

Frequently asked questions

Information Sheet | October 2023

WHEN WILL THERE BE TOILETS NEAR THE NEWLY UPGRADED CASUARINA BOAT HARBOUR BOAT RAMP?

The design and construction of CBH Southern Precinct Ablutions was awarded to a local company and work has begun. These facilities will be fully accessible, and completion is expected in time for the 2023/24 summer boating season.

At the same time the trailer parking facilities have been upgraded including reconstruction of the pavement in the parking area, improved drainage, 35 extra trailer bays, some extra rigging and derigging bays and provision for the future installation of lighting and CCTV. The boat ramp reopened on 7 September 2023.

WILL THERE BE FISH CLEANING AND BOAT WASH DOWN FACILITIES AT THE NEWLY UPGRADED CASUARINA BOAT HARBOUR?

Fish cleaning or boat wash down facilities are not provided near the upgraded boat ramp currently. As Department of Transport (DoT) does not generally provide these types of facilities at its boat ramps due to the high operational costs and management challenges (e.g. odour, litter, feral animals, fish cleaning waste and excess use of water for boat wash down), users are encouraged to clean fish and wash down their boats at home.

Alternatively, the City of Bunbury does provide boat wash down facilities at the boat ramp located at the former Power Boat Club at Lions Cove (near Sykes Foreshore).

Due to the high level of public feedback and demand for a commercial wash down facility at CBH, it is currently being considered by the project team and DoT will be going out for an expression of interest (EOI) for a boat washdown facility. This will not include fish cleaning facilities.

WHY DOES THE UPGRADED CASUARINA BOAT HARBOUR BOAT RAMP ONLY HAVE TWO LANES?

Two ramp lanes are considered adequate for the current level of demand, noting that the new and extended floating jetty will also significantly improve turnaround times at the ramp. This site does have an expansion capability for additional lanes, parking and another jetty to be added in the future. Capacity and usage at the ramp will continue to be monitored and we thank the general public for their feedback.

WHEN WILL THE GENERAL PUBLIC HAVE ACCESS TO BEACH AT THE OUTER HARBOUR?

The Outer Harbour is currently a secure port zone and public access is not permitted. The TBW 3.1 project will ultimately enable public access into the southern half of the Outer Harbour including access onto the new breakwater, with construction in this area to be completed by 2026. The land further to the north of the new breakwater including the existing ship berths, is the subject of further planning and investigation to determine appropriate future uses of that area (including public access).

State and Federal laws as well as operational safety and environmental considerations are taken into account for public access. The South West Development Commission (SWDC) and the Southern Ports Authority (SPA) have been working with several groups to better understand their needs regarding public access to the beach areas.

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A State Government project

DO YOU PLAN TO INSTALL ANY MORE ARTWORK ON THE WATERFRONT?

The City of Bunbury (CoB) recently put out an Expression of Interest (EOI) as part of Transforming Bunbury's Waterfront Stage 2, which is an exciting opportunity for local artists. Submissions from artists are currently being assessed by the Waterfront Public Art Assessment Panel.

Several artwork locations were identified for the project – stretching Jetty Baths to Casuarina Harbour – and is set to include an individual piece or several pieces that will ideally represent Bunbury's rich history and culture.

Future artwork will be considered as the waterfront development progresses.

WHEN WILL THE NEW CASUARINA BOAT HARBOUR NORTHERN BREAKWATER AND THE KOOMBANA BAY EASTERN BREAKWATER BE BUILT?

Pending associated environmental approvals, the TBW Stage 3.1 breakwaters are due for commencement in late 2024 and completion in 2026. The sequence of construction is not yet finalised and will be determined in consultation with stakeholders and the successful contractor prior to commencing works. Dredging of the footprint of the northern breakwater is required prior to its construction to remove unstable marine sediments, and availability of a dredge may have an influence on commencement of that component of the works.

WHY ARE ENVIRONMENTAL APPROVALS REQUIRED FOR THE NEW BREAKWATERS?

A strategic public environmental review (SPER) is being carried out as part of planning for the TBW project, and Ministerial approval is required before the new breakwaters can be built. This assessment applies to the construction and operation of new structures in the marine environment and does not include landside development.

Through the SPER process, a series of assessments have been undertaken to identify any potential environmental impacts that the marine-based structures proposed for CBH and Koombana Bay could have. These assessments include marine water quality, hydrodynamic modelling (i.e. water flushing characteristics), sediment quality and marine fauna.

The SPER is subject to assessment by the Environmental Protection Authority (EPA), and the process included a public consultation period of six weeks from 15 May – 26 June 2023.

Public information sessions were held during this consultation period, and the report continues to be available on the EPA site with links from the SWDC website.

