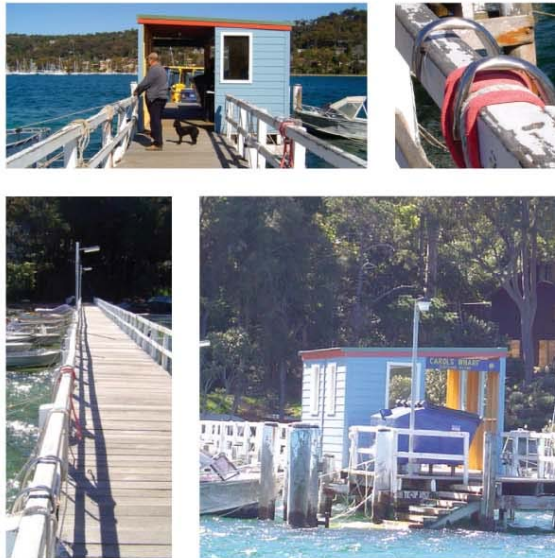


Carols Wharf



13 CAROLS WHARF

This chapter applies to reserved Crown Land known as Carols Wharf Reserve, located on the southern side of Scotland Island (refer Figure 13-1). Carols Wharf is one of five public wharves, in addition to a number of private jetties on the island. The wharf is the longest public wharf in Pittwater.



Figure 13-1 | Carols Wharf Location Plan

The reserve area covered within this Plan is identified on the survey plan (refer Figure 13-2), illustrating the wharf extents and gazetted reserve boundary.

