

To the Ulladulla Community

12th July 2006

Dear Residents

Re: Ulladulla Harbour Concept Plan

I would like to thank those who were able to attend the Department of Lands presentation on the evening of the 5th July 2006 at the Ulladulla Civic Centre. Your presence at this meeting was important as it provided the first opportunity to report to the Ulladulla Community on details of the work this department has been undertaking over the past twelve (12) months.

In the past few years the Department of Lands has received a number of concerns from individuals, port stakeholders and government agencies on issues relating to the harbour. Demands for recreational boating, commercial fishing and tourism in general have changed. Opportunities for the community to gain better access around the foreshore have also been raised, in particular Rotary Park, the Working Port and other adjacent Crown lands.

At the Ulladulla Harbour Inter-Agency Workshop held on the 10th February, 2005 the Draft Masterplan which had been on public display in early 2004 was discussed in detail. Present at the meeting were officers from a number of state agencies including the Premiers Department and also Shoalhaven City Council. It was agreed by all that the Draft Masterplan contained many improvements which would encourage greater visitation to the harbour. However it did not make sufficient allowance for future growth.

Resulting from the Inter-Agency Workshop, Department of Lands made the decision to engage engineering and planning consultants Patterson Britton and Partners to carry out a feasibility study into the upgrading of the harbour. In accordance with NSW Treasury Guidelines for Procurement, the task was initially performed in confidence to ensure the public did not receive a false perception of the commercial viability of any concept the consultant may be working on. It is the department's intention to seek support from the private sector to finance, construct and operate the preferred harbour redevelopment if it can be demonstrated to be financially robust.

The scope for the study area included all available Crown land within close proximity of the harbour. The consultant's brief required the completion of a market analysis for the next 25 years, giving consideration to the needs of the various port user groups, such as recreational boating, commercial fishing and tourism in general. In seeking to achieve solutions to current issues and to make allowance for future demands over the 25 year period a range of concept plans were prepared. An economic analysis was then performed for the preferred layout closely focusing on capital works, operating costs and expected revenue to demonstrate precisely whether or not it may be financially positive.

During the course of the consultant's work, meetings did take place with representatives from several harbour groups, including the Ulladulla Fishermen's Co-operative Limited and the Ulladulla Harbour Working Group. However as noted above the department until now has not

been in a position to have detailed discussions with the Ulladulla community until the feasibility study had been completed.

The main findings from the consultant's report have now been released by Department of Lands to the public for consideration and suggestions. It should be stressed that the feasibility study concentrated principally on the initial financial viability of the project and to a lesser degree on the social and environmental aspects.

The next step in the process will require greater input from the Ulladulla community in refining the consultant's concept plan in seeking to establish a Masterplan for the Ulladulla Harbour Precinct. An investigation into existing navigation patterns into and within the harbour is to be carried out in August 2006. At the same time a Harbour Entrance Wave Study is to be undertaken using a computer model based on the data previously collected for the department. Once refined, the model will be used to assess the changes in wave conditions that may result from any proposed modifications to the harbour breakwaters. This work is expected to take several months.

As each task is completed by the Department of Lands consultants, monthly reports will be provided on the Lands Website, www.lands.nsw.gov.au. Where major milestones in the project are reached community meetings will be called to report on findings and to seek comments on the work completed.

Finally, I would like to reiterate, the plan prepared is a Concept and it will require further refinement to ensure that all social and environment issues are adequately addressed. In endeavouring to build a Masterplan for the Harbour Precinct to cater for the needs of all over the next 25 years, your support, time and suggestions will be greatly valued.

Yours faithfully,



Stephen Driscoll
State Manager
Minor Ports Unit