

## **11.0 BUNGAN BEACH**

## **INTRODUCTION**

Bungan Beach is one of the least developed of Pittwater's ocean beaches and has a natural and unspoiled character that is highly valued by the community, particularly the rugged beauty of the cliff areas.

The attached boundary map (refer **Figure 18**) and the master plan for Bungan Beach show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

Once adopted, this plan of management will supersede the previous separate plan of management for Bungan Beach, 'The Bungan Beach and Headland Reserves Plan of Management', which was adopted by Council on the 21 October 2002.

## **LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION**

### **Land Tenure**

The sand area of Bungan Beach is vacant Crown Land reserved from sale or lease.

Council owned land:

- Lot 7 DP 26951
- Lot 38 DP 12994
- Lot 17 & 18 DP 10423
- Lot 2 DP 114855
- Lot 1 DP 230883

### **Adjoining Landholdings**

Residential lots bound the reserve, with frontages to Hillcrest Avenue, Barrenjoey Road, Karloo Parade, Beach Road, Myola Road, Lovering Place, Queens Parade East and Bungan Head Road.

Adjoining development consists of single dwelling houses on large lots with extensive gardens and lawns.

### **Land Categorisation**

Refer **Figure 19** for Categorisation Map.

**Natural Area:** bushland, escarpment, watercourse and foreshore.

**General Community Use:** land including and immediately surrounding the Surf Life Saving Club.

FIGURE 18

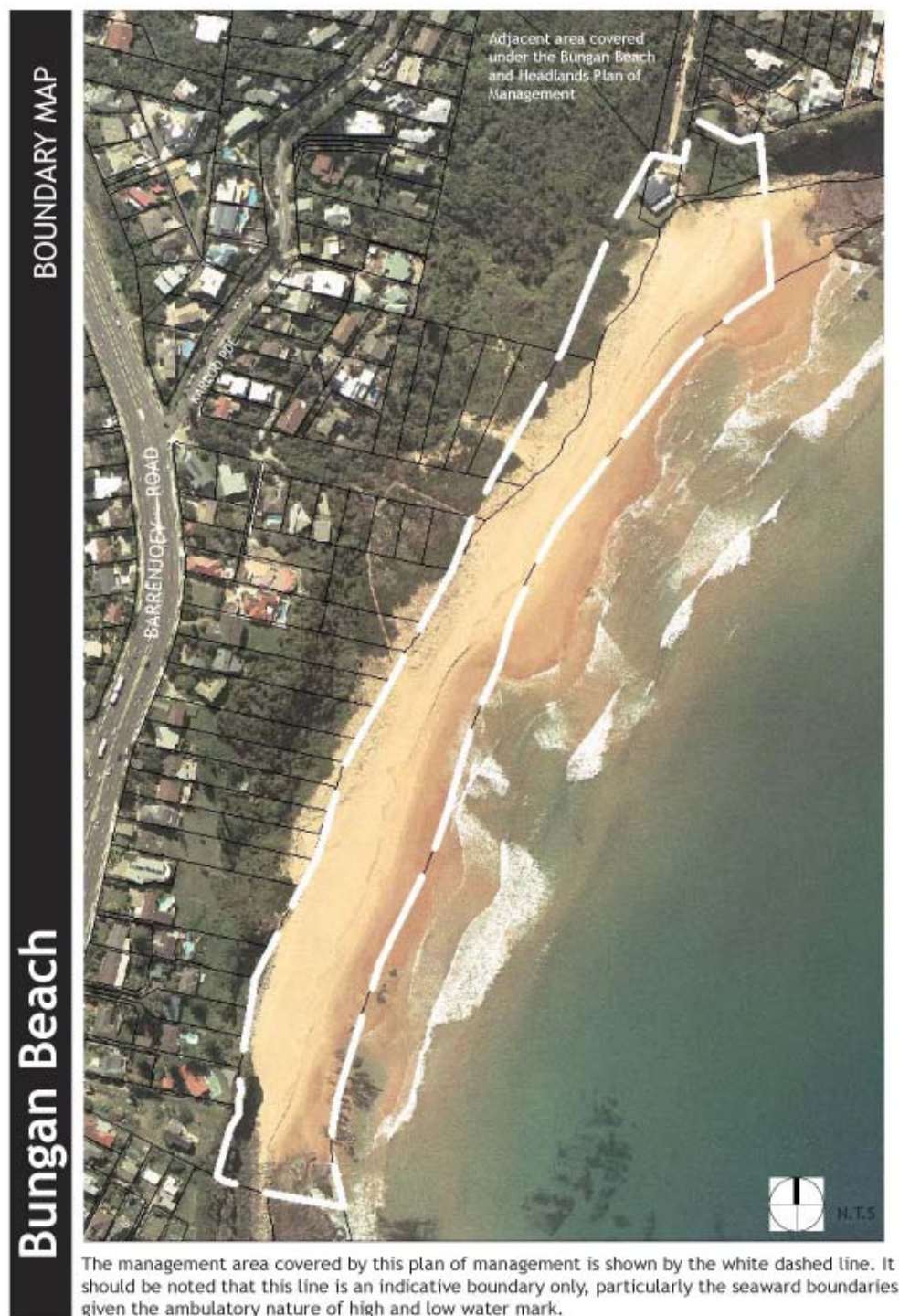


FIGURE 19



## **CURRENT USES OF BUNGAN BEACH**

### **Building and Recreation Facilities**

The only building at Bungan Beach is the Bungan Beach Surf Club, which has recently been renovated. The surf club provides wet storage area for surfboats and contains a surf guardroom, change rooms and showers. The first floor component of the club contains a meeting room and a range of facilities.

Apart from the Bungan Beach Surf Club there are no recreation facilities available at Bungan Beach. The most popular recreational activities taking place in Bungan Beach Reserve are board riding, swimming, sunbathing, surf club activities, walking/sightseeing, bush care activities and fishing.

There are no shops or food outlets in the vicinity of the beach and the access to the beach is steep.

### **Vehicular Access and parking**

There is no public vehicular access to Bungan Beach. There is however a narrow access road (Myola Road), which is shared with private residents and for emergency vehicle access. A parallel parking bay for general visitors is located in Bungan Head Road.

## **LEASES, LICENCES AND OTHER ESTATES**

### **Current**

The only current lease at Bungan Beach is a 21-year lease between the Surf Club and Council.

### **Proposed**

Currently there is no future proposed leases at Bungan Beach, although that does not preclude any future leases at this location.

This plan of management authorises the leasing, licensing or granting of any other estate over Bungan Beach for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area.

### **Permissible Uses Table**

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at Bungan Beach.