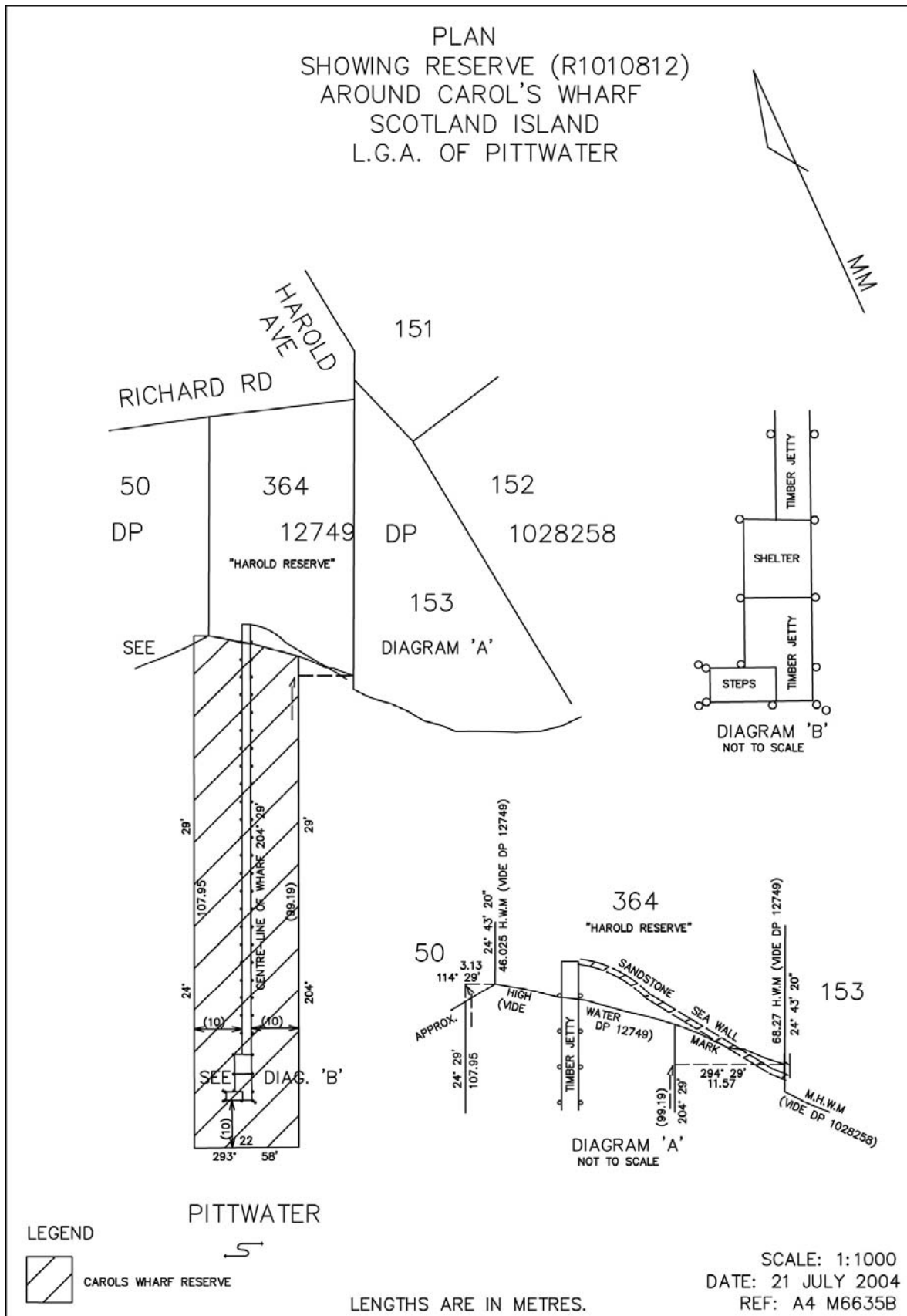


Figure 13-2 | Carol's Wharf Reserve Survey Plan

13.1 WHARF PROFILE

Carols Wharf on the south side of Scotland Island forms a significant facility for commuter boat tie-up and maintains a high user demand. The wharf is accessed via Harold Street and a set of in-ground timber steps through Harold Reserve (an overall descent of approx 11m). The wharf is subject to inundation during the highest tides (king tides) which are generally infrequent.

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

Table 13.1 | Carols Wharf Reserve Profile

Site name:	Carols Wharf Reserve
Address:	Accessed from Harold Street / Richard Road, Scotland Island
Reserve:	Crown Reserve: Carols Wharf Reserve (R1010812), gazetted for Access on 13 May 2005, comprising Lot 7113
Ownership:	State of New South Wales as Crown Land administered by Department of Lands under <i>Crown Lands Act 1989</i>
Management:	Carols Wharf (R1010812) Reserve Trust (appointed 13 May 2005) charged with care, control and management
Trust Manager:	Pittwater Council manages the affairs of the Trust
Area:	Approx. 2275 square metres
Existing Uses:	Public & commercial access – general public, commercial services, water taxis and commuter boats Passive & active recreation
Access	Boat access from mainland Timber in-ground steps and handrail via Harold Reserve from Harold Street
Zoning:	Pittwater Local Environmental Plan 1993 6(a1) - Waterways Recreation W2 - Residential Waterways
Adjacent Zoning:	6(a) – Existing Recreation ‘A’ 2(a) – Residential ‘A’
Condition:	Longest wharf in Pittwater and one of the oldest. Generally good, some wear to piles, specifically pile tops are rotten or in poor condition, minor rusting to bolts & nuts of capwales, repainting required. (<i>Docker Smith Pty Ltd – 3rd April 2006</i>)
Maintenance:	Pittwater Council: Timber / structural repair Graffiti removal and painting Domestic waste removal General repairs to buildings, shelters
Assets:	105m timber jetty – railing to two sides, timber jetty head (approx. 4x10m), fixed timber

	access steps (no landing), weatherboard shelter shed (inc seating to 2 sides (no general noticeboard)), lighting (1 column light to wharf head, 2no column lights to jetty length)
Unattached Assets:	Domestic waste skip (large), ferry 'call' flag
Leases / Licences:	None
Income:	None
Caveats / Easements:	n/a

13.2 USER ANALYSIS

A desk top study of the principle user group (Scotland Island residents) has been undertaken to ascertain the number of wharf users and specifically boat tie-up use levels. Results suggest approximately forty- two (42) residences currently use Carols Wharf as a tie-up facility for their commuter boats.

