

Bonnie Doon Wharf



9 BONNIE DOON WHARF

This chapter applies to reserved Crown Land known as Bonnie Doon Wharf Reserve, located on the north western shores of Pittwater at Coasters Retreat (refer Figure 9-1). Bonnie Doon Wharf is one of two public wharves servicing the residents of Coasters Retreat.



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

Figure 9-1 | Bonnie Doon Wharf Location Plan

The reserve area covered within this Plan is identified on the survey plan (refer Figure 9-2), illustrating the wharf extents and gazetted reserve boundary.

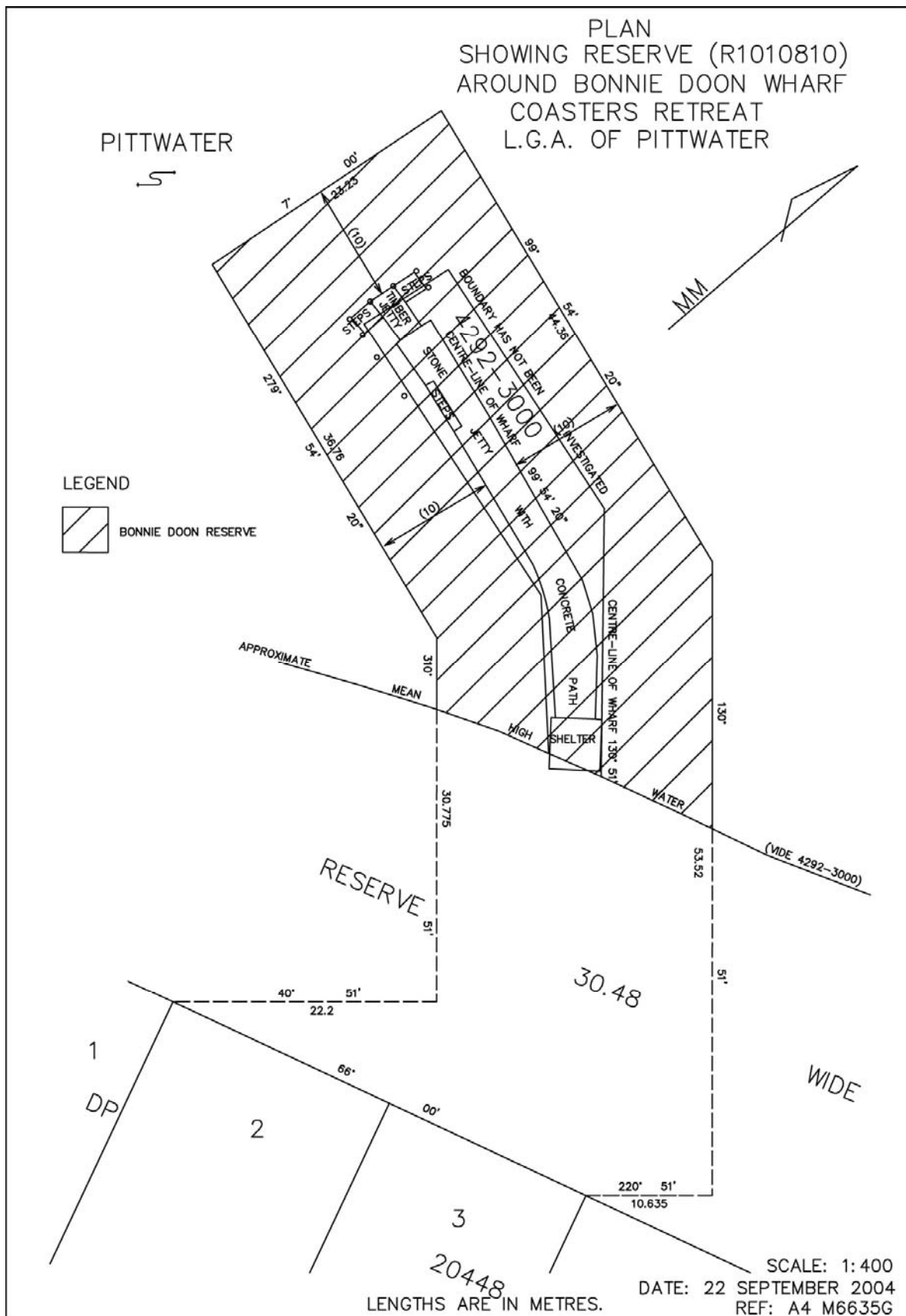


Figure 9-2 | Bonnie Doon Wharf Reserve Survey Plan

9.1 WHARF PROFILE

Bonnie Doon Wharf is one of only two public wharves at Coasters Retreat. It generally serves the residents of the southern portion of this small community, with access via the Ku-ring-gai Chase National Park. The residential zone is set back from the shoreline approximately 30 metres 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.

Bonnie Doon Wharf is the subject of a Heritage Listing (refer 9.3). The wharf has been recognised as culturally significant, associated with early recreational and residential development of the area in the period 1880-1920. The wharf is also distinctive in the locality due to the regular inundation of the structure during 'king' high tides.

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

Table 9.1 | Bonnie Doon Wharf Reserve Profile

<i>Site name:</i>	Bonnie Doon Wharf Reserve
<i>Address:</i>	Accessed from informal access track through Ku-ring-gai Chase National Park.
<i>Reserve:</i>	Crown Reserve: Bonnie Doon Wharf Reserve (R1010810), gazetted for Access on 13 May 2005, comprising Lot 7019
<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>	Bonnie Doon Wharf (R1010810) 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. 1295 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 Stone steps with timber handrail to both sides which adjoins informal access track through National Park.
<i>Zoning:</i>	Pittwater Local Environmental Plan 1993 7(a1) – Environmental Protection - Waterways Schedule 9 – Heritage Item ("Bonnie Doon' Wharf)
<i>Adjacent Zoning:</i>	6(a1) – Waterways Recreation 6(d) – National Park and State Recreation Area 6(a) – Existing Recreation 'A' 2(a) – Residential 'A'
