

Items for Consideration of the Trust

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- 1. ORIGIN: Recreation Services Unit**
FILE REF: Parks-Jack Evans Boat Harbour

REPORT TITLE:

Jack Evans Boat Harbour

SUMMARY OF REPORT:

In 1987, the Minister for Lands adopted a plan of management for the Jack Evans Boat Harbour. The plan has since undergone several reviews with the last review completed in 1998. The reviewed plan was adopted by the Trust at its meeting held 14 October 1998 and referred to the Minister of Land and Water Conservation for consideration and public exhibition. Due to a Native Title claim over the reserve, the plan has not progressed from this stage.

The trust has since indicated a potential change in direction for areas of the reserve, particularly in relation to the old Border Caravan Park site and the Duranbah Beach building. This report outlines options to implement these changes.

RECOMMENDATION:

That the Trust:-

1. Notifies the Minister for Land and Water Conservation the Trust wishes to withdraw the plan of management for Jack Evans Boat Harbour adopted at its meeting of 14 October 1998 for review.
2. Requests the Minister to exclude the Duranbah Beach building from the Jack Evans Boat Harbour Reserve and have it reserved for an appropriate purpose to allow for Volunteer Marine Rescue, community use and potential commercial operations such as a restaurant or café.
3. Offers the Volunteer Marine Rescue Point Danger Association Inc a temporary licence under the provisions of Section 108 of the Crown Lands Act 1989 for use of the Duranbah Beach building.

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REPORT:

In 1987, the Minister for Lands adopted a plan of management for the Jack Evans Boat Harbour. The plan has since undergone several reviews with the last review completed in 1998. The reviewed plan was adopted by the Trust at its meeting held 14 October 1998 and referred to the Minister of Land and Water Conservation for consideration and public exhibition. Due to a Native Title claim over the reserve, the plan has not progressed from this stage.

Since the Trust adopted the plan, resolutions of Council appear to indicate a shift in direction from those stated in the plan for the Old Border Caravan parks site and the Duranbah Beach building.

DURANBAH BEACH BUILDING:

Note: In 1997, The Air Sea Rescue Point Danger Association Inc (ASR) changed its name to Voluntary Marine Rescue Association Inc (VMR) to remain in line with a name change for all ASR organisations in Queensland. Consequently, both names for the organisation are referred to in this report.

BACKGROUND:

The ASR began operations in the Tweed area in 1965. During this time the ASR has built and acquired various facilities for its operations. Currently, the ASR has facilities at the Southern Boat Harbour, the Duranbah Beach building and the Point Danger Operations Centre.

The Southern Boat Harbour boatshed was built approximately 22 years ago to house and maintain a rescue boat. The boat shed was sold to NSW Public Works in 1988 as part of redevelopment plans for the Southern Boat Harbour. It is currently rented by ASR but is planned to be demolished for construction of a joint facility for NSW Fisheries and Waterways.

ASR built the existing Point Danger Operations Centre, located below the Captain Cook Memorial Lighthouse, in 1989/90,

In 1975 the ASR occupied the Present Duranbah Beach Rescue Base and still operates from this facility.

CURRENT STATUS:

The 1998 Plan of Management states the following with regard to the Duranbah Beach Building:

“The existing ASR building occupies a key site, which has the opportunity for a range of suitable commercial developments.

As a key site, consideration has been given to a range of tourist oriented uses including wedding chapel, restaurant and surfing academy.

The redevelopment of the ASR building will allow the opportunity of introducing a striking architectural statement to the area. The location is highly prominent and spectacular. The building style must be individual and respond to the location and environment.”

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The plan also notes “The future of Air Sea Rescue has been the subject of considerable investigation, but remains unresolved. Investigations have been carried out for relocation to a number of sites.”

Based on primary requirements for adequate site area, vehicular and boating accessibility, practical launching facilities, response time etc, various sites were considered for the relocation of ASR from JEBH. A site adjacent to the Seascope building was identified as suitable but did not receive approval due mainly to objections received. Consequently, the ASR still currently occupies the Duranbah Beach building with no suitable alternative site identified.

In November 1991, the Voluntary Marine Rescue (VMR) requested Council to provide support to their application for funding to refurbish the building and construct a second floor for offices etc.

In considering this request, Council resolved:

“.... that Council advises the Volunteer Marine Rescue Point Danger Association Inc that Council supports the application for funding for a second floor to the existing building at Duranbah Beach.”

With consideration to the provisions for this building in the current management plan for JEBH, should the Trust wish to offer long term tenure to the VMR for all or part of the building by way of a lease or licence, a few issues require consideration.

1. The Jack Evans Boat Harbour’s notified reserve purpose is ‘Quarry, Public Recreation and Access’. Department of Land and Water Conservation (DLWC) officers have advised that marine rescue services are not consistent with the notified purpose. Therefore, it is unlikely DLWC would provide long term tenure by way of a lease or licence. To address this issue, the Trust may consider requesting the Minister to exclude the building from the current reserve and have it reserved for a more appropriate purpose to accommodate marine rescue services, community uses and potential commercial operations.
2. As noted above, the current plan of management recommends removal of the VMR from the building and consideration to a range of tourist orientated developments. Should the Minister agree to exclude the building from the current reserve and have it reserved for more appropriate purposes, it will be necessary to amend the current management plan. It may also be necessary to seek further public consultation and produce a plan of management for the building detailing proposed usage, terms of leases and licences etc.
3. The VMR currently occupy the building with no form of tenure. The Trust may consider offering the VMR a temporary licence under the provisions of Section 108 of the Crown Lands Act 1989 for use of the Duranbah Beach building.

