

## Bennetts Wharf



## 8 BENNETTS WHARF

This chapter applies to reserved Crown Land known as Bennets Wharf Reserve, located on the north western shores of Pittwater at Coasters Retreat (refer Figure 8-1). Bennets Wharf is one of two public wharves servicing the residents of Coasters Retreat.

Figure 8-1 | Bennets Wharf Location Plan



Aerial photography - Jan 2005 (Licensed from Sinclair Knight Merz.)  
This plan is not survey accurate.

The reserve area covered within this plan is identified on the survey plan (refer Figure 8-2), illustrating the wharf extents and gazetted reserve boundary.



## 8.1 WHARF PROFILE

Bennets Wharf is one of only two public wharves at Coasters Retreat. It serves the residents of northern Coasters Retreat, with access via the Ku-ring-gai Chase National Park. The residential zone is set back from the shoreline approximately 30m within the National Park forming a buffer to properties. No surfaced roadway exists within the buffer zone only a connecting footpath along the full length with many informal access tracks.

A description of the Wharf Reserve, structure, related features and management is summarised in the table below.

Table 8.1 | Bennets Wharf Reserve Profile

<i>Site name:</i>	Bennets Wharf Reserve
<i>Address:</i>	Accessed from informal access track through Ku-ring-gai Chase National Park.
<i>Reserve:</i>	<b>Crown Reserve:</b> Bennett's Wharf Reserve (R1010809), gazetted for Access on 13 May 2005, comprising Lot 7020
<i>Ownership:</i>	State of New South Wales as Crown Land administered by Department of Lands under <i>Crown Lands Act 1989</i>
<i>Management:</i>	Bennets Wharf (R1010809) Reserve Trust (appointed 13 May 2005) charged with care, control and management
<i>Trust Manager:</i>	Pittwater Council manages the affairs of the Trust
<i>Area:</i>	Approx. 1565 square metres
<i>Existing Uses:</i>	Public access – general public, commercial ferries, water taxis and commuter boats Passive & active recreation
<i>Access</i>	Boat access from mainland Jetty adjoins informal access track through National Park.
<i>Zoning:</i>	Pittwater Local Environmental Plan 1993 7(a1) – Environmental Protection - Waterways
<i>Adjacent Zoning:</i>	6(a1) – Waterways Recreation 6(d) – National Park and State Recreation Area 2(a) – Residential 'A'
<i>Condition:</i>	Wharf subject to infestation of white ants in joists, planks, toe rails and pile tops. Replacement of all parts recommended. ( <i>Docker Smith Pty Ltd – 3<sup>rd</sup> April 2006</i> ). Small section at shore end replaced, ongoing inspection and works.
<i>Maintenance:</i>	Pittwater Council: <ul style="list-style-type: none"> <li>- Timber / structural repair</li> <li>- Graffiti removal and painting</li> <li>- Domestic waste removal</li> <li>- General repairs to buildings, shelters</li> </ul>
<i>Assets:</i>	32m timber jetty – railing to one side, timber jetty head (approx. 5x5m), fixed timber access steps, weatherboard shelter shed (inc notice board, post box, seating), lighting, signage
<i>Unattached Assets:</i>	Domestic waste 'wheelie' bins (approx 6-12no – dependent on seasonal use) chained to jetty handrail Timber bench (resident owned)

<i>Leases / Licences:</i>	None
<i>Income:</i>	None
<i>Caveats / Easements:</i>	n/a

## 8.2 USER ANALYSIS

A desk top study of the principle user group (Coasters Retreat residents) has been undertaken to ascertain the number of wharf users and specifically boat tie-up use levels. Results suggest currently no permanent residents utilise Bennets Wharf as a tie-up facility for commuter boats. It was noted two (2) boats (suggested to belong to occasional holiday residents) are attached to an old pontoon at the wharf.

The old pontoon roped to the wharf structure currently provides at least five (5) informal boat tie-up spaces with no additional boats / dinghies tied to the shore line / vegetation. The majority of boat users prefer to tie their boats adjacent to their property on the derelict stone groynes and timber jetties. A few smaller vessels are beached within the National Park 'buffer zone'.

