PROJECT:

“Spring Bay Harbour Expansion & Maria Island Ferry Terminal”

CLIENT:

Glamorgan Spring Bay Council

DATE:

26 April 2018

→ burburyconsulting.com.au
Triabunna Port History

The following provides a summary on the recent infrastructure improvements and investments undertaken by Glamorgan Spring Bay Council (GSBC) within Triabunna Port:

- Port wharf reconstructed in 2008 due to significant dilapidation;
- 2012 a port master plan was developed for expanded recreation and commercial boating facilities including preparation of a detailed feasibility study for a $7.5m development with a BCR of 2.38 and ERR of 27.3%;
- Stage 1 marina was completed by GSBC in 2015 (immediately filled);
- New boat ramp funded by MAST completed in 2015;
- Stage 2 commercial berths completed in 2015 (immediately filled);
- Stage 3 and 4 marina completed in 2017;
- New ferry terminal berth completed by GSBC in 2017;
- 2017 expenditure on port development = $4.5m.

Port & Marina Development Economic Benefits to Date:

- Major components constructed locally (increased construction employment);
- Increased visitation and expenditure within Triabunna;
- Improved permanent and visitor berthing infrastructure;
- Infrastructure investment in new ferries, tourist boats and new vessels to Triabunna;
- 100% capacity within new port recreation and commercial berths with increased waiting list and high demand for increased infrastructure;

2018 Demand Analysis & Master Plan Review

- Increased demand for commercial and recreational berthing;
- Increased demand for vessel servicing and maintenance, both locally and interstate visitor vessels;
- Congestion at existing port wharf due to increased commercial vessels and larger ferry vessel;
- Inadequate commercial vessel infrastructure at Deepwater Jetty (out of port) including short term infrastructure improvements required (MAST replacement costs of $700k forecast for 2020);
- Requirement to undertake improved navigation infrastructure works for port (funded for 2018) for port entrance channel straightening and navigation aids;
- 2030 vision for revised port master plan prepared for proposed growth and demand;
- Improvement needed for port parking and interaction between port loading/unloading and port navigation;
- Infrastructure project proposed and funded for 2018:
  - Realignment of the port entrance channel to improve navigability for all vessels in to port ($250k GSBC);
  - New visitor information centre for Maria Island Ferry ($750k Tas govt/GSBC);

"Spring Bay Harbour" Port Expansion Master Plan 2018–2030

- Three (3) phase development plan with stages (~$20m public/private investment);
- Phase 1: port and marina redevelopment completed 2017 ($4.5m investment);
- Phase 2: channel alignment, ferry terminal and expanded commercial servicing centre (~$4.5m);
- Phase 3: multi-purpose commercial precinct with new wharf, dedicated commercial berths (12-40m) (Capex estimate of ~$10m);
- Phase 4: development area available for expanded private marina investment (~$5m);

Commercial Precinct Proposal

- Development of new multi-purpose commercial hub (remove reliance on port wharf and Deepwater Jetty);
- New loading and unloading wharf with large vessel and large vehicle access;
- New fish processing, seafood markets, and seafood sales;
- Aquaculture training and learning centre;
- Expanded dedicated commercial berthing, mooring and servicing;
- Secure access to waterways with protection of the natural port area;

Commercial Precinct Benefits

- Larger vessel access capabilities (up to 40m vessels);
- Increased capacity to cater for expanding aquaculture infrastructure;
- Improved access for loading and unloading of commercial vessels;
- Reduced risk of conflict between pedestrian and public traffic and commercial activities of port vehicle traffic;
- Expanded commercial aquaculture capacity and support;
- Dedicated commercial “small port” access;
DEVELOPMENT MASTER PLAN, 2018-2025:

PHASE 1: PORT & MARINA COMPLETED 2018 (64.6k)
PHASE 2: NEW PORT ENTRANCE, MARINE SERVICES & FERRY TERMINAL 2018-2019 (64.6k)
STAGE 1: REALIGN PORT ENTRANCE
STAGE 2: MODERNISATION OF MARINE SERVICES AND SLIPPING AREA
STAGE 3: NEW FERRY TERMINAL AND PARKING

PHASE 3: COMMERCIAL PRECINCT, SHAW'S, BECKS, CHANNAI, AND RECLAM 2018-2025 (115k)
STAGE 1: EXTEND NEW ENTRANCE TO CHANNEL
STAGE 4: RECLAIM NEW COMMERCIAL PRECINCT AND ROAD ACCESS
STAGE 5: NEW COMMERCIAL WHARF AND BECK'S
STAGE 6: NEW MARINA BERTHS

PHASE 4: OUTER HARBOUR MARINA 2020-2024 (450k)
STAGE 7: NEW MARINA AND COMMERCIAL DEVELOPMENT

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SPRING BAY HARBOUR EXPANSION & MARIA ISLAND FERRY TERMINAL MASTER PLAN - 2018-2025

DWG. 1535 - SK02
Spring Bay Harbour Expansion & Maria Island Ferry Terminal

Photo 1 – Triabunna Port (proposed area for ferry terminal & marine servicing)

Photo 2 – Port Entrance (proposed area for marine servicing & channel widening)

Photo 3 – Channel Entrance (Reclamation, commercial wharf, new berths)

Photo 4 – Port entrance (proposed area for outer harbour & commercial wharf precinct)
Spring Bay Harbour Expansion & Maria Island Ferry Terminal

Photo 5 – Outer Channel Entrance (Reclamation, commercial wharf, new berths)

Photo 6 – Inner Channel Entrance (Reclamation, commercial wharf, new berths)