORLD HERITAGE AREA