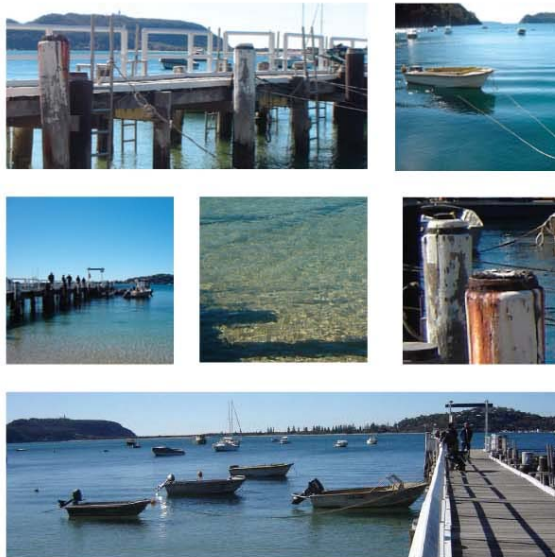


# Mackerel Beach Wharf



This chapter applies to reserved Crown Land known as Mackerel Beach Wharf Reserve, located at Great Mackerel Beach on the north-western foreshore of Pittwater (refer Figure 23-1). Mackerel Beach Wharf is the only public wharf at Great Mackerel Beach and services the 120 (approx) residents who live there.



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

Figure 23-1 | Mackerel Beach Wharf Location Plan

The reserve area covered within this Plan is identified on the survey plan (refer Figure 23-2), illustrating the gazetted reserve boundary.

