

12.0 BILGOLA BEACH

INTRODUCTION

Bilgola Beach lies between Newport to the south and Avalon to the north. Bilgola is believed to be an Aboriginal word meaning "swirling waters". In summertime the Bilgola Beach area generates high visitor usage.

Bilgola Beach was once referred to as Dalley's Beach, after William Bede Dalley (1831 – 1888) one time Attorney General and Acting Premier of New South Wales who had a beach house in the 1870's named Bilgola House. The house, which has since been demolished, became a guesthouse in the 1920's.

Today, the area is recognised for its relatively natural beauty, with residences sheltered by the groves of heritage listed Cabbage Tree Palms and Norfolk Island Pine trees. Historic dry stonewalls, wells and bridges also add to the unique character of Bilgola Beach.

The attached boundary map (refer **Figure 21**) for Bilgola Beach shows the area covered within this plan of management, illustrating the Reserve boundary in relation to the surrounding locality and adjoining land uses.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION

Land Tenure

Refer **Figure 22** for Ownership Map.

The sand area of Bilgola Beach is vacant Crown Land reserved from sale or lease (Crown Sandy Beach including rock pool.)

Crown Reserve with Pittwater Council as Trustee described as:

- Part Crown Reserve No. R58243 (Bilgola Reserve).
- Part Crown Reserve Lot 7019 DP 1059252

Council owned land described as:

- Dedicated public reserve – Legal Title to Council located at the end of Bilgola Avenue.
- Lot 6 DP 13497 - Recreation Reserve. A covenant placed on the land does not permit "latrines or sanitary accommodation".
- "Marine Park" Public Reserve – Lot 3 DP 322514.
- Lot 29 DP 11978
- Lot 1 DP 394602

