

INFRASTRUCTURE SERVICES COMMITTEE 17 NOVEMBER 2010	11
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PORT DOUGLAS WATERFRONT MASTER PLAN IMPLEMENTATION

Sandra Burke: 8/22/25-01: #2789417

RECOMMENDATION:

That Council note the report and the revised timeframes for the activities contained within the Port Douglas Waterfront Master Plan.

INTRODUCTION:

The Port Douglas Waterfront Master Plan, adopted by Council in November 2009, provides a clear strategic direction for the incremental transformation of the Port Douglas waterfront. To facilitate the transformation of the Port Douglas waterfront, the framework now must be translated into a comprehensive and multifaceted plan of action that will steer the implementation of the Port Douglas Waterfront Master Plan.

The primary objective of the Port Douglas Waterfront Master Plan is to;

“Integrate the existing values and features of the waterfront with a range of new initiatives in order to cement the western shoreline of the peninsula as one of the world’s greatest waterfronts”

Activities for implementation of the Port Douglas Waterfront Master Plan (Master Plan) commenced in July 2010 and will continue for the next 10 years.

The purpose of this report is to update Council on the initiatives and activities to implement the Master Plan.

BACKGROUND:

Recent reports to Council resolved the following:

- Establishment of the Port Douglas Master Plan Advisory Committee, membership and roles & responsibilities.
- Upgrade of Four Mile Beach Esplanade, noting the extensive community consultation undertaken.
- Advice to the Department of Environment and Resource Management on the application for conversion to freehold by Meridien Marinas Port Douglas Pty Ltd for Marina Mirage, Wharf St Port Douglas.
- Amendments to the Planning Scheme for the Douglas Shire (ensuring that the Master Plan is supported by a statutory planning), in May 2010.
- Provision of capital funding allocation in 2010/2011 to commence implementation of the Master Plan (\$800k) and complete Four Mile Beach Esplanade Upgrade (\$400k).

On 26 August 2010, the inaugural meeting of the Port Douglas Master Plan Advisory Committee (PDMPAC) was held. The purpose of this meeting was to workshop priorities and order activities contained in the Master Plan. During the workshop session, the PDMPAC were presented with information relating to key risks, gaps and likely activities that could commence implementation in 2010/2011. They were then invited to detail their aspirations, expected outcomes and review the short, medium, long term priorities for the Master Plan.

The key expectations of the PDMPAC for the implementation of the Master Plan are to:

- Complete the implementation within 10 years.
- Ensure that speed and transparency are maintained during the implementation.
- Build confidence in the region and Port Douglas.
- Build a strong vibrant community through a range of facilities.
- Ensure that the vision continues to evolve with a series of benchmark timeframes (short, medium, long term).
- Find the “low hanging fruit” to make things happen.
- Package and prioritise activities on a precinct basis.
- Maintain enthusiasm and energy.
- Provide Port Douglas with the “wow” factor.

The Minutes of PDMPAC meeting held on 26 August 2010 are included as Attachment 1.

Subsequent sessions were held in September and October 2010 with Community representatives of the PDMPAC to refine and “unpack” the activities. These sessions resulted in unanimous agreement by the Community representatives of the PDMPAC and Council Officers that the following changes should be made to the Port Douglas Master Plan activities:

- Master Plan activities should be completed within 10 year timeframe and the timeframe classifications maintained as Short, Medium or Long term.
- The Swimming Lagoon should be completed in the short-term or as soon as possible (not in medium-long term as originally indicated in the *Port Douglas Master Plan November 2009*).
- All activities associated with the Waterfront Park (ie market area improvements, additional tree planting, improved public toilet facilities, attention to car parking in Rex Smeal Park and Market areas, Faugh-A-Balagh relocation etc) should all be packaged as a “Precinct” and undertaken at the same time in the short term.
- The Swimming Lagoon and Waterfront Park “Precinct” requires significant funding to proceed. This issue therefore needs to be brought to the attention of State and Federal elected representatives so that funding can be procured at the earliest possible opportunity.