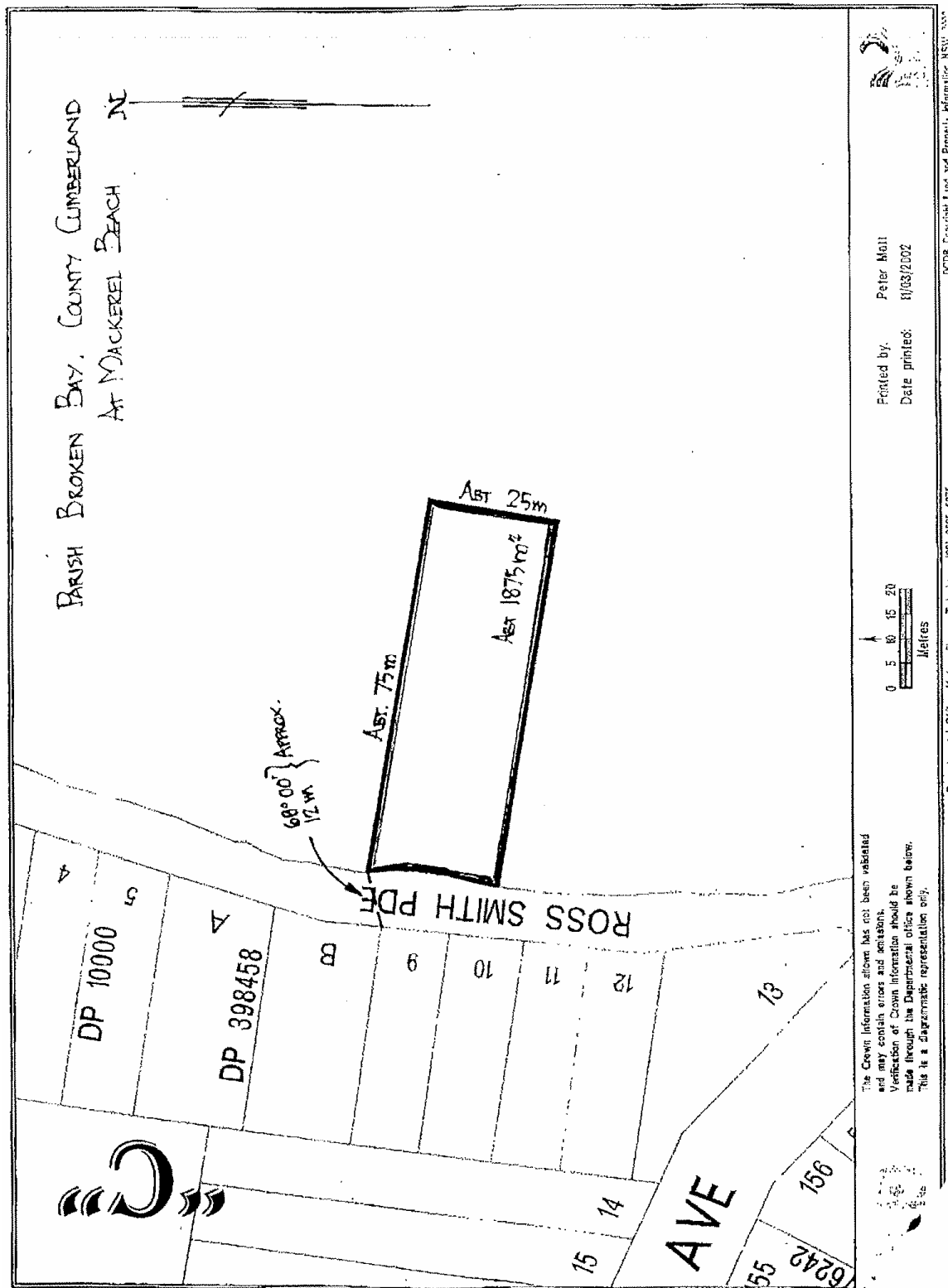


Figure 23-2 Mackerel Beach Wharf Reserve survey Plan

## WHARF PROFILE

Mackerel Beach Wharf is located centrally on Great Mackerel Beach. The wharf is accessed via Ross Smith Parade and an informal footpath to the rear of the beach. Residents generally use wheelbarrows to transport goods etc. from the wharf to their homes. Vehicles are not allowed at Great Mackerel. The wheelbarrows are stored on the foreshore at the entry to the wharf and form a significant part of the wharf use.

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

Table 23.1 | Mackerel Beach Wharf Reserve Profile

Site name:	Mackerel Beach Wharf Reserve
Address:	Accessed via Ross Smith Parade, Great Mackerel
Reserve:	<b>Crown Reserve:</b> Mackerel Beach Wharf Reserve (R1004208), gazetted for Access on 22 November 2002, comprising Lot 7016
Ownership:	State of New South Wales as Crown Land administered by Department of Lands under <i>Crown Lands Act 1989</i>
Management:	Mackerel Beach Wharf (R1004208) Reserve Trust (appointed 22 November 2002) charged with care, control and management
Trust Manager:	Pittwater Council manages the affairs of the Trust
Area:	Approx. 1875 square metres
Existing Uses:	Public & commercial access – general public, commercial services, water taxis and commuter boats Passive & active recreation
Access	Boat access from mainland (generally Palm Beach) Access track via Ross Smith Parade
Zoning:	Pittwater Local Environmental Plan 1993 7(a1) Environment Protection – Waterways 6(a) Existing Recreation 'A'
Adjacent Zoning:	6(a1) Waterways Recreation 2(a) Residential 'A'
Condition:	Generally good, many sections / parts have been recently replaced. Steel support channels (southern steps) rusting, paintwork to wharf head deteriorating and minor wear and tear ( <i>Docker Smith Pty Ltd – 3<sup>rd</sup> April 2006</i> )
Maintenance:	Pittwater Council: Timber / structural repair Graffiti removal and painting Domestic waste removal General repairs to buildings, shelters
Assets:	65m timber jetty – railing to one side, timber jetty head (approx. 5x7m), 2no fixed timber access steps (no landings) to either side of head, 2no weatherboard shelter sheds to shore entry at Ross Smith Parade (southern shed: waiting / storage area (inc notice board, seating) / northern shed: domestic waste bin

		storage area), lighting & signage
Unattached Assets:		Domestic waste 'wheelie' bins (number varies according to season)
Leases / Licences:		Fifteen (15) licence agreements (refer 23.4)
Income:		15 licence fee agreements at approx. \$250 per year (rate in accordance with Waterways Swing Mooring Licence Fees)
Caveats / Easements:		n/a

## 23.1 USER ANALYSIS

A desk top study of the principle user group (Mackerel Beach residents) has been undertaken to ascertain the number of wharf users and specifically boat tie-up use levels. Currently fifteen (15) residences use Mackerel Beach Wharf as a tie-up facility for their commuter boats (regulated by Licence agreement). Commuter boats are secured via a pulley system and accessed via ladders from the wharf jetty. Currently a further ten (10) residents are on the waiting-list for vessel tie-up berths at the wharf. Additional boats / dinghies are currently either, tied to the shore line / vegetation, beached or stored on private land.