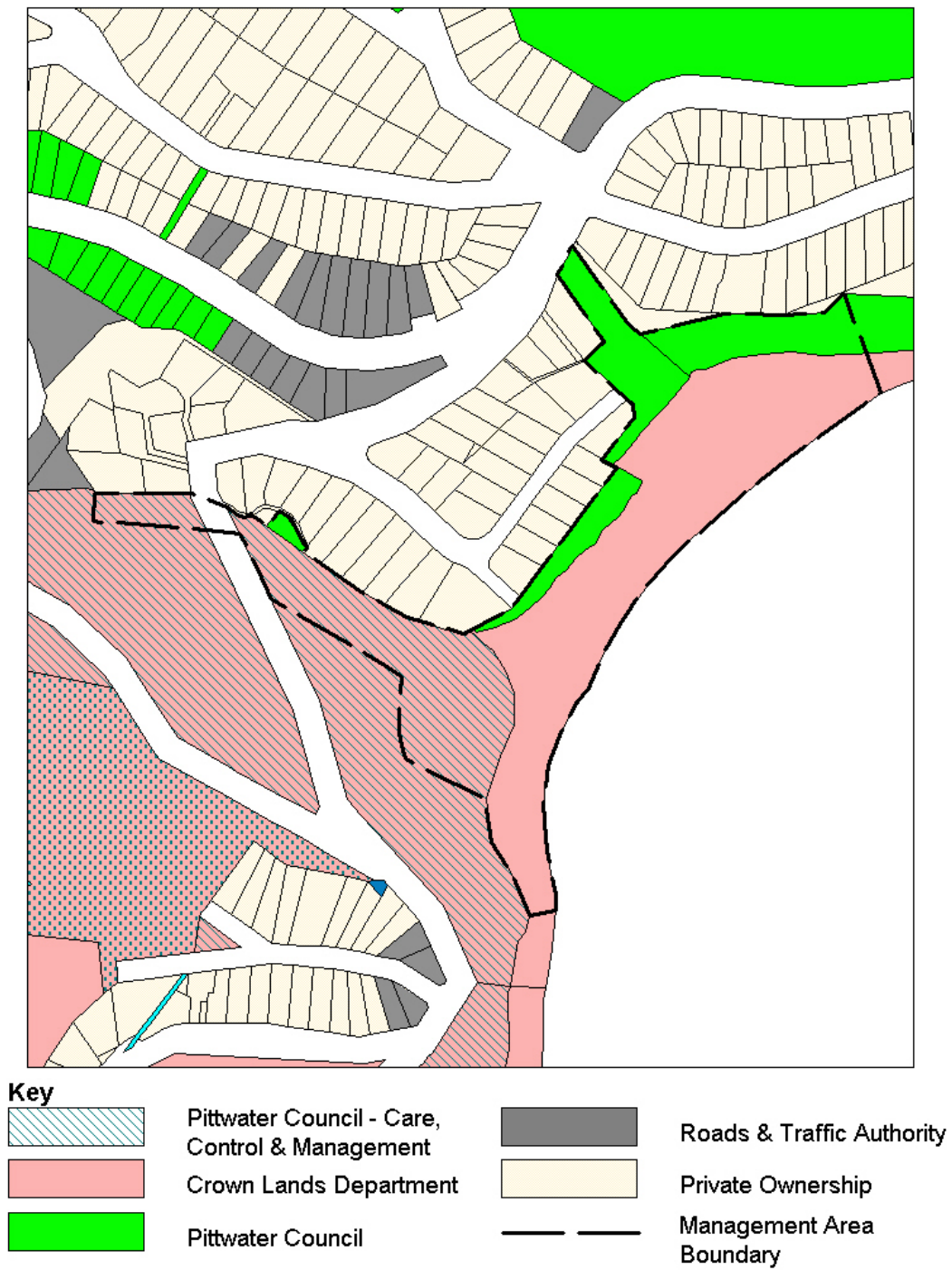
Adjoining Landholdings

The adjoining land uses to Bilgola Beach is primarily 2(a) Residential "A". The southern portions of Crown Reserve DP58243 and Lot 7019 DP 1059252 adjacent to Barrenjoey Road is also zoned as 9(d) Arterial Road Reservation.

FIGURE 21



FIGURE 22



Bilgola Beach Ownership Map

January 2005

Land Categorisation

Refer **Figure 23** for Categorisation Map.

Note: There is no statutory provision or requirement to categorise Crown land. In interests of an inclusive and wholistic management approach and to the extent that the management principles and the gazetted public purpose of the subject Crown land are consistent with the relevant community land category, parcels of Crown land within the beach reserves have been included in a community land category.

General Community Use - covers the Bilgola Beach Surf Club, the amenities block, Bilgola Kiosk, the rock pool and the car park area.

Park – This category has been applied to the areas of open space generally enjoyed for passive recreation.

Natural Area (foreshore, bushland, escarpment) – These sub categories have been widely applied to the beach, bushland and escarpment areas.

CURRENT USES OF BILGOLA BEACH

Building and Recreation Facilities

The Bilgola Beach Surf Club (which is situated on Crown Land) has undergone renovations and additions in recent years and provides toilet and change room facilities.

An amenities building, with additional toilets and change room facilities, is located adjacent to the car park and Surf Club building. The building is in good condition having recently been refurbished.

Bilgola Kiosk is located on the beachfront within the confines of the parking area and has a current lease agreement with Council and provides snack type food and beverages and some outdoor seating.

Rock pool

There is a 50m 8-lane rock pool located on the rock platform at South Bilgola Beach.

