



APRIL 2025
INFORMATION SHEET



Transforming
Bunbury's
Waterfront

FREQUENTLY ASKED QUESTIONS



When will the new northern breakwater in Casuarina Boat Harbour (CBH) be completed?

Following environmental approvals, the northern breakwater commenced with dredging in August 2024. This was followed closely by the placement of the initial rock on the new 460-metre-long breakwater in October 2024. The expected breakwater completion date is late 2025 and will be followed by civil and landside works to be completed in approx. March 2027.



Explain the environmental approvals required for the new breakwaters, and what steps are being taken for ongoing environmental monitoring?

A comprehensive environmental impact assessment was carried out to identify all potential impacts from the construction and operation of the marine-based structures proposed for the three future proposals under TBW Stage 3. The detailed technical studies that have been undertaken include Benthic Communities and Habitat, Coastal Processes, Marine Environmental Quality and Marine Fauna.

The Environmental Protection Authority (EPA) then commenced a formal detailed level of assessment set at the level of Strategic Public Environmental Review (SPER) which included a public appeals process. A recommendation was finalised to the Minister for the Environment and approval was granted via a Ministerial Statement issued on 28 June 2024.

The CBH breakwater and associated marine facilities derived proposal was submitted to the EPA and subsequently approved in August 2024. The environmental management plans and monitoring, compliance and other mandatory conditions are all detailed in the report located on the EPA site :

<https://www.epa.wa.gov.au/proposals/koombana-bay-marine-structures>

Environmental monitoring during construction includes:

- Fortnightly water monitoring to ensure the flushing of the outlet continues as expected, including dredging sampling.
- Multiple agencies including contractors on site are working with guidance from groups e.g. Birdlife Bunbury to protect the Banded Lapwings and Fairy Terns throughout their nesting season.
- The Dolphin Discovery Centre are monitoring dolphin activity in proximity to works and advise operators when dolphins are close to ensure impacts on the local population are minimised.

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Government of Western Australia
Department of Transport





Will there be fish cleaning and boat wash down facilities at the newly upgraded Casuarina Boat Harbour (CBH) boat ramp?

The Department is currently exploring the possibility of a commercial arrangement to provide a boat washdown service at the boat ramp as part of the next phase of planned upgrades. However, fish cleaning facilities are not proposed at the boat launching facility due to the odour and operational costs involved including waste management, cleaning and water supply.



Why does the upgraded Casuarina Boat Harbour (CBH) boat ramp only have two lanes?

The first phase of improvements at the boat launching facility funded an upgrade of the two existing ramps and replacement of the fixed jetty with a more accessible floating structure. The next phase proposes the addition of two further ramp lanes and another jetty to assist with future growth in demand. In the longer term there is even further expansion capacity in terms of ramp lanes, a third jetty and additional parking if required.



When will a fishing platform be built in CBH?

\$4 million was committed in the last State budget for a universal access fishing platform to be built on the new northern breakwater following its construction. The concept design of the platform has been completed and it is anticipated to be positioned part way along the breakwater on the northern side as part of a broader accessible precinct, including accessible changerooms and toilets. Once complete, there

will be vehicle access to the 'fishing platform precinct' and pedestrian access to the full length of the breakwater.

Preliminary design concepts have been released and are available on our website.

The platform is proposed to be accessible to the public from approximately March 2027.



What will happen to the large industrial sheds in CBH?

The sheds are currently leased by Illuka and located within the TBW Stage 3 development area. The Department of Transport (DoT) undertook an Expression of Interest (EOI) process for the lease and redevelopment of one or more of the three sheds in 2024. Proposals were sought to repurpose the large sheds for new uses potentially in maritime, tourism, hospitality or community sectors. While a suitable proposal was not received an expanded EOI process is under consideration in 2025.



When will the general public have access to beach at the Outer Harbour?

The Outer Harbour beaches are not located within the Transforming Bunbury's Waterfront project and remain within the Southern Ports Authority (SPA) secure zone and continue to be closed to the public. Future access opportunities will be considered by the Port around the operation of the Outer Harbour.

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 SPA have been working with several groups to better understand their needs regarding public access to the beach areas.



What will be the size of the boat lifter to be installed?