User summary:

- Medium commuter use i.e. ferry / water taxi
- Commuter boat tie-up
- Non-powered watercraft storage area (foreshore)
- Pick-up / drop-off facility
- Domestic waste collection (within provided 'wheelie' bins)
- Construction / bulky goods deliveries (via trailer from wharf)
- Consumable goods deliveries / collection ie. groceries / newspapers
- Mail delivery / collection point
- Public notice board (information and social hub)
- Passive and active recreation

## 23.2 PLANNING GUIDELINES

### Land Tenure

Mackerel Beach Wharf Reserve is owned by the Department of Lands. On 22 November 2002 the reserve was gazetted (R1004208), being 10 metres each side and around the head of Mackerel Beach Wharf to approximately High Water Mark (refer Figure 23-2). The public purpose of the reserve is 'Access'.

Pittwater Council was appointed Corporate Manager of Mackerel Beach Wharf Reserve Trust on 22 November 2002. 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.

A Plan of Management for Mackerel Beach Wharf Reserve was prepared in accordance with the *Crown Lands Act 1989* and adopted on 11 August 2003. This plan (Pittwater Public Wharves Draft Plan of Management) replaces the previously adopted Mackerel Beach Wharf Reserve POM.

#### Land Zoning

The reserve area is located within the Pittwater Local Government Authority and zoned under *Pittwater Local Environmental Plan (1993)*. The Mackerel Beach Wharf Reserve is zoned **7(a1) Environment Protection – Waterways** and **6(a) Existing Recreation ‘A’** (refer Figure 23-3) and subject to the objectives specified in Part 3 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 reservation local road (Ross Smith Parade), 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 23.2 – Mackerel Beach Wharf Reserve Planning Policy Guidelines Table and Acceptable / Unacceptable activities in Table 23.3 – Mackerel Beach Wharf Reserve Management Guidelines Table.