User summary:

- Low commuter use ie. ferry / water taxi
- Low level commuter boat tie-up
- Pick-up / drop-off facility
- Domestic waste collection (within provided 'wheelie' bins)
- Consumable goods deliveries / collection ie. groceries / newspapers
- Mail delivery / collection point / seating
- Public notice board (information and social hub)
- Passive and active recreation

## 8.3 PLANNING GUIDELINES

### Land Tenure

Bennets Wharf Reserve is owned by the Department of Lands. On 13 May 2005 the reserve was gazetted (R1010809), being 10 metres each side and around the head of Bennets Wharf to approximately High Water Mark (refer Figure 8-2). The public purpose of the reserve is 'Access'.

Pittwater Council was appointed Corporate Manager of Bennets Wharf Reserve Trust on 13 May 2005. The trust is charged with the care, control and management of the reserve under s.92 of the Crown Lands Act, 1989 and Council manages the affairs of the trust.

### Land Zoning

The reserve area is located within the Pittwater Local Government Authority and zoned under the Pittwater Local Environmental Plan (1993). The Bennets Wharf Reserve is zoned **7(a1) – Environmental Protection - Waterways** (refer Figure 8-3) and subject to the objectives

specified in Part 1 of Schedule 11 (refer Section 3.3) and controls defined in Part II General Restrictions on Development of Land.

Land adjoining the wharf reserve is zoned 6(d) National Park and State Recreation Area, residential housing, zoned 2(a) - Residential 'A' and 6(a1) – Waterways Recreation (PLEP 1993).

The permissible and prohibited developments in the subject reserve area have been outlined in Table 8.2 – Bennets Wharf Reserve Planning Policy Guidelines Table and acceptable / unacceptable activities in Table 8.3 – Bennets Wharf Reserve Management Guidelines Table.

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Figure 8-3 | Bennets Wharf Reserve Zoning Plan (PLEP 1993)