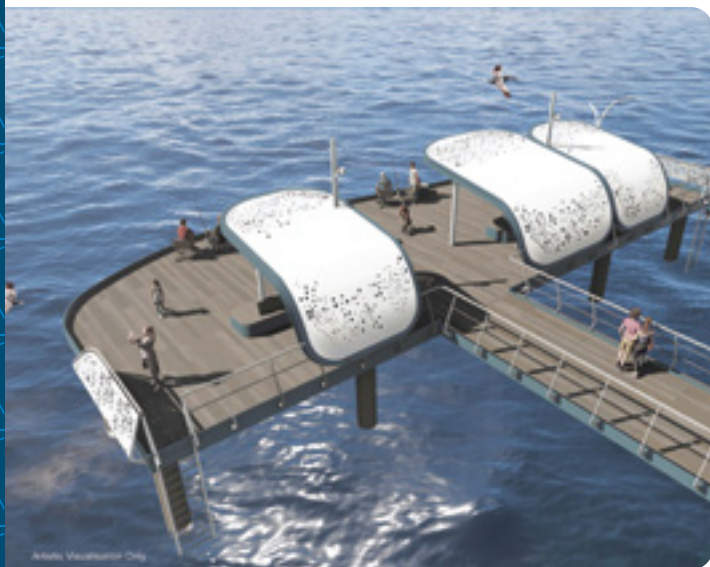
DoT sought EOIs from commercial operators to provide a modern boat lifting service in CBH in early 2023. DoT is currently evaluating the response to the EOI and undertaking due diligence.

The Department will work with a selected site developer and operator to configure the size and lifting capability, with an initial expectation that the lifter will have at least a 60-tonne capability and able to lift vessels up to about 7 metres wide.



Do you plan to install any more artwork on the waterfront?

Andrew Frazer Designs, in collaboration with Jake Coghlan & Peter Jago, will construct two sculptures that will book-end Jetty Baths Park and encourage people to venture to each end of the precinct. These artworks pay tribute to the ancient



First look render of the accessible fishing platform to be built on the new northern breakwater in Casuarina Boat Harbour.

basalt landscape while also taking inspiration from Bunbury's iconic lighthouse and its unique history. The works will also pay homage to the working harbour, with the nearby Bunbury Lighthouse as a source of inspiration. The sculptures will highlight how the striking landmark serves as a beacon that communicates through light and safely guides seafarers. The installations will be constructed using the same corten steel material as the Wardandi Boodja sculpture at the Koombana Foreshore.

The artwork is part of the Casuarina Drive Redevelopment project managed by DevelopmentWA, with the artwork contract managed by the City of Bunbury and funding for the project by the State Government.

When will more boat pens be built?

Funding is being sought for Phase 2 of the TBW Stage 3 project. This includes the funds to deliver up to 78 new boat pens into CBH from 2026/2027. The project ultimately aims to provide capacity for up to 400 vessels to be moored in floating boat pens. Most of the new pens will be connected to the upgraded Jetty Road causeway with the balance connected to the western side of CBH.

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 are a key consideration once new boat pens are installed off the Jetty Road causeway. Funding for new boat pens are being sought as a component of TBW Stage 3 Phase 2.

How do I apply for commercial opportunities in future stages in CBH?

TBW Stage 3 will deliver improved facilities, access, serviced land and sheltered water (via a new breakwater) under the current phase of works, between now and 2026.

The DoT is the harbour manager and will invite EOIs for lease sites and new boat pens when these become available.

Where there is immediate interest in vessel accommodation this should be directed to the DoT's local office in Bunbury who will advise on current availability.

What comes next once the breakwaters are finished?

Design is underway for civil works such as roads, pedestrian/cycle links and services in CBH with works able to commence once the northern breakwater is complete. We anticipate civil works, along with the fishing platform, will be complete in early 2027.

Will there be any residential buildings on the harbour in the future stages?

Residential development within the boat harbour is not considered to be a compatible activity for this precinct. The harbour's vision has a focus on providing enhanced community access, amenities and activation for everyone with an underlying principle of ensuring that essential maritime services are secured for Bunbury and the Region. It is possible that short-stay accommodation will be enabled as part of the activation opportunities over time.

What is happening beyond the current Stage 3 development area and Casuarina Boat Harbour?

There are several waterfront scopes of work that sit outside those currently funded through the TBW Stage 3 project. These include:

- **Planning and funding submissions to continue the project into TBW Stage 3 Phase 2**
- **Planning by the Koombana Bay Sailing Club for the facility expansion**
The Koombana Bay Sailing Club is proposing a redevelopment to establish a sheltered marina through the construction of a new breakwater (western side) and boat pen (development).
- **Jetty Road – Installation of 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. Heritage approval has been achieved for the design, and further detailed design work for this area has been finalised.
- **Planning for the future of the Outer Harbour by SPA.**
- **Investigations into the future potential of Lot 505 on Jetty Road, which is the site informally known as 'Dolphin Cove'.**

Will there be further opportunities for local businesses?

Yes, there will be further opportunities for local businesses. The SWDC's Local Content Program business register of interest is currently open and seeking businesses capable of providing services for future project works.

The registered businesses are provided to prospective 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 or to place your business on the register visit <https://www.swdc.wa.gov.au/project/transforming-bunburys-waterfront/> and navigate to the work opportunities section.

Bunbury waterfront development stages



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Disclaimer: The imagery and details in Stage 2 and Stage 3 are concepts only and may change as the project develops. Project subject to operational changes as the project develops. Multi-club marine facility will be funded through private investment.



www.swdc.wa.gov.au/waterfront
or email: tbw@swdc.wa.gov.au



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