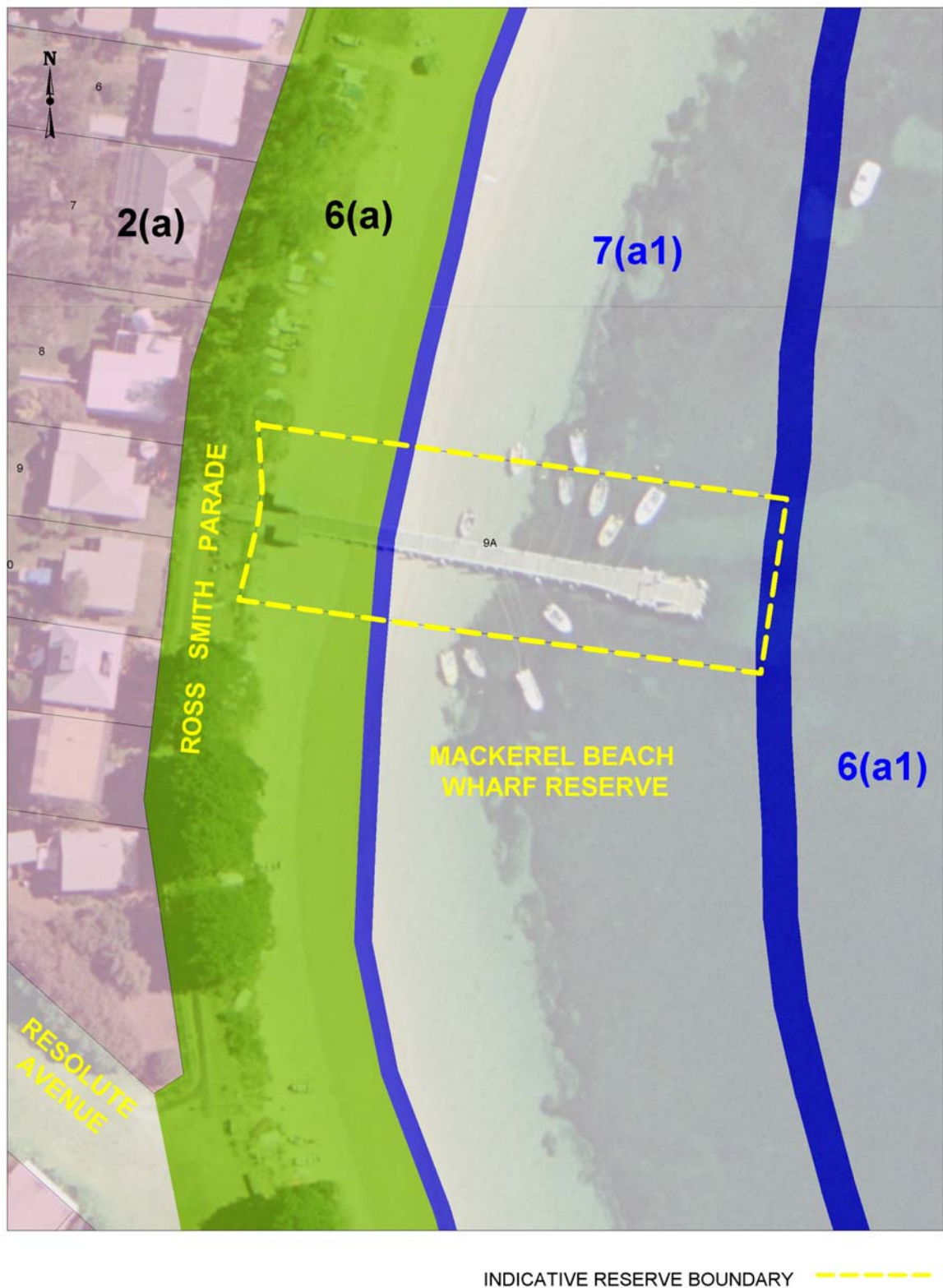


Figure 23-3 | Mackerel Beach Wharf Reserve Zoning Plan (PLEP 1993)

Table 23.2 | Mackerel Beach 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 Mackerel Beach Wharf / construction of new wharf head generally in accordance with this POM as permissible under SEPP (Infrastructure) 2006		
<p>Part II – General Restrictions: Zone 6(a)                      (PLEP 1993)  <u>Lease Agreements</u> ie. Boat Tie-up Licence                      Scheme</p> <p><u>Maintenance / minor works</u> – in accordance with                      Management Strategy / Works Programme,                      including but limited to the following:</p> <ul style="list-style-type: none"> <li>- bush regeneration (including weed removal)</li> <li>- foreshore protection measures</li> <li>- earthworks to construct structures (ie. access ramp)</li> <li>- fencing including security, protective and temporary fencing</li> <li>- footpaths, boardwalks, minor bridges, steps and ramps</li> <li>- fire hazard reduction activities</li> <li>- land restoration works</li> <li>- landscaping</li> <li>- lighting of reserve</li> <li>- minor drainage, stormwater, erosion and sediment control works</li> <li>- upgrading of boat tie-up and commuter facilities</li> </ul>	<p>Part II – General Restrictions: Zone 6(a)                      (PLEP 1993)  <u>Major Works / Permanent Structures</u> – in                      accordance with Management Strategy / Works                      Programme, including but limited to:</p> <ul style="list-style-type: none"> <li>- drainage, stormwater, erosion and sediment control works (major ie. detention basin)</li> <li>- seawall and revetment structures</li> </ul>	<p>Any purpose other than a purpose for which                      development may be carried out without                      development consent or only with development                      consent.</p>