The wharf currently provides approx. 18 (east side) and 24 (west side) informal boat tie-up locations with additional boats / dinghies stored on the shoreline / in Harold Reserve (approx 7), canoes / surf boards / knee boards stored in a rack in Harold Reserve (approx 15) and a (1) sail boat stored as a permanent attachment at the jetty entry. Commuter boats are generally secured and accessed via a pulley system with ladder access (mixed types and condition) over the timber jetty handrail.

Carols Wharf maintains a high user demand for storage of commuter boats on the south side of the island. Available spaces are full which can cause frustration and arguments. Use is generally passive but as residents leave and join the island community boat tie-up locations at Carols Wharf can be challenging.

User summary:

- High commuter use i.e. ferry / water taxi
- Commuter boat and non-powered watercraft (i.e. rowboat) tie-up
- Pick-up / drop-off facility
- Domestic waste collection (within provided bins)
- Consumable goods deliveries / collection i.e. groceries / newspapers
- Public notice display area (information and social hub)
- Passive and active recreation

13.3 PLANNING GUIDELINES

Land Tenure

Carols Wharf Reserve is owned by the Department of Lands. On 13 May 2005 the reserve was gazetted (R1010812), being 10 metres each side and around the head of Carols Wharf to approximately High Water Mark (refer Figure 13-2). The public purpose of the reserve is 'Access'.

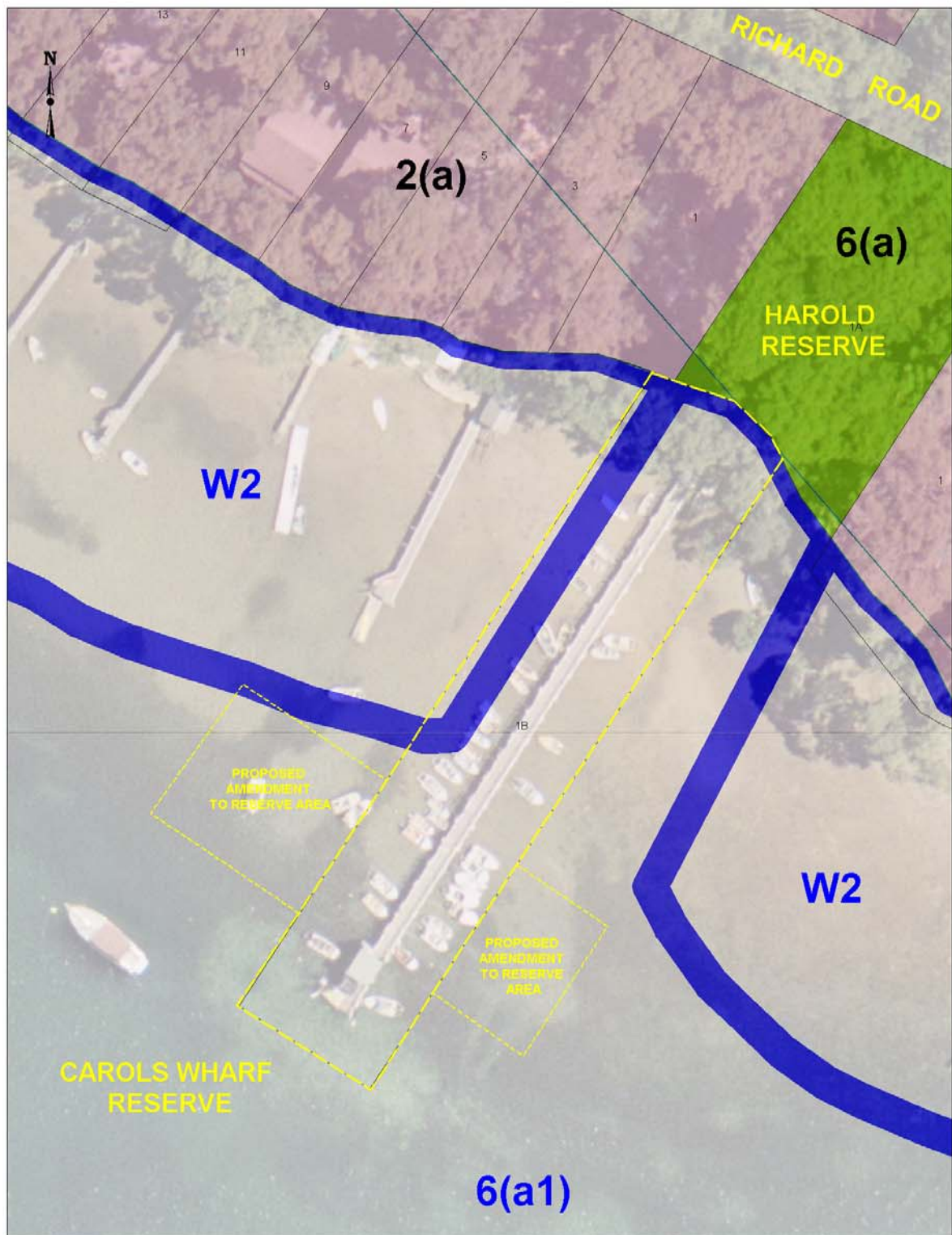
Pittwater Council was appointed Corporate Manager of Carols Wharf Reserve Trust on 13 May 2005. The trust is charged with the care, control and management of the reserve under s.92 of the Crown Lands Act, 1989 and Council manages the affairs of the Trust.