THE OLD BORDER CARAVAN PARK SITE:

The 1998 Plan of Management divides Jack Evans Boat Harbour into 27 precincts. The Old Border Caravan Park site includes precincts 8, 9, 10, 11a, 11b, 12 and 13. Figure 1 identifies the precincts related to the descriptions below.

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1. **Precinct 8: Plaza**

This is a public open space area connecting Twin Towns Services Club and the proposed tourist resort. The area will be paved and landscaped and designed for passive recreation, meetings and a market place.

The Plaza will be constructed on fill won from the construction of the underground car park of the tourist resort. This in turn will enable the creation of a "safe swimming beach" (Precinct 9).

2. **Precinct 9: Safe Swimming Beach**

It is considered that the family orientation of the Jack Evans Boat Harbour warrants the establishment of a "Safe swimming beach" for children and people learning to swim.

The safe swimming beach will have a boardwalk on two sides, with lookout tower, seating and a gazebo structure. Supervision of the area would be by lifeguards employed by the tourist resort and/or the Reserve Trust.

3. **Precinct 10: Tourist Resort/Leisure Facilities**

It is proposed that a 200-room tourist resort with undercroft parking for 225 vehicles be constructed. The resort is proposed to have two wings, 2-3 star and 3-4 star, sharing central facilities. The height of the building should be three stories excluding the car park.

The low rise resort will consist of 80m² (average) dual key units with the majority being self contained with cooking facilities. It is proposed that the tourist resort have two wings to provide for a wider range of user groups and levels of accommodation. Theming will include outdoor activity zones emphasising the waterfront location. A prominent component of the development will be the public boulevard and plaza that connects the Jack Evans Boat Harbour through the property to Boundary Street. Architectural theming and built form will complement the maritime theme.

Given that Precinct 10 is approximately 1.9 hectares in area, it may be beneficial to allocate part of this area to provide leisure facilities to meet the growing demand for these facilities in the area.

4. **Precincts 11a and 11b: Coral Street Parking**

The small area of park land at precinct 11a buffers the resort from Twin Towns Services Club.

Coral Street Park at Precinct 11b is a park and picnic area which is important in setting the standard for the open space within the Jack Evans Boat harbour. It will include the entry statement to the harbour and certain public facilities such as barbecues and public seating. This area will also incorporate a lake as a visual feature and as a control mechanism for water quality into the harbour.

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5. **Precinct 12: Foreshore Boardwalk**

This area delineates the boardwalk to be constructed from the Promenade at Chris Cunningham Park through to the existing pathways at the northern entrance of the harbour. The boardwalk may be constructed as part of the boating facilities (Precinct 27), or as a separate stage of construction.

6. **Precinct 13: Coral Street**

Coral Street will form the only vehicle access to the Jack Evans Boat Harbour. The upgrade of Coral Street will increase the capacity of existing parking and traffic flow. At appropriate locations Coral Street will be widened to provide nose in car parking in car parking bays separated by landscaped buffers. Coral Street will complement the pedestrian activity of the Promenade with a strong landscape edge and theme forming a dramatic "beach boulevard".

It is noted in the draft plan of management that the aim is to ensure that the JEBH becomes financially self-sufficient. The operation, maintenance, and public enjoyment of the harbour is to be funded by the proposed developments within the precinct. The tourist resort is to be the main revenue generator for the Trust and will act as an 'anchor' to attract further investment in the area.

However, Council has indicated that it may consider it more beneficial to the community were this area developed as open space. Additionally, the Twin Towns Service Club have indicated they are interested in contributing funds towards the upgrade of this site with the concept including a large 'village green' area surrounded by landscaping and picnic facilities, a boardwalk connecting to the Jack Evans Park area and Duranbah beach and car parking.

Should the Trust wish to pursue such a concept for this site and that described above for the Duranbah Beach building, it will be necessary to notify the Minister it wishes to withdraw the current plan of management to review and amend as necessary.

SUMMARY:

Should the Trust wish to provide long-term tenure to the VMR in the Duranbah Beach building and amend the current plan of management for JEBH to include a parkland concept for the Old Border caravan Park site, the following actions are recommended:

1. Notify the Minister the Trust wishes to withdraw the plan of management for Jack Evans Boat Harbour adopted at its meeting of 14 October 1998 for review.
2. Request the Minister to exclude the Duranbah Beach building from the Jack Evans Boat Harbour Reserve and have it reserved for an appropriate purpose to allow for Volunteer Marine Rescue, community use and potential commercial operations such as a restaurant or café.
3. Offer the Volunteer Marine Rescue Point Danger Association Inc a temporary licence under the provisions of Section 108 of the Crown Lands Act 1989 for use of the Duranbah Beach building.

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