<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
<p><u>Picnics and barbecues</u> and associated facilities</p> <p>Part II – General Restrictions: Zone 7(a1) (PLEP 1993)</p> <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> <p>Exempt Development – Region 1 (Part B DCP 22) selected applicable items:</p> <ul style="list-style-type: none"> <li>- <u>Garbage storage enclosures / structures</u></li> <li>- <u>Navigational Aids</u> (as above)</li> </ul>	<p>Part II – General Restrictions: Zone 7(a1) (PLEP 1993)</p> <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>	<p>Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.</p>

Table 23.3 | Mackerel Beach 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>- dog swimming</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> <li>- unleashed dogs</li> </ul>

### 23.3 LEASES, LICENCES & OTHER ESTATES

There are currently fifteen (15) licence agreements applicable to Mackerel Beach Wharf Reserve. The licence agreements allow for the tie-up of commuter vessels and are for a period of not longer than 12 months, in accordance with s108 of the *Crowns Land Act 1989*. Licence agreements for vessel tie-up facilities are issued by the Mackerel Beach Wharf Reserve Trust, administered by the Trust Manager, Pittwater Council. A current licence label must be adhered to the designated vessel and be clearly visible at all times.

The tie-up licence fees are calculated in accordance with the current Waterways Swing Mooring Licence Fee rates. All income received from the licence agreements is retained in a designated 'Boating Facilities' account and expended on maintenance and capital improvements of Pittwater boating facilities managed and maintained by Council. Refer section 4.7.

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 of further tie-up berths located at and commercial operators using Mackerel Beach Wharf. Refer section 4.7.

Further vessel tie-up provision and licences will be developed with regard to user analysis and proposed future improvement works strategies. However, the current berth width at Mackerel Beach Wharf of 4–4.5m is to be retained.

### 23.4 MANAGEMENT STRATEGY / WORKS PROGRAMME

Currently the provision of commuter vessel tie-up berths at Mackerel Beach Wharf Reserve satisfies a medium user demand. Licence agreements for fifteen (15) designated vessel tie-up locations are established. Further vessel tie-up provision and an expansion of the Temporary Licence Agreement would be preferable however, to reduce the current wait-list of applicants and respond to the needs of commuter boat users at Mackerel Beach.

Proposals could include the following:

- additional tie-up rings / ladders coordinated with the establishment of a staggered boat tie-up system (boats tied via a long or short pulley system dependent upon neighbouring licensees and boat type / size). The proposal may require a reorganisation of current boat tie-up locations; and
- extension of wharf head to deeper water (alleviate shallow water problems for ferry use etc.) and increase number of vessel tie-up berths to wharf accordingly.

## Works Programme

Improvement works in response to user concerns and to accommodate further vessel tie-up licence schemes (refer Figure 23-4 Mackerel Beach Wharf Reserve Concept Sketch) will include:

Description	Indicative Cost
Install safety equipment ('angel' ring / signage)	\$500
Amendment to berth configuration – additional tie-up rings / access ladders / signage as required	\$6000
Extension of the wharf structure (approx. 15m) with additional boat tie-up facilities (10 licences) – tie-up rings / access ladders / signage	\$60,000
Construction of dedicated domestic waste bin storage area - location to be determined during the detailed design stage.	\$15,000
Wheelbarrow / trolley storage area (necessity, design and location to be determined at the detailed design stage)	\$3,000
Construction of roof extension between existing shelter sheds providing increased protection from weather at waiting / social area	\$7,500
Provision of non-powered watercraft storage facility (within Mackerel Beach Foreshore)	\$2,000

### General maintenance works:

- wharf inspections (refer 4.9)
- domestic waste removal (twice weekly with increased frequency in summer months)
- Graffiti removal & painting (as required)