The EPA will submit a report (including recommendations) to the Minister for the Environment. The Minister's decision will determine whether the 'Koombana Bay Marine Structures' strategic proposal should be given environmental approval, and if so, what conditions should apply.

WHEN WILL MORE BOAT PENS BE BUILT?

Casuarina Boat Harbour should accommodate approximately four hundred vessels in floating boat pens, when fully developed. Most of these new pens will be connected to the upgraded Jetty Road causeway with the balance connected to the western side of CBH. It is anticipated that the new pens will be delivered once the new northern breakwater is complete, and subject to additional project funding being available.

HOW DO I APPLY FOR COMMERCIAL OPPORTUNITIES IN FUTURE STAGES AT CASUARINA BOAT HARBOUR?

Transforming Bunbury's Waterfront Stage 3 (Phase 1) [TBW 3.1] will deliver improved facilities, access, services and sheltered water (via a new breakwater) under the current phase of works, between now and 2026.

The Department of Transport (DoT) is the delivery manager for the construction of the TBW 3.1 land and seabed infrastructure in the expanded Casuarina Boat Harbour (CBH). DoT will be advertising for Expressions of Interest (EOI) in several commercial leasehold sites – for establishment after the current phase of works.

Initial EOIs were advertised earlier in 2023 for leasehold land for a new boat lifting and repair service and an adjacent boat storage / boat stacking operation. Other possible leasehold opportunities may include access to large sheds, and in the future the provision of fuel supply to the planned service wharf (for a range of maritime support services).

Planning for TBW Stage 3.2 is underway and more details will be released as opportunities are developed.

WHAT WILL BE THE SIZE OF THE BOAT LIFTER TO BE INSTALLED?

DoT sought EOI from commercial operators to provide a modern boat lifting service in CBH in early 2023. DoT is currently evaluating the responses to the EOI and undertaking due diligence.

The Department will work with the operator to configure the size and lifting capability, with an initial expectation that the lifter will have about a 60-tonne capability and able to lift vessels up to about 7 metres wide via either a Tami lift or hydraulic trailer.

WHEN WILL THERE BE MOORINGS TO PULL MY BOAT UP AND GO INTO THE CITY FOR A COFFEE, DRINK, OR SHOPPING?

Short-stay facilities for visiting vessels will be given consideration when new boat pens are installed off the Jetty Road causeway. Boat pens are not currently funded but remain a priority for the next phase of Stage 3 works.

WHAT COMES NEXT ONCE THE BREAKWATERS ARE FINISHED?

Design is underway for roads, pedestrian/cycle links and services in CBH with works able to commence once the northern breakwater is complete, in approx late 2025.

WILL THERE BE ANY RESIDENTIAL BUILDINGS ON THE HARBOUR IN THE FUTURE STAGES?

While the TBW Vision Plan (2015) made provision for a new mixed-use and marine development, subsequent due diligence studies (economic and environmental) resulted in a greater focus on delivering a new marine services precinct. This will remain the focus for the short-to-medium term.

The TBW 3.1 project will deliver improved vehicle and pedestrian access through formalised internal roads and designated pathways, which will create strong linkages from CBH through to the Casuarina Drive redevelopment (TBW Stage 2B) and Bunbury CBD.

WHAT WILL BE HAPPENING BEYOND THE CURRENT STAGE 3 DEVELOPMENT AND CASUARINA BOAT HARBOUR?

There are a number of waterfront scopes of works currently that sit outside those currently funded through the TBW project. These include:

Planning for TBW Stage 3 Phase 2

There are several areas of unplanned development still to be considered within the overall TBW Stage 3 project. The TBW Steering Committee has commenced planning work for those areas.

A Planning Study for the Outer harbour

A study is underway by the Department of Transport (DoT) and Southern Ports Authority (SPA) to consider the future utilisation of the Outer Harbour (north of planned Stage 3 phase 1).

The Koombana Bay Sailing Club redevelopment

The Koombana Bay Sailing Club is proposing a major redevelopment to establish a sheltered marina through the construction of a new breakwater (western side) and boat pen (development).

Jetty Road – Interpretive Landscaping

The end of the Jetty Road causeway has been set aside for further landscaping and interpretive works associated with the historic old timber jetty. Detailed design work for this area should be finalised by the end of 2023.

WILL THERE BE FURTHER OPPORTUNITIES FOR LOCAL BUSINESSES?

Yes, there will be further opportunities for local businesses. The South West Development Commission's Local Content Program Registration of Interest (ROI) is currently open and actively seeking businesses capable of providing landscaping and site service works, as well as materials for these works.

The registered businesses are provided to prospective head contractors through tender information packages, and engagement of local businesses is encouraged as part of the tender assessment criteria. For more information and updates on these opportunities visit <https://www.swdc.wa.gov.au/project/transforming-bunburys-waterfront/> and navigate to the work opportunities section.

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