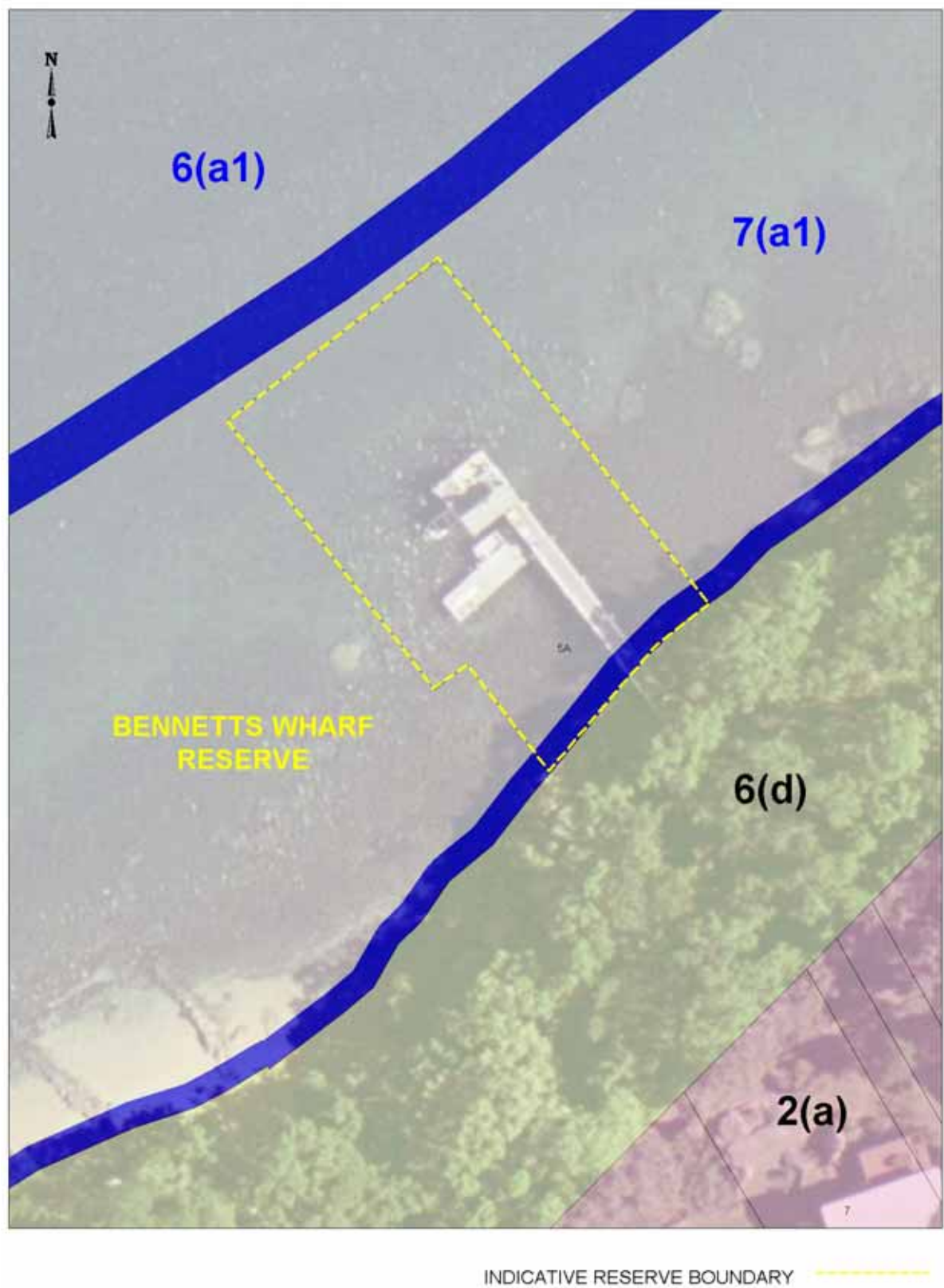


Table 8.2 | Bennets Wharf Reserve Planning Policy Guidelines Table

<b>Without Development Consent</b> Permissible Uses 'exempt' development (may require approval under Part V of the EPA Act 1979)	<b>Only with Development Consent</b> Permissible Uses requiring Development Consent	<b>Prohibited Uses</b> Including but not limited to the following
Refurbishment of Bennets Wharf / construction of new pontoon generally in accordance with this Plan of Management as permissible under SEPP (Infrastructure) 2006		
Part II – General Restrictions: Zone 7(a1) (PLEP 1993) <ul style="list-style-type: none"> <li>- <u>Aids to Navigation</u> – construction by or for                              relevant authority;</li> <li>- <u>Estaurine Habitats</u></li> <li>- <u>Moorings</u> (in existence at the date of                              coming into operation of PLEP 1993) –                              where such moorings are subject of an                              occupation licence issued under the                              Maritime Services Act 1935</li> <li>- <u>Recreational activities</u></li> </ul> Exempt Development – Region 1 (Part B DCP 22) selected applicable items: <ul style="list-style-type: none"> <li>- <u>Garbage storage enclosures / structures</u></li> <li>- <u>Navigational Aids</u> (as above)</li> </ul>	Part II – General Restrictions: Zone 7(a1) (PLEP 1993) <ul style="list-style-type: none"> <li>- <u>Drainage</u></li> <li>- <u>Estaurine Habitat Regeneration</u></li> <li>- <u>Transport services and facilities</u>                              associated with the waterway (other than                              helipads etc.)</li> <li>- <u>Utility installations</u></li> </ul>	Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.