A summary of the Master Plan Activities (Projects) and changes are shown in Attachment 2.

It is important to note that during the course of this time, there were key activities that attracted much attention from the media organisations, elected representatives at Federal and State level and the Port Douglas community in general. Whilst this attention for the Port Douglas Master Plan elevated the community concerns, it mirrored with the expectations of the PDMPAC. More importantly the PDMPAC were conscious of the need to balance delivery of works on the ground with the funding available in 2010/2011 against more detailed planning required to inform future activities.

In short, the Master Plan activities to be implemented 2010/2011 (as referenced in *Section 6.3 Schedule of Projects, Port Douglas Master Plan, November 2009*) are as follows;

- 1.C Landscape Design Plan (Guide) – The master plan specifically requires the establishment of a comprehensive framework that identifies the design or, and how to carry out landscape, streetscape and works. The Landscape Design Guide (LDG) is required to inform activities commencing in 2010/2011 as well as identify any required additions to Planning Scheme Amendments to guide development (the re-development of Marina Mirage).
- 1.D Waterfront Park Design Plan - Preliminary and concept design of the Waterfront Park Precinct ("Precinct" area commences north of the Combined Club and extends at the northern end of Rex Smeal Park) and includes the location for the potential swimming lagoon, market area, Sugar Wharf and St Mary's.

This activity will require base data collection (geotechnical information, detailed site survey) and it will be informed by and prepared in tandem with:

- 1.C Landscape Design Plan (Guide)
 - 1.E Stormwater Management Plan
 - 5.A Feasibility Assessment for Swimming Lagoon ;
 - 6B. Feasibility Study for relocation of Boat Ramp
 - 1.F (New) - Parking & traffic studies
- 1.E Stormwater Management Plan – Whilst a stormwater model and management plan were established prior to the development of the Master Plan, the model and plan requires updating to current industry standards. It is essential that any improvements to the built form of the waterfront maintains or assists with improving water quality objectives for Dickson Inlet.

The Stormwater Management Plan is required to input into detailed design for development along the waterfront as well as inform changes required to Council's Trunk Infrastructure Planning Scheme Policy – stormwater quality and quantity (or draft Douglas Priority Infrastructure Plan and Charges Schedule).

- 5.A Feasibility Assessment for Swimming Lagoon – Whilst the Master Plan nominates the need for a year round swimming facility at a preferred location in Rex Smeal Park, it clearly articulates the need for Council to assess locations (alternate and preferred locations), determine the final location and identify the costs and economic benefits before financing, concept, detail design and construction of the swimming lagoon proceeds.

This activity will involve extensive consultation with industry (tourism, commerce) and user groups (schools, clubs, families, tourists etc) to determine the final location, concept, size, style and type of lagoon and associated facilities. The activity outputs will inform funding submissions.

- 5.K Four Mile Beach Improvements (Esplanade Upgrade) – Council resolved in August 2010 to proceed with detailed design and construction in 2010/2011.
- 6.B Feasibility Study for relocation of Boat Ramp - The existing boat ramp located north of the Combined Club and within the proposed waterfront park “Precinct” area is not compatible with open space, public recreation use intended for that area. Consequently the Master Plan provides for re-location of the boat ramp and associated trailer parking to the Yacht Club, or as determined by a feasibility study.
- 9.A - Streetscape improvements – Various locations within the Master Plan area have been identified for improvements to streetscapes (vegetation, pathway treatments and furniture) in 2010/2011 to improve the pedestrian environment and visual amenity. Streetscape improvements, which will be influenced by the Landscape Design Guide, are to continue for the next few years to assist with the transformation of the Port Douglas area.
- 1.F (New) - Parking & traffic studies – the Master Plan provides for the removal of car parking areas in Rex Smeal Park and the Market Area as well as the provision of a mobility hub (car parking, set down etc). Furthermore the Master Plan intentions for the trunk roads in the area do not align with the hierarchy and standard as per Council’s Trunk Infrastructure Planning Scheme Policy. For these reasons, a detailed examination of car parking spaces, their availability as well as investigation of impacts of changes in traffic circulation (as per the Master Plan) needs to be carried out. The later will inform changes required to Council’s Trunk Infrastructure Planning Scheme Policy – Transport (or draft Douglas Priority Infrastructure Plan and Charges Schedule).