Land Zoning

The reserve area is located within the Pittwater Local Government Authority and zoned under the *Pittwater Local Environmental Plan (1993)*. Carols Wharf Reserve is zoned **6(a1) – Waterways Recreation** and **W2 – Residential Waterways** (refer Figure 13-3) 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 Existing Recreation 'A' (zoned 6(a)) and residential housing, zoned 2(a) - Residential 'A' (*PLEP 1993*).

The permissible and prohibited developments in the subject reserve area have been outlined in Table 13.2 – Carols Wharf Reserve Planning Policy Guidelines Table and Acceptable / Unacceptable Activities in Table 13.3 – Carols Wharf Reserve Management Guidelines Table.



INDICATIVE RESERVE BOUNDARY ———

Note: Aerial image may be subject to inconsistencies with mapping (illustrative only)

Figure 13-3 | Carols Wharf Reserve Zoning Plan (PLEP 1993)

Table 13.2 | Carols Wharf Reserve Planning Policy Guidelines Table

Without Development Consent Permissible Uses 'exempt' development (may require approval under Part V of the EPA Act 1979)	Only with Development Consent Permissible Uses requiring Development Consent	Prohibited Uses Including but not limited to the following
Refurbishment of Carols Wharf / construction of new pontoons generally in accordance with this POM as permissible under SEPP (Infrastructure) 2006		
Part II – General Restrictions: Zone 6(a1) (PLEP 1993) <ul style="list-style-type: none"> - <u>Aids to Navigation</u> – construction by or for relevant authority; - <u>Moorings</u> (in existence at the date of coming into operation of PLEP 1993) – maintenance, replacement or relocation within same mooring area of such moorings or of moorings which have been located and either erected or laid with the consent of Council; - <u>Recreational activities</u> Part II – General Restrictions: Zone W2 (PLEP 1993) <ul style="list-style-type: none"> - <u>Aids to Navigation</u> (as above) - <u>Moorings</u> (as above) - <u>Recreational activities</u> 	Part II – General Restrictions: Zone 6(a1) (PLEP 1993) <ul style="list-style-type: none"> - <u>Moorings</u> (other than moorings permitted without consent); - <u>Public wharves, jetties, pontoons</u> and boat launching ramps; - <u>Transport services and facilities</u> associated with the waterway (other than helipads etc.); - <u>Utility installations</u> Part II – General Restrictions: Zone W2 (PLEP 1993) <ul style="list-style-type: none"> - <u>Development ordinarily incidental</u> or subsidiary to development permissible with or without consent within Zone 2(a); - <u>Transport services and facilities</u> (as above) 	Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.
Exempt Development – Region 4 (Part B DCP 22) selected applicable items: <ul style="list-style-type: none"> - <u>Garbage storage enclosures / structures</u> - <u>Minor outbuildings</u> ie. shelter sheds, in 	Complying Development – Region 4 (Part B DCP 22) selected applicable items: <ul style="list-style-type: none"> - <u>Bridges, boardwalks, dinghy storage,</u> <u>landscaping, paths</u> etc. in public parks and recreation areas 	