Table 8.3 | Bennets Wharf Reserve Management Guidelines Table

<b>Acceptable Activities</b> Including but not limited to the following: (may require Council Permit and / or referral to Council)	<b>Unacceptable Activities</b> Including but not limited to the following:
<ul style="list-style-type: none"> <li>- advertising (temporary) to community noticeboards (max A3 size, otherwise subject to Council approval)</li> <li>- boating activities using non-powered watercraft (windsurfers, dinghy sailers, canoes, etc.) subject to Waterways Authority approval</li> <li>- Dinghy &amp; Boat Storage (in accordance with Council Policy No.26 <i>Storage of Craft – Dinghies and Boats</i>)</li> <li>- feral animal control and eradication (treat as required)</li> <li>- licensing of commuter vessel owners for tie-up berths subject to Council approvals</li> <li>- licensing of commercial operators subject to Council approvals</li> <li>- signage: compliance, directional, interpretive, identification (in accordance with Council Policy No.129 <i>Signs - Council's Facilities</i>)</li> <li>- storage / collection and transfer of domestic waste</li> <li>- storage of residents' wheelbarrows / trolleys subject to availability of space and having regard to public safety</li> <li>- temporary activities or events that require a casual booking or permit from Council, or a lease or licence under the Crown Lands Act, 1989, that are consistent with Council's criteria for approvals (in accordance with Council Policy No. 93 <i>Reserves, Beaches and Headlands Booking Policy</i>)</li> <li>- temporary storage or removal of 'Council Clean Up' / 'Clean Up Australia Day' / 'Weed Collection' rubbish</li> </ul>	<ul style="list-style-type: none"> <li>- advertising</li> <li>- bike riding</li> <li>- cleaning of fish or any marine item on any part of the wharf structure</li> <li>- dispersal of and activities that encourage the spread of noxious aquatic weeds</li> <li>- diving or jumping from the wharf</li> <li>- fishing</li> <li>- gaming</li> <li>- harvesting of oysters or shellfish from the wharf structure</li> <li>- obstructing access or leaving goods in dangerous condition</li> <li>- placing or tying fish traps or crab nets to or adjacent to the wharf</li> <li>- private alienation or encroachment</li> <li>- recreational motor vehicles, including four-wheel driving, motorbike or trail bike riding, or similar</li> <li>- skateboarding</li> <li>- unauthorised dumping of refuse including building materials, soil, fill, garden wastes and the like</li> </ul>

## 8.4 LEASES, LICENCES & OTHER ESTATES

There are currently no leases, licences or other estates applicable to Bennets Wharf Reserve. Subject to the consent of the Minister and the relevant provisions of the *Crowns Land Act 1989*, this plan authorises the future licensing to commuter vessel owners for tie-up berths located at and commercial operators using Bennets Wharf. Refer section 4.7.

It is anticipated approximately ten (10) commuter vessel tie-up berths available for licence could be accommodated at Bennets Wharf Reserve. The provision of designated vessel tie-up licences would be established in coordination with wharf improvements, namely the removal of the redundant pontoon, provision of tie-up rings and access ladders and the potential future addition of a purpose built commuter boat tie-up pontoon.

## 8.5 MANAGEMENT STRATEGY / WORKS PROGRAMME

Currently the provision of commuter vessel tie-up berths at Bennets Wharf Reserve accommodates a very low user demand. The use of informal attachment to stone groynes will be phased out and designated vessel tie-up locations will be provided to improve safety and wharf management.

Improvement works in response to user concerns and to accommodate vessel tie-up licence schemes (refer Figure 8-4 Bennets Wharf Reserve Concept Sketch) will include:

<i>Description</i>	<i>Indicative Cost</i>
Installation of safety equipment ('angel' ring / signage)	\$500
Continued monitoring of white ant infestation, including replacement of infested timber (5 year programme)	\$150,000
Improved domestic waste storage & access – extension of wharf structure behind existing shed to allow for bin relocation. Bin area to include screening and signage.	\$25,000
Option A: Boat tie-up facilities to existing wharf structure (approx 5-10 licensed spaces) – tie-up rings / access ladders / signage	\$12,000
Option B: Boat tie-up facility (pontoon) with berth dividers and access via ladder (approx 10-12 licensed spaces)	\$35,000

General maintenance works:

Wharf Inspections (refer 4.9)

Domestic waste removal (twice weekly with increased frequency in summer months)

Graffiti removal & painting (as required)

Figure 8-4 | Bennets Wharf Reserve Concept Sketch  
 (Note: Indicative only – concept subject to further detailed design development)