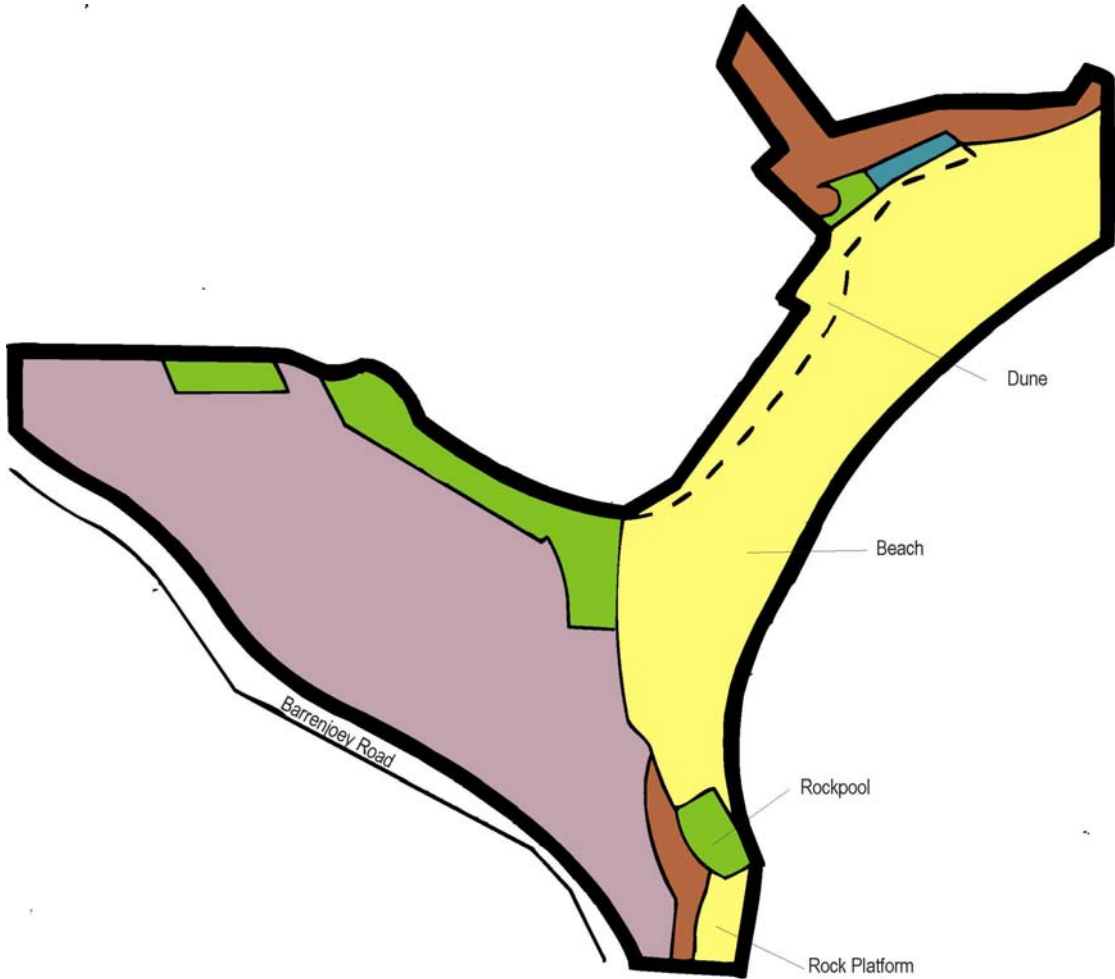
Vehicular Access and parking

The existing car park has severe car parking congestion and traffic conflict problems during summer weekends, particularly Sundays. This parking area has to accommodate regular local beach users, the popular “nippers” pool swimming classes and regional visitors. There is little room to expand these parking facilities, although maximum utilisation of available spaces could be improved. The western car park area is a sealed parking area that requires re-designing, upgrading and line marking to maximise ticket parking.

The parking areas are subject to ‘Pay and Display’ vehicle parking payment system (Refer Section 5.3.2).

This plan of management expressly authorises the charging of parking fees in accordance with Council’s Policy No. 18 – ‘Parking – Issue of Annual Permits’ (as determined by Council from time to time) by automated ticketed parking systems.

FIGURE 23



- General Community Use
- Natural Area - Foreshore
- Natural Area - Escarpment
- Natural Area - Bushland
- Park

Bilgola Beach
Categorisation

LEASES, LICENCES AND OTHER ESTATES

Refer Section 4.4 on Leases, Licences and other estates.

Current

The current leases at Bilgola Beach are: -

- Marmalade Marketing Pty Ltd (Bilgola Beach Kiosk) who have entered into a Licence Agreement with Council for a period of five (5) years from 1 September 2000.