It is must also be acknowledged that development of some of the major landholdings along the waterfront is expected to be conducted and delivered by third parties through the statutory planning and assessment processes (*3. Marina Mirage Redevelopment* and *7. Marine Industry Reorganisation*). Whilst they are not directly controlled by the project, there will be discrete opportunities for Council to inform development with Master Plan requirements.

Some of the Master Plan activities involve assets controlled by the State government (*10.B Davidson St and Mowbray St intersection re-design* and *9.C design & Construction of Macrossan St Green Spine*) or are already programmed for delivery under an existing Council strategy (*8B. Sport precinct improvements* is detailed under *Parks & Recreation Strategy*).

CONSIDERATIONS:**Corporate and Operational Plans:**

Corporate Plan:

- Goal 2 – Building Vibrant Communities:
2.2 - Improve the quality and opportunities for use of public space across the region.
- Goal 3 – Delivering Integrated Planning:
3.7 – Promote good urban design outcomes which are responsive to the region’s tropical environment and unique character.
- Goal 4 – Delivering Services & Infrastructure:
4.3 - Deliver a transport network, including footpaths and cycle ways, that better matches service level expectations and future growth.

Statutory:

All statutory obligations have been complied with.

Financial and Risk:

\$1.2 million has been allocated in 2010/2011 Capital Works Budget to implement activities of the Port Douglas Master Plan.

A Risk & Issue Management Plan has been developed in line with Council’s Risk Management Framework to assist with implementation of the Port Douglas Master Plan. A risk register has also been established to identify, record and manage key risks arising from the implementation of the Master Plan.

Sustainability:

The Port Douglas Master Plan requires that sustainability underpins all aspects of Port Douglas as one of its guiding principles.

CONSULTATION:

The implementation of the Master Plan is being underpinned by an extensive communication and engagement process in line with Council’s Community Engagement Policy. The strong community support garnered during the development of the Master Plan is being transitioned into the implementation phase and channelled through the Port Douglas Master Plan Advisory Committee, various situational Focus / Industry Groups and targeted public consultation.

The implementation of the Master Plan is lead by a core project team consisting of:

- Manager Infrastructure Management
- Regional Manager Douglas
- Project Manager

Strong internal consultation continues with various areas of Council (in Mossman and Cairns) as part of the implementation of the Master Plan, in accordance with the project's governance structure.

Consultation on the Master Plan activities and their timing, priority and sequence has been undertaken with the Port Douglas Master Plan Advisory Committee members.

An independent on-line survey of subscribers to local media (NewsPort) showed overwhelming support for provision of a swimming lagoon in the short-term.

OPTIONS:

Not applicable as this Report is for noting only.

CONCLUSION:

That Council note the report and the revised Master Plan Activities (Projects) (November 2010) as per Attachment 2.

ATTACHMENTS:

1. Port Douglas Master Plan Advisory Committee Meeting Minutes of 26 August 2010
2. Port Douglas Master Plan – Revised Projects (November 2010)