**TABLE 11 BUNGAN PERMISSIBLE USES TABLE**

<b>PERMISSIBLE USES NOT REQUIRING DEVELOPMENT CONSENT (These may require approval under Part V of the EPA Act 1979)</b>	
<b>USE/ ACTIVITY</b>	<b>POLICY DETAILS / EXAMPLES</b>
Advertising – temporary	In accordance with Council's DCP.
Alcohol-free zones requiring consent of Council and consent of other relevant committees i.e. Traffic Committee  Consumption of alcohol in alcohol-free zones (providing appropriate signposting e.g. "The consumption of alcohol is prohibited without the express permission of Pittwater Council" is in existence).	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i>
Feral animal control and eradication	
Filming and still photography	In accordance with <i>Council Policy No.96 'Film Permit Policy and Conditions – Amended September 2005'.</i>
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> <li>- Access road and parking area maintenance – in accordance with the master plan</li> <li>- Bush regeneration (including weed removal)</li> <li>- Dune stabilisation, erosion control and foreshore protection</li> <li>- Earthworks to construct structures identified on the Master Plan, including filling, levelling, grading and topdressing (e.g. installation of seating as per master plan)</li> <li>- Fencing including security, childproof, protective and temporary fencing</li> <li>- Footpaths, boardwalks, minor bridges, multi-use pathways and tracks (other than for motor vehicles) – in accordance with the Master Plan</li> <li>- Floodlighting of beach areas only for beach related activities</li> <li>- Fire hazard reduction activities</li> <li>- Land restoration works, including mounding – in accordance with the Master Plan</li> <li>- Landscaping – in accordance with the master plan</li> <li>- Lighting of reserve</li> <li>- Minor drainage, stormwater, erosion and sediment control works</li> <li>- Minor works to Surf Club building and surrounds – in accordance with the master plan</li> <li>- Park furniture, such as seating, shade structures and shelters – in accordance with the Master Plan</li> </ul>
Pay parking facilities	In accordance with <i>Council Policy No. 18 'Parking – Issue of Annual Permits – Waiving of Parking Fees'</i>
Picnics and barbecues and associated facilities	
Signage – compliance, directional, interpretive, identification	In accordance with <i>Council Policy No. 129 'Signs – Council's Facilities'</i>
Surf life saving activities & events, subject to relevant approvals	In accordance with <i>Council Policy No. 24 'Beach Inspector – Life Guard Service'</i> and <i>Council Policy No. 88 'Beach and Rock pool Management'</i>
Temporary activities (excluding Surf Club events and ocean swims), developments or events that meet the criteria outlined in Section 4 of this POM and require a casual booking or permit from Council, or a lease or licence under the <i>Crown Lands Act 1989</i> , that do not exceed one of the following criteria: The number of participants and/or spectators on any one-day of an event does not exceed 3000. Activities not occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i> and <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'.</i>
Utility installations	