Upon expiry, a new lease will be developed for the kiosk in co-operation with the Department of Lands and subject to the consent of Council, the Minister and the relevant provisions of the *Crown Lands Act, 1989*.

The new lease for the Bilgola Kiosk shall include the following conditions: -

- Outdoor seating numbers within leased area – 40 Chairs
 - Hours of operation – 6:30a.m. till Sunset
 - Alcohol prohibited from sale or supply
- Bilgola Surf Club who have entered into a 21-year lease with Council from 25 March 1999.

Proposed

There are no proposed leases at Bilgola 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 community land at Bilgola Beach for any commercial activity that is in accordance with the general core function of the reserve.

Subject to the relevant provisions of the *Crown lands Act, 1989* (including the Principles for Crown Land Management) this plan of management authorises the creation of leases, licences or other estates over the areas of Bilgola Beach covered by this plan of management for activities (including activities of a commercial nature) that will ensure that:

- The conservation, economic, recreation and social values of the reserve are recognised, protected and enhanced for public enjoyment by current and future generations; and
- The public's right of choice, access and equity is recognised and preserved.

Permissible Uses Table

The following table (refer **Table 13**) outlines the permissible and prohibited activities and developments on the subject land.

TABLE 13

PERMISSIBLE USES NOT REQUIRING DEVELOPMENT CONSENT (These may require approval under Part V of the EPA Act 1979)	
USE/ ACTIVITY	POLICY DETAILS / EXAMPLES
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> . In addition to the requirements in the above policy the following shall apply to long-term filming projects:- <ul style="list-style-type: none"> • Permitted between the months of March and October inclusive; • Unit base set-up and filming permitted only between 7am to 7pm; • Restricted areas for parking of associated vehicles in the public car parking areas adjacent to the beach, with the western car parking area to be used predominantly.
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> - Bush regeneration (including weed removal) - Dune stabilisation and foreshore protection – in accordance with the Master Plan - Earthworks to construct structures identified on the Master Plan, including filling, levelling, grading and topdressing (e.g. installation of seating as per master plan) - Fencing including security, childproof, protective and temporary fencing - Footpaths, boardwalks, minor bridges, multi-use pathways and tracks (other than for motor vehicles) – in accordance with the Master Plan - Floodlighting of beach areas only for beach related activities - Fire hazard reduction activities - Land restoration works, including mounding – in accordance with the Master Plan - Lighting of reserve - Minor drainage, stormwater, erosion and sediment control works - Park furniture, such as seating, shade structures and shelters – in accordance with the Master Plan
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 200. Activities not occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities	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> .

occur over a total of more than 14 continuous days.	
Utility installations	
Vehicular access subject to Council approval	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management'</i>

PERMISSIBLE USES REQUIRING DEVELOPMENT CONSENT

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 - Kiosk refurbishment – generally in accordance with the Concept Plan (Refer Figure 25)
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 200. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 14 continuous days.	In accordance with <i>Council Policy No. 93</i>

PROHIBITED USES (Including but not limited to the following)

- Advertising – permanent
- Agriculture
- Animals on the beach with the exception of Guide Dogs for the visually impaired
- Busking
- Domestic drainage outlets
- Equestrian activities
- Extractive industries
- Gaming
- Private alienation or encroachment
- 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
- Residential
- Restaurants
- Showground
- Storage of watercraft or equipment below Mean High Water Mark
- Unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like (other than importing of fill for permitted works)
- Vegetation removal not in accordance with Council's Tree Preservation and Management Order, or this POM

PROPOSED IMPROVEMENTS

Master Plan

The attached Master Plan (refer **Figure 24**) for Bilgola 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.

Bilgola Kiosk

An initial Concept Plan (refer **Figure 25**) has been prepared for the refurbishment of the existing kiosk, recognising the need to provide food preparation facilities in accordance with the Building Code of Australia.

The refurbishment allows for the extension of the kiosk, in order to provide additional storage space, to meet the relevant health regulations. With the extension, a new roof structure will also be added to the building, which will be no higher than the existing roof line and it is envisaged that this new roof will help to improve the overall aesthetics of the building.