Sandra Burke
Project Manager

Terry Armit
A/Manager Infrastructure Management

Ross McKim
General Manager Infrastructure Services

Attachment 1 -

Meeting Minutes				
Date	Thursday 26 Aug 2010	Start 10:00am	Finish 4:00pm	Location: Port Douglas Community Hall
Meeting Intent	Port Douglas Master Plan Advisory Committee			
Attendees :	Mayor Val Schier Councillor Julia Leu Lyn Russell (CRC) Ross McKim (CRC) Ian Lowth (CRC)	Steve Tyter (CRC) Peter Boyd (CRC) Liz Collyer (CRC) Kev Allan (DERM) Jen Damon (DTMR)	Debbie Travers (DEEDI) John Clifford Ken Dobbs Ray Legg Toni McNamara	Tanya Morris Tony Purves Doug Ryan Gary Hunt
Apologies :	Bruce Gardiner (CRC), Debbie Hancock (DEEDI), Helius Visser (DTMR)		Presenters : Paul Cohen (CRC), Sandra Burke (CRC) Brendan Blakely (Elton)	
Items				
Item	What	Who	When	Completed
1	<u>Welcome</u> by Mayor Val Schier and Councillor Leu	All	To note	
2	<u>Workshop Session by Liz Collyer</u> 1. Aspirations for Project identified – refer to Appendix A 2. Expectations of day identified – refer to Appendix A	All All	To note To note	
3	<u>Presentations on :</u> 1. Port Douglas Waterfront Master Plan by Paul C 2. Douglas Planning Scheme Amendments by Paul C 3. Prior processes on Community Engagement by Brendan Blakely Action : 3.1 <i>Copy of presentations for items 3.1 and 3.2 to be circulated</i>	All All All PC	To note To note To note 10/09/10	
4	<u>Presentation on Master Plan Implementation by Sandra Burke :</u> 1. Stakeholder & community engagement 2. Process (concept, detail design, construction) 3. Assumptions, constraints, risks 4. Priorities, timeframes & governance Action : 4.1 <i>Copy of presentation on item 1 to 4 to be circulated</i>	All All All All SB	To note To note To note To note 10/09/10	
5	<u>Presentation / Workshop Session by Liz C</u> 1. Roles & Responsibilities of Advisory Committee confirmed Action : 5.1 <i>Include reference in Roles & Responsibilities to Cr Leu as an authorized spokesperson of Project to Media (as per Council's Media Policy)</i>	All LC	To note 10/09/10	
6	<u>Workshop Session by Brendan Blakeley</u> 1. Short-listing of planning & design activities 2010-2011 as per Appendix B 2. Review of Master Plan projects and priorities as per Appendix C Action : 6.1 <i>Council to review Advisory Committee recommendations from Items 1 & 2 in line with other considerations (dependencies, pre-requisites, budget allocations) and inform the Advisory Committee</i>	All All SB/ST	To note To note 10/09/10	
7	<u>Workshop Session by Liz Collyer</u> 1. Advisory Committee Terms of Reference (TOR) review 2. Frequency, Agenda & Minutes of Committee Meetings 3. Branding exercise by Members – as per Appendix D	All All All	To note To note To note	

	<p>Actions :</p> <p>7.1 <i>Terms of Advisory Committee Members to be changed from 2 years to 3 years. All other matters in the TOR remain unchanged.</i></p> <p>7.2 <i>Revised TOR to be distributed to Advisory Committee Members</i></p> <p>7.3 <i>Next Advisory Committee Meeting to be held 14 Oct 2010 (in conjunction with a design workshop) with follow up meeting before end of December 2010.</i></p> <p>7.4 <i>Agenda's & Minutes to be distributed to members at least 4 working days prior to Meetings</i></p> <p>7.5 <i>Results of Branding exercise to be used to develop options for a project logo / visuals and presented back to Advisory Committee Meeting for endorsement of preferred option</i></p> <p>7.6 <i>Contact details of Advisory Committee Members to be circulated</i></p>	All LC All All SB SB	To note 10/09/10 To note To note 05/10/10 14/09/10	
8	<p><u>Wrap Up by Steve Tyter</u></p> <p>1. Expectations of the Workshop (as per Appendix A) – reviewed. No outstanding issues / expectations noted.</p> <p>2. Workshop close and thank you to all</p>	All All	To note To note	
<p>Our Values</p> <ul style="list-style-type: none"> ○ Working together effectively – Working together to achieve success ○ Pride in our Work – Do it once, do it right ○ Accountability – We avoid passing the buck ○ Respect – Treat others as you would like to be treated ○ Sustainability – We think long term 				