Without Development Consent Permissible Uses 'exempt' development (may require approval under Part V of the EPA Act 1979)	Only with Development Consent Permissible Uses requiring Development Consent	Prohibited Uses Including but not limited to the following
zones other than non-urban - <u>Moorings</u> (as above) - <u>Navigational Aids</u> (as above) - <u>Park & Street Furniture</u> – eg. Seats, bins, public notice signs, and the like - <u>Wharves, jetties, pontoons</u> , and boat launching ramps or slipways		

Table 13.3 | Carols Wharf Reserve Management Guidelines Table

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

13.4 LEASES, LICENCES & OTHER ESTATES

There are currently no leases, licences or other estates applicable to Carols 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 and commercial operators using Carols Wharf. Refer section 4.7.

It is anticipated approximately forty (40) commuter vessel tie-up berths could be accommodated at the existing Carols Wharf Reserve under the Temporary Licence Agreement. The provision of designated vessel tie-up licences would be established in coordination with wharf improvements such as, provision of tie-up rings and access ladders and the potential future addition of a purpose built commuter boat tie-up pontoon to either side of the wharf structure.

13.5 MANAGEMENT STRATEGY / WORKS PROGRAMME

Currently the informal provision of commuter vessel tie-up berths at Carols Wharf Reserve does not satisfy the high user demand. The use of informal attachments to the wharf structure will be phased out and designated vessel tie-up locations will be provided to improve safety and wharf management. Proposals would include for the following, either as separate installations or a coordinated scheme:

- provision of tie-up rings / access ladders; and
- commuter boat tie-up facility - pontoons (east & west) with access ladders – refer Concept Plan (Figure 13-4.)

Carols Wharf Concept Plan

The proposed improvements at Carols Wharf aim to alleviate some of the management and safety issues currently observed. The works include the installation of pontoons or jetties perpendicular to either side of the existing wharf structure with inclined access ladders or ramps. Each 'spur' will accommodate a specific number of tie-up berths (approximately 14 eastside and 24 west side) with the end section of each designated 'No Tie-up' zones to allow for a 'drop off / pick up' facility.

The addition of pontoons or jetties will allow for approximately fifty-five (55) total commuter boat tie-up berths at Carols Wharf. It is envisaged the improvements at Carols Wharf will coordinate with proposed improvements at Tennis Wharf and Cargo Wharf providing a balanced dispersal of boat tie-up facilities around the island.

Subject to the proposed plan being adopted by Council, the Department of Lands has approved in principle amending the current reserve area to accommodate the proposed changes at Carols Wharf Reserve.

Works Programme

Improvement works in response to user concerns and to accommodate vessel tie-up licence schemes will include:

Description	Indicative Cost
Install safety equipment ('angel ring' / signage)	\$500
Install PLGA statutory signage	\$1000
Install general community noticeboard	\$500
Boat tie-up facilities to existing wharf structure (approx 30 licensed spaces) – tie-up rings / access ladders / signage Note: licensed spaces calculated without allowance for new pontoon facility	\$30,000
Construction of access ramp and commuter pontoon (ferry compatible) – 'drop off' zone only	\$70,000
Boat tie-up facility (pontoons) with berth dividers to east and west of existing wharf with access via ladders (refer Concept Plan) Note: allowance for approximately 50 licensed spaces (approx 35 pontoon licensed spaces and 15 tie-up ring licensed spaces on existing wharf structure)	\$80,000
Non-powered watercraft storage area (location and design to be further investigated and developed)	\$25,000

General maintenance works:

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

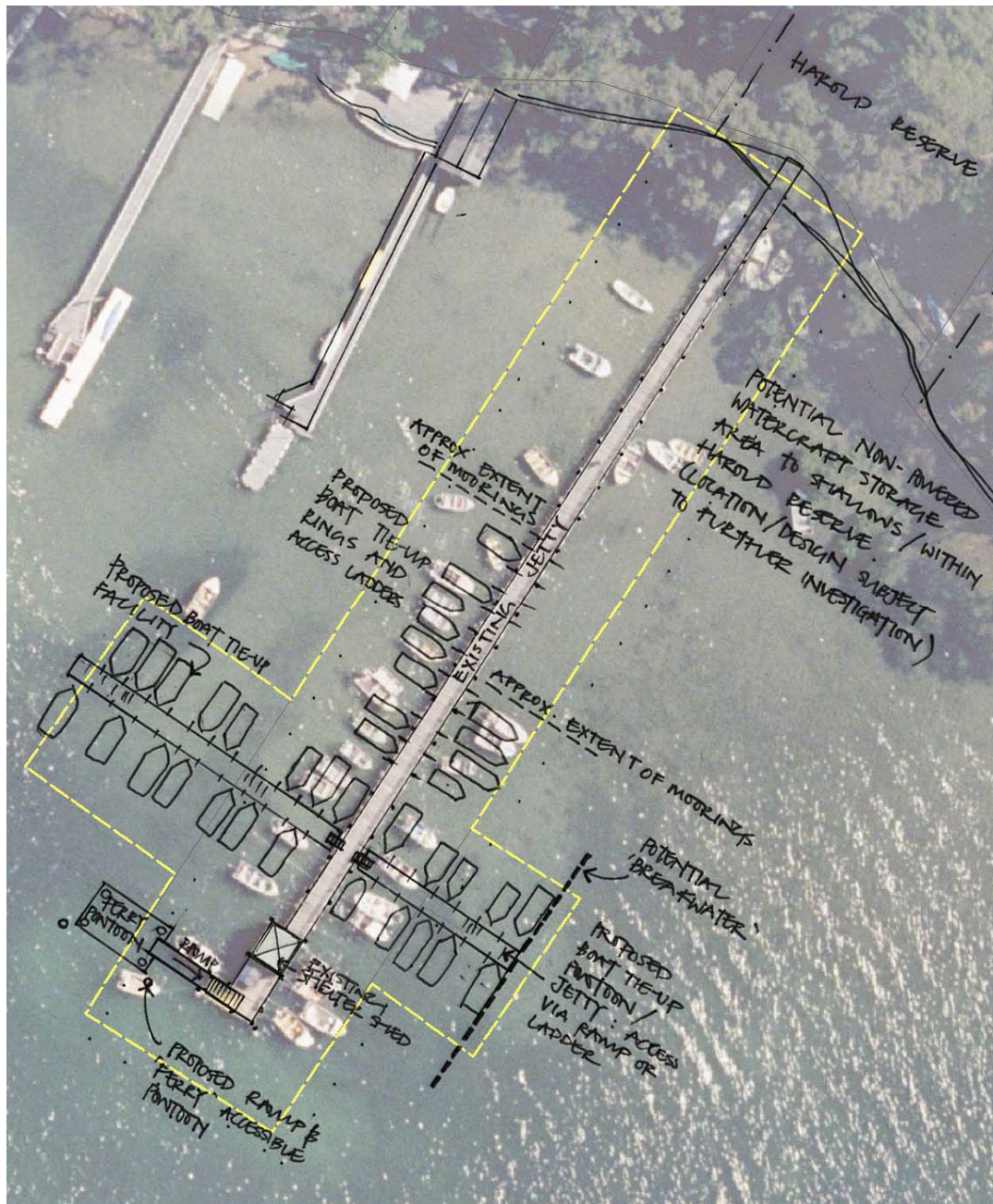


Figure 13-4 | Carols Wharf Reserve Concept Sketch

(Note: Indicative only – concept subject to further detailed design development / final location of proposed boat tie-up pontoons (east & west) to be reviewed following detailed water depth investigations)

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