It is also proposed to cover the outdoor seating area, so as to provide shade and weather protection for users. A divider is also proposed for the northern side of the outdoor eating area, which adjoins residential properties, to address any potential noise or privacy issues. The design intent for this outdoor eating area however, is for it to remain a predominantly open outdoor space.

A Development Application will need to be lodged by Council for the refurbishment, generally in accordance with the Concept Plan and with requirements under the Department of Lands' Policy on Food and Beverage Outlets on Crown Reserves.

Works Programme for Bilgola Beach

TABLE 14

Note	Item	Approx. Cost
1	Rock pool access upgrade	\$50,000
4	Resealing and line marking car park areas	\$150,000
5	Seating along reserve boundary	\$10,000
7	Pathway repair and upgrade	\$5,000
8	Kiosk upgrade – Refer Sheet Two for Concept Plans	\$150,000
10	Bilgola Ave Beach Access upgrade	\$5,000
11	Established dune area planting	\$20,000
13	Planting and fencing of northern dune area and establishment of rear dune reserve area	\$60,000
13	Northern Beach Access – Upgrade of the existing northern steps between the beach and The Serpentine	\$100,000
13	Northern Beach Access – Geotechnical investigation of headland pathway if feasible	\$20,000
13	Northern Beach Access – Construction if feasible	\$200,000
★	Interpretive and directional signage across the beach reserve	\$50,000
	TOTAL	\$820,000

FIGURE 24

master plan



notes

- 1 **Rock pool**
Maintain and upgrade the rock pool as required, having regard to the existing character of the pool, public safety issues and heritage listing. Continue to monitor geotechnical hazards on the cliff face and rock slopes above the rock pool and access walkway. Implement maintenance and remediation measures as recommended by Geotechnical consultants.
- 2 **Bilgola Beach Surf Club Building**
Maintain and upgrade surf club building, surrounds and associated brick electrical building as required, having regard to public safety.
- 3 **Amenities Building**
Maintain and upgrade amenities building as required, having regard to public safety and amenities issues.
- 4 **Car Park**
Ensure car parking and disabled parking bays are well-marked and carry out general maintenance of road surface material as required. Investigate implementing traffic calming devices to improve pedestrian safety and access through the car park. Address issue of private access across the public car park, to the adjoining private residences, in accordance with the Crown Lands Act, 1989.
- 5 **Reserve Boundary and Seawall**
Maintain the existing grass strip along the car park boundary and install two additional seats/picnic tables. Continue to monitor the stability and safety aspects of the existing seawall. Implement maintenance and remediation measures as recommended by Geotechnical consultants.
- 6 **Stormwater Drainage**
Investigate the feasibility of installing a Gross Pollutant Trap (GPT) upstream of Bilgola Creek to reduce the likelihood of sediment and rubbish depositing on the beach. Continue to maintain Bilgola Creek taking into account its heritage listing and public safety issues.
- 7 **Access Pathway**
Upgrade and maintain access pathway.
- 8 **Bilgola Kiosk**
Address the current issues with the kiosk, concerning a lack of storage space and low aesthetic appeal. Investigate a refurbishment to the building to provide improved storage space and to achieve a more aesthetically pleasing building that better complements the surrounding natural environment. Manage the kiosk in accordance with the requirements under the Department of Land's Policy on Food and Beverage Outlets on Crown Land and also under the Food Act. All funding from the lease of the kiosk to be utilised for improvements to Bilgola Beach. Refer to Sheet Two for further details.
- 9 **Existing Norfolk Pines & Cabbage Palms**
Manage the existing heritage listed Norfolk Island Pine trees (*Araucaria* sp.) and Cabbage Palms (*Livistona australis*) appropriately, with regular inspections and carry out any work necessary to ensure the ongoing health and safety of the trees. Continuation of Council's palm frond collection programme.
- 10 **Bilgola Ave Access**
Maintain and upgrade pathway connection to Bilgola Avenue and Allen Avenue as required having regard to public safety and drainage issues.
- 11 **Established Dune Area – Adjoining Residential Properties**
Re-profile remnant fore dune as required, having regard to public safety. Ongoing maintenance and regeneration works to include removal of weed species, supplement planting with salt tolerant local species e.g. Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*) and installation of temporary/low-key dune fencing where required. Dune area to be established in consultation with owners of the adjoining residences.
- 12 **Northern Dune Area**
Stabilise dune area north of Allen Avenue with planting and the use of temporary fencing and establish a rear dune reserve area.
- 13 **Northern Beach Access**
Maintain and upgrade the existing northern stairway and path access to the beach, having regard to public safety, drainage issues and weed control. Investigate the feasibility of two possible pathway connections from the north Bilgola to the existing northern stairway access – one along the northern headland and the other along The Serpentine. Investigation to consider the local geotechnical and drainage issues of this area. Council's Urban Infrastructure Department to investigate possible improvements to The Serpentine to allow safer pedestrian and vehicular access. Given the close proximity to the cliff line and the perceived public liability issues with the headland pathway, Council would prefer to focus on improving pedestrian access via The Serpentine.
- * **Signage**
Signage containing interpretive, directional and safety information regarding the reserve.