Vehicular access subject to Council approval	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i>
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<b>PERMISSIBLE USES REQUIRING DEVELOPMENT CONSENT</b>
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USE/ ACTIVITY	POLICY DETAILS / EXAMPLES
Major Works	In accordance with the Master Plan (including but not limited to the following): - - Drainage and stormwater works (major, such as detention basin) - Filling or cutting greater than 500mm in depth
Temporary activities (excluding Surf Club events and ocean swims), developments or events that meet the criteria outlined in Section 4 of this Plan of Management and require a casual booking or permit from Council, or a lease or licence under the <i>Crown Lands Act 1989</i> , that exceed one of the following criteria: The number of participants and/or spectators on any one-day of an event exceeds 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .

<b>PROHIBITED USES (Including but not limited to the following)</b>
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<ul style="list-style-type: none"> <li>- Advertising – permanent</li> <li>- Agriculture</li> <li>- Animals on the beach with the exception of Guide Dogs for the visually impaired</li> <li>- Busking</li> <li>- Domestic drainage outlets</li> <li>- Equestrian activities</li> <li>- Extractive industries</li> <li>- Gaming</li> <li>- Private alienation or encroachment</li> <li>- Recreational motor vehicles, including four-wheel driving, motorbike or trail bike riding, or similar, other than use for surf life saving and filming on a short term basis</li> <li>- Residential</li> <li>- Showground</li> <li>- Storage of watercraft or equipment below Mean High Water Mark</li> <li>- Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)</li> <li>- Vegetation removal not in accordance with Council's Tree Preservation and Management Order, or this POM</li> </ul>
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## PROPOSED IMPROVEMENTS

### Master Plan

The attached Master Plan for Bungan Beach has been developed to illustrate the works and improvements to the beach and surrounds that are required to address key management issues and objectives.

### Works Programme for Bungan Beach

Table 12

Note	Item	Cost
		*
1	Ongoing weed control and bush regeneration \$20,000 per year based on 5 year period	\$100,000
2	Reduce impact of stormwater on surf club by suitable diversion.	\$20,000*
2	Ongoing restoration following sewer installation	*
3	Maintain northern beach access in existing configuration as shared access.	*
4	Landscape upgrade works to Surf Club Building	\$5,000
4	Ongoing maintenance of surf club building \$40,000 per year based on 5 year period	\$200,000
5	Maintain beach access paths	\$5,000
6	Dune regeneration works	\$35,000
*	Signage	\$20,000
	<b>TOTAL</b>	<b>\$385,000</b>



Figure 20



## master plan



## notes

- 1 **Embankment**  
Continue to carry out bush regeneration works to embankment. Additional planting to include indigenous plant species suited to the coastal environment e.g. Flax Lily (*Dianella caerulea*), Coastal Saltbush (*Rhagodia candolleana*), Dwarf Wattle (*Acacia longifolia 'sophorae'*), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), and Coastal Banksia (*Banksia integrifolia*).
- 2 **Stormwater**  
Reduce impact of stormwater on surf club by suitable diversion.
- 3 **Northern Beach Access**  
Maintain northern beach access in existing configuration as shared access.
- 4 **Bungan Beach Surf Club**  
Soften surf club building with shrub planting. Ensure landscape works are consistent with the natural character of Bungan Beach.
- 5 **Beach Access Paths**  
Maintain and upgrade existing beach access path and stairs as required, having regard to public safety.
- 6 **Dune**  
Dune regeneration works to include removal of weed species and supplement planting e.g. Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*).
- \* **Signage**  
Signage containing interpretive, directional and safety information regarding the Reserve.

## legend

-  Proposed Surf Club Landscape Upgrade  
Refer Note #4
-  Dune Regeneration Works  
Refer Note #6



beaches draft plan of management

bungan beach