

ROTARY CLUB OF BATAVIA COAST

YELLOW SUBMARINE PROJECT.

16th June 2024.

COUNCIL MEETING OF 30TH ARIL 2024.

- Members of The Rotary Club of Batavia Coast[RCBC] are pleased Council has agreed to accept responsibility for the ownership and reinstatement of the Yellow Submarine[YS] and will find it a “new and permanent home”.
- While disappointed no decision was made on a final location the Club appreciates Council must consider, in the best interests of ratepayers, all potentially suitable sites for the YS.
- While Council officers site location report recommended site 2[Francis St boat ramp car park] the Club does not favour this site or the alternative site – The eastern breakwater- put forward at the Council meeting.
The Club’s preferred site remains Site 4 – adjacent to the Geraldton Multi User Centre- - within Stow Gardens.

EASTERN BREAKWATER SITE.

While not being privy to the Council officers Site Selection Study the following points are considered as disadvantages for this site.

- Safety is of the highest priority for the Club. Without direct adult supervision this area is not suitable for young children – direct access to the nearby new jetty. Dangerous rock wall to climb on and fall down and into, with the ocean immediately adjacent but out of view.
- To reach the site children and other visitors would have to traverse the traffic areas associated with the boat ramp activities and the adjacent associated car and boat trailer parking.
- Site is extremely exposed, windswept and barren. There is a lack of landscaping. Three mellaluca trees within the raised site area have taken years to establish and while still not good examples, should be retained. Together with the adjacent paved area this site is not people friendly and not an area frequently visited by the greater Geraldton community.

- There is potential for accelerated corrosion to the YS from iron ore dust which may result in higher ongoing maintenance costs. Access for removal and relocation for maintenance could be problematic. Other additional infrastructure would also be subject to accelerated corrosion.
- Access for initial installation is restricted and may result in additional costs for removal and reinstallation of existing signage, bollards and light poles.
- The proposed raised area, with its perimeter blockwork, would require modification for able and disabled access to the raised area.
- There are existing services within the centre of this raised site area.
- The future Geraldton Port Authority[GPA] cruise ships berth, currently indicated to be adjacent to this site is years away from establishment and GPA development plans are subject to change.
- The area for photographic opportunities is restricted.
- While the site is on GPA controlled land, currently leased to the City this arrangement could change in the future.

SITE 4 – ADJACENT TO THE GERALDTON MULTI USER CENTRE.

Stow Gardens is the park of the Geraldton community, as well as visitors to the town, with its multiple facilities including the Multi User center, its associated stage/auditorium area, outdoor events grassed area, childrens playground, beach access, water sport activities, yacht club and the dual use path linking it to the whole of the geraldton foreshore precinct. This park is directly accessible to the CBD, the foreshore coffee strip, the overnight caravan/trailer park, the Francis st boat ramp, Marine Terrace and carparking and the nearby marina.

In the years of pursuing an outcome for this project and in particular as a result of more recent publicity there has been strong community support via social media to locate the YS on the foreshore and within the Stow Gardens precinct.

- The YS has been restored as an attraction for the Geraldton community and tourist visitors alike.

- Safety is of the highest priority for the Club. The YS will be clearly visible and easily accessible from all associated facilities within the Stow gardens area allowing lesser close supervision of young children who will be attracted to the YS. This can be witnessed with the childrens playground.
- The immediate site area is already landscaped with the existing established palm trees forming a contained area setting.
- The site is partially protected from the elements, by the backdrop of the sand dune and shrubs behind the proposed area and partly from the summer southerly by the Multi Use Centre.
- From the dual use path there is no view of the ocean as it is blocked by the sand dune and shrubs, so such views are not interrupted. There are kilometres of beach frontage with ocean views from the foreshore redevelopment and the false perception the YS might block views is for a distance of 8.4 metres.
- No additional services are required. CCTV is adjacent as is a water fountain and seating. Additional lighting may be solar as investigated by the Club. The only services negatively impacted would be the existing reticulation which would need some modification.
- Club members research confirms this site area under the palm trees is not utilised for family gatherings and rarely for shade purposes.
- The raised grassed embankment to the south side of the dual use path and the site provides a natural and ideal place for photo opportunities. These not only include for the YS but also the new tourist jetty on the eastern breakwater and the ocean, breakwaters, town centre foreshore buildings and the more distant marina developments with a backdrop of flat top hills beyond.

CITY OF GREATER GERALDTON YELLOW SUBMARINE SITE SELECTION STUDY OF 05/04/2024.

The following are points in relation to points raised within the Study.

- Site option 4 – Impact Negatives.
Disruption to existing ocean view – from the footpath the direct view of the ocean is not blocked by the YS but by the sand dune and shrubs behind the proposed location’

- Direct exposure to marine corrosion is less likely than on the eastern breakwater site as the sand dune and shrubs will partly protect it.
- Site option 4 - Site Visit Report.
- Only Structure on the seaward side of the Foreshore footpath - Note that the “cube” public toilets, surf club building, sphere near Mark st, AJ’s coffee shop are also all to the seaward side of the footpath. Several tall lighting towers opposite Ocean Centre Hotel are located right on the beachfront.

Inundation in a storm event – It is acknowledged this may be a minor issue, however no less than for all installations along the foreshore development and boat ramps. Regardless, the YS weighs 6-8 tonnes, will be anchored to a substantial concrete pad footing, has nothing that can be damaged by water and is basically water tight. The slight depression within the ring of palm trees surrounding the proposed site may be raised perhaps up to 500mm or up to the level of the footpath without disadvantage

- Item 6. Estimate. - A cost for fencing is noted.
There is an existing fence to the rear of the site 4 option. While it is acknowledged some additional fencing might be considered as part of any landscaping, fencing the YS off from the public is not an option for the Club as the required “photo opportunity” would be lost. There is also reference to Signage. Apart from “acknowledgement signage, a QR code sign might reference further information in respect to the project. Any commercial advertising would be contained within this so as to avoid any associated physical signage.
- Item 7. Recommendations. – Site Option 2. Francis Street Carpark.
This refers to :
“additionally its seamless integration with the Foreshore and the Esplanade enhances its appeal without generating significant sight obstruction to the existing views and without conflicting with any existing equipment, natural feature or landscape feature”.
and further refers to :
“this sites proximity and direct link to the port, the Esplanade, the boat ramp and the fishing industry.....”
It is the RCBC’s opinion Site option 4 similarly fulfills all of the above.