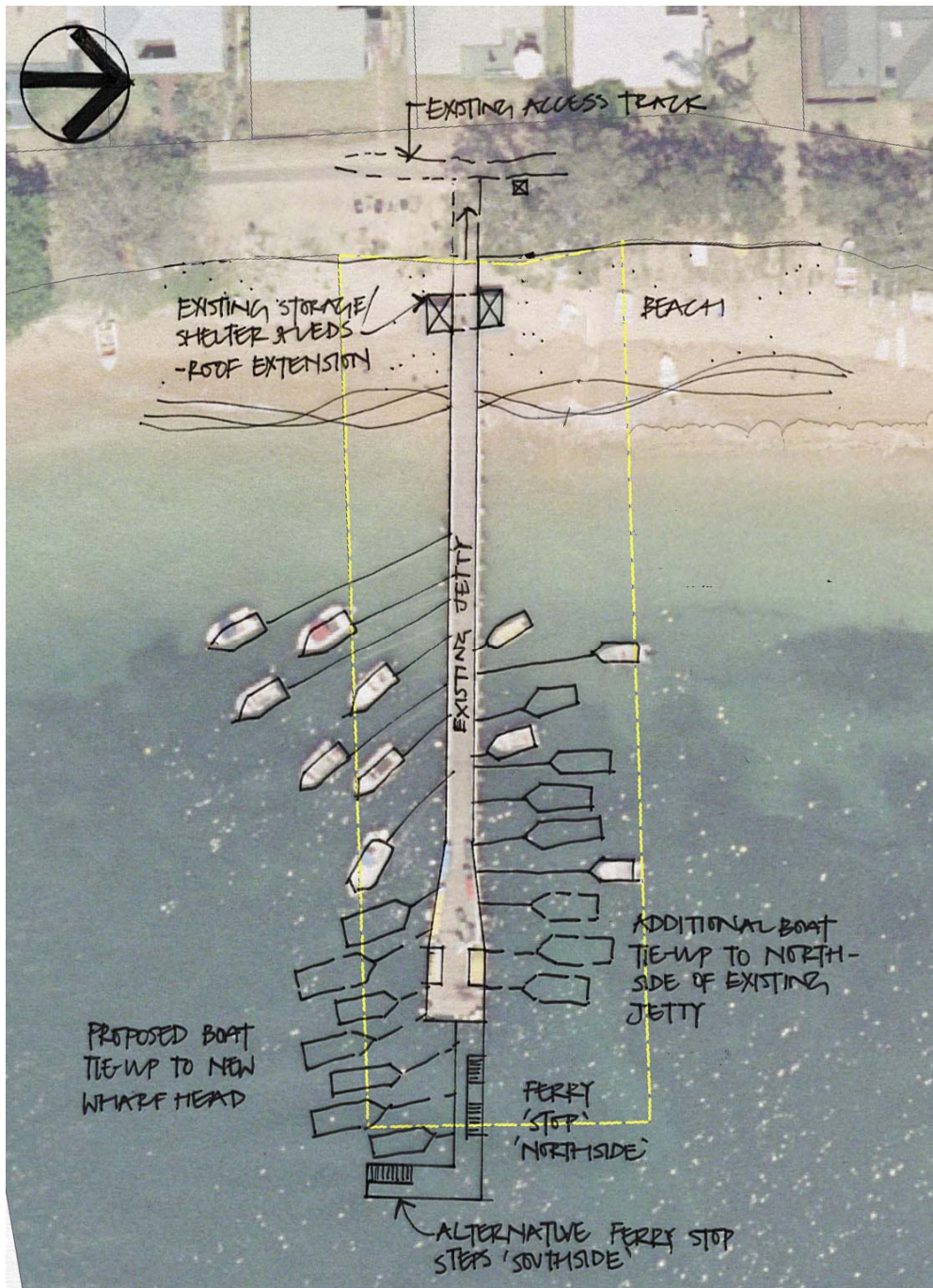


Figure 23-4 | Mackerel Beach Wharf Reserve Concept Sketch (Amended)

(Note: Indicative only – concept subject to further detailed design development)

Council will consult the community of Great Mackerel Beach to finalise their domestic waste facility at the detailed design stage of the project.

Wheelbarrow / trolley storage area – necessity, design and location to be determined at the detailed design stage.

The current berth width at Mackerel Beach Wharf of 4-4.5m be retained.

Council will consult the wharf representative and Associations during the detailed design stage, following further investigations on water depth, environmental studies or issues relating to the wharf structure / footprint.