legend

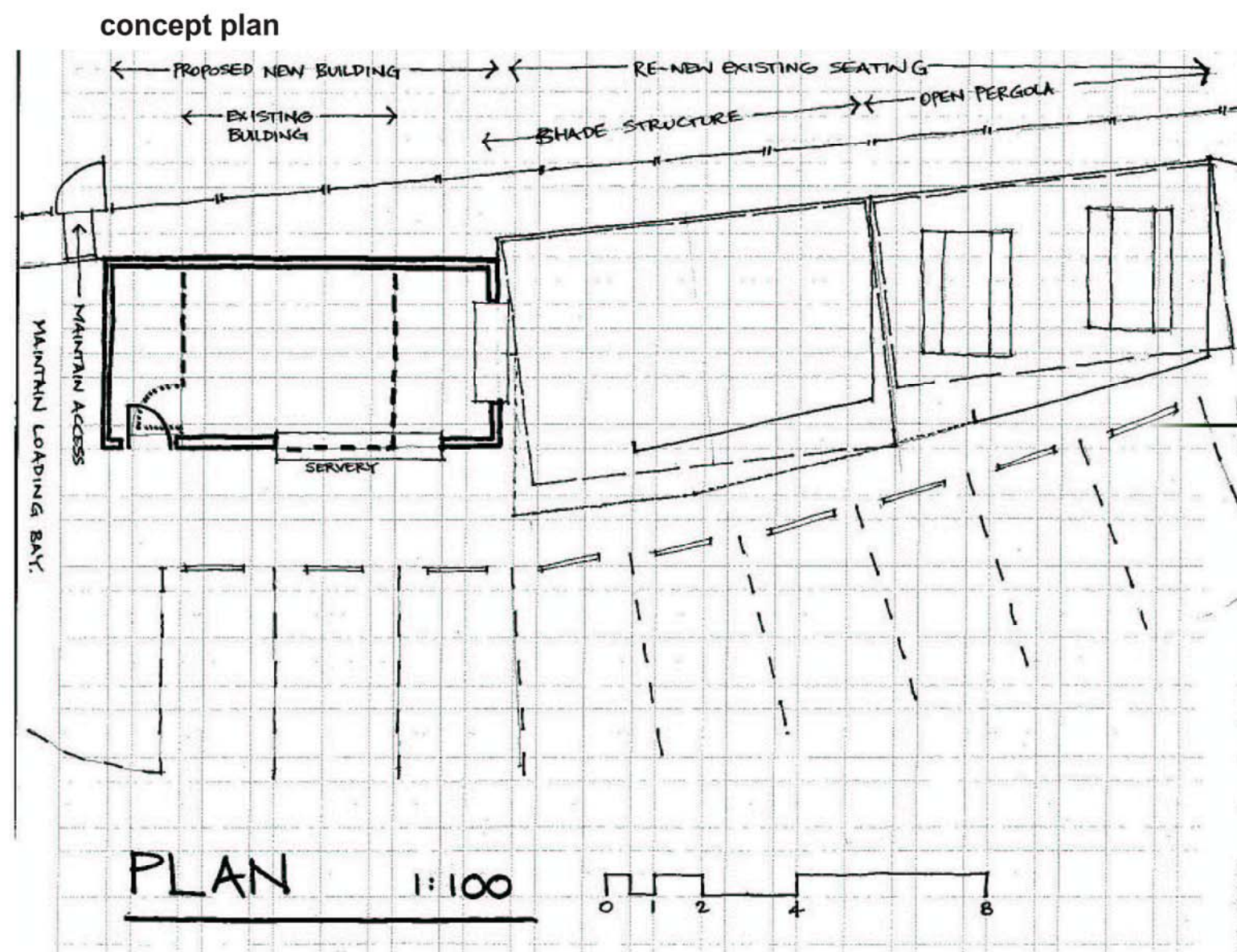
- Northern Beach Access Path
Refer Note #13
- • • Bicentennial Coastal Walk