APPENDIX A – Notes from Advisory Committee Workshop 26 August 2010

Aspirations for the Project

On Timing

- Establishment of waterfront over a period of time
- Expectation that project completed in 10 years time, aspiration that project completed in 15 years time
- 110% transparency and speed of implementation
- Get the project delivered

On Deliverables & Outcomes:

- Provides community ownership and access to waterfront and facilities in perpetuity
- Meet community expectations
- To beautify and protect the environment but not sanitize the waterfront
- For people to have a sense of ownership – do the right thing for the future
- Needs to give Port Douglas a WOW factor
- Indigenous concerns on the waterfront
- Ensure that what is built is required by the local community
- Realise improved outcomes for all users of the transport network
- Build confidence in the Region, get the developers back
- At the end, the project is owned and championed by the community
- Build strong vibrant community through a range of facilities and make sure we get it right

On Process

- See a clear path forward
- Good relationships developed
- People want things to happen
- Project maintains energy and enthusiasm already established
- Turn the master plan, with fantastic community consensus, into reality
- Tenure resolution process that fits expectations of the community and Council
- Find the “low hanging fruit” – to make things happen, prioritise, package on precinct basis
- Vision has to continue to evolve. Series of benchmark dates – short, medium and long term
- CRC to carry out the implementation – project loved and valued by the community

Expectations of the Workshop - 26 August 2010

On relationship building;

- Understand each other
- Leave with shared understanding of the project
- Working relationships
- Get to know each other and get the committee to function
- Meet new members and understand goals/outcomes
- To leave thinking the group respects each other and understand one another
- CRC – we’re here to listen
- Strong statement at the end of the day
- Everyone trusts everybody

On priorities;

- Formulating an initial plan with some support moving forward
- Definite plan for next time
- Specific decision about spending money - speed is essence
- Outcome driven
- Funding options to be explored
- Increase in understanding about elements that impact on the ‘speed’ aspirations
- Deciding priorities
- Priorities established and communicated out –reconnecting
- Understand the next steps
- Prioritise / action planning

APPENDIX D – Branding for the Port Douglas Master Plan Project.

Workshop Activity on 26 August 2010

Advisory Committee Members were asked to write up to 100 words or use key words/ images that describes the Port Douglas Waterfront in 10 – 15 years time.

1. A sample description

The iconic destination where a plethora of sustainable and liveable components meet in an integrated tropical focus, developed by the people for the people of Port Douglas, and where you can see heritage, green space, waterfront activities and low-key development.

2. Suggested key words:

- vibrancy
- serenity
- retaining character
- living the dream
- community
- village
- relaxed
- tropical

3. Suggested images:

- sunset
- sugar wharf
- markets
- people
- Daintree
- history
- character
- lilo in the pool

Attachment 2 –

Port Douglas Master Plan - Revised Projects (Nov 2010)