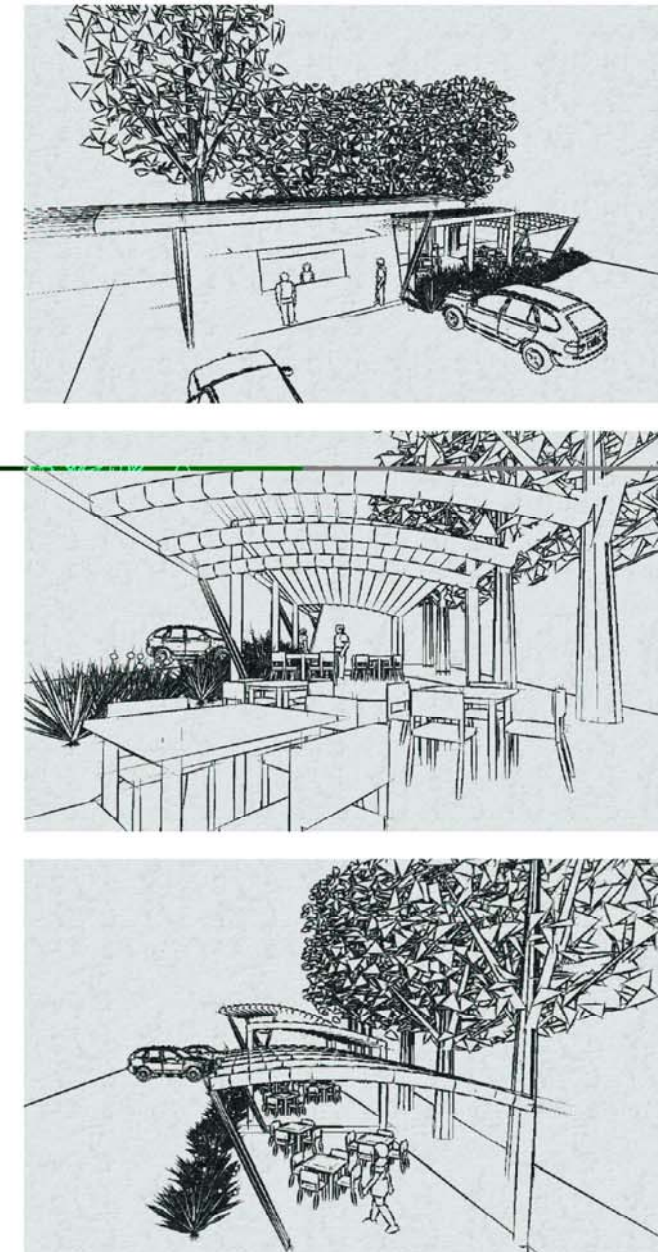
beaches draft plan of management
december 2005
sheet one

bilgola beach

FIGURE 25



perspectives



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sheet one

bilgola beach