Project	Pre-decessor Project	Co-dependent Project	Master Plan (2009) Indicative Timeframe	Advisory Committee (2010) Revised Timframes	Comments/ Impact	
1 Further Framework Planning						
1.A	Planning Scheme Amendments		Short Term	Short Term		
1.B	Douglas Local Law No.44 - Port Douglas Boat Harbour Review	1A, 2B	Short Term	Short Term		
1.C	Landscape Design Plan (Guide)		Short Term	Short Term		
1.D	Waterfront Park Design - Preliminary & Concept Design	1C	Short Term	Short Term		
1.E	Stormwater Management Plan		Short Term	Short Term		
1.F	NEW - Parking & Traffic Studies		NA	Short Term	To enable correlation of Master Plan with draft Trunk Infrastructure Charges Policy	
2 Waterfront Access						
2.A	Removal of Buildings - from 2012		Short Term	Short Term	Removal of buildings may occur earlier subject to negotiations with lessee	
2.B	Design of Marine Infrastructure - Concept	1C	1D	Short Term	Short Term	
3 Marina Mirage Redevelopment						
3.A	Marina Mirage Redevelopment Opportunities	Delivery by development proponent and thru statutory development assessment against planning scheme				
3.B	Marina expansion and improvements					
3.C	Waterfront Plaza & Mowbray Street Inlet Improvements					
3.D	Fishing Fleet use of Mowbray Street Inlet Improvements					
4 Mobility Hub						
4.A	Mobility Hub Design	1F		Short Term	Short Term	
4.B	Mobility Hub - First stage(s)	4A		Short - Med Term	Short - Med Term	
4.C	Securing any additional land			Medium Term	Medium Term	
4.D	Mobility Hub Completion	4B		Long Term	Long Term	
5 Parkland Improvements						
5.A	Feasibility for Swimming Lagoon		1C	Short Term	Short Term	
5.B	Detailed Design & Construction for Swimming Lagoon	5A		Med - Long Term	Short Term	Subject to funding and approvals
5.C	Removal of car parking areas in Rex Smeal Park	1F	5E	Short Term	Short Term	
5.D	Removal of car parking areas adjacent to Markets	1F, 4B	5E	Short - Med Term	Short Term	In conjunction with Waterfront Park 5E
5.E	Waterfront Park - Detailed Design & Construction	1C,1D, 2A		Short Term	Short Term	Addition of detailed design component with construction
5.F	Improved Public Toilet Facilities	1C	5E	Short Term	Short Term	In conjunction with Waterfront Park 5E
5.G	Sewerage pump station	1C	5E	Short Term	Short Term	In conjunction with Waterfront Park 5E
5.H	Market Area improvements	1C, 1D	5E	Medium Term	Short Term	In conjunction with Waterfront Park 5E
5.I	Rex Smeal Park additional tree planting	1C	5E	Short Term	Short Term	In conjunction with Waterfront Park 5E
5.J	Faugh-A-Balagh Relocation		5E	Short - Med Term	Short Term	In conjunction with Waterfront Park 5E
5.K	Four Mile Beach improvements			Short - Med Term	Short Term	Council resolution - for completion in 2010
6 Boat Ramp Relocation						
6.A	Reorganisation of existing boat ramp parking & facilities	1C, 1D, 1F	5E	Short- Medium Term	Short Term	In conjunction with Waterfront Park 5E
6.B	Feasibility Study for relocation of boat ramp		1F	Short Term	Short Term	
6.C	Design & Construct new boat ramp/ trailer parking @ Yacht Club	6B		Med - Long Term	Short Term	To enable completion of 5E - alternative boat ramp and trailer parking required
7 Marine Industry Reorganisation						
7.A	Relocation of existing abrasive marine industries	Delivery by development proponent and thru statutory development assessment against planning scheme				
7.B	Slipway Removal/Relocation					
8 Community and Cultural Facilities						
8.A	Adaptive re-use of Sugar Wharf			Short Term	Short Term	Ongoing
8.B	Sport precinct improvements	Delivery under CRC's Parks & Recreation Strategy				
8.C	Mudlo Street environmental interpretation	1E		Long Term	Long Term	
9 Streetscape Improvements						
9.A	Streetscape plantings & furniture	1C, 1F	1D	Short Term	Short Term	
9.B	Arrival landscaping	1C	1D, 10A-10C	Short - Med Term	Short - Med Term	
9.C	Design & Construction of the Macrossan St Green Spine	Delivery with agreement and in conjunction with DTMR		Medium Term	Medium Term	
10 Vehicular, Cycling and Pedestrian Connectivity						
10.A	Realignment of Mowbray St	1F, 5J		Short - Med Term	Short - Med Term	
10.B	Davidson St & Mowbray St Intersection Re-design/ Construction	Delivery with agreement and in conjunction with DTMR		Short - Med Term	Short - Med Term	
10.C	Rationalised Wharf St	1C, 1F	10A	Short - Med Term	Short - Med Term	
10.D	Improved lookout facilities on Island Point Road	1C		Medium Term	Medium Term	