<i>Condition:</i>	Generally good, minor wear to access steps supports observed (<i>Docker Smith Pty Ltd – 3rd April 2006</i>). White ant damage noted in vicinity of shelter shed (timber replaced and ongoing inspection). Concrete surfacing with minor cracks at junction between stone groyne and timber jetty head. Displaced stone noted to base of groyne head.
<i>Maintenance:</i>	Pittwater Council: - Timber repair - Graffiti removal and painting

	<ul style="list-style-type: none"> - Domestic waste removal - General repairs to shelter / jetty head (works to stone groyne and internal hardwood piling subject to heritage approvals)
<i>Assets:</i>	Approx. 35x3m wide heritage stone groyne (concrete surfaced) with 4.7 x 2.2m timber jetty – no railings. Fixed timber access steps to either side of jetty head, weatherboard shelter shed at entry (inc notice board, seating, post box), elevated rubbish bin platform (railings to three sides) to west side of shelter shed, solar lighting, signage.
<i>Unattached Assets:</i>	Domestic waste ‘wheelie’ bins (number varies – mixed use)
<i>Leases / Licences:</i>	None
<i>Income:</i>	None
<i>Caveats / Easements:</i>	n/a

9.2 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 approximately three (3) residences currently use Bonnie Doon Wharf as a tie-up facility for their commuter boats. Informal boat tie-up locations are noted along the stone groyne structure, with vessels secured to the hardwood piling within the stonework. Only two (2) additional boats / dinghies were noted tied to the shore line / vegetation adjacent to the wharf. 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 i.e. 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 i.e. groceries / newspapers
- Mail delivery / collection point / seating
- Public notice board (information and social hub)
- Passive and active recreation

9.3 PLANNING GUIDELINES

Land Tenure

Bonnie Doon Wharf Reserve is owned by the Department of Lands. On 13 May 2005 the reserve was gazetted (R1010810), being 10 metres each side and around the head of Bonnie Doon Wharf to approximately High Water Mark (refer Figure 9-2). The public purpose of the reserve is ‘Access’.

Pittwater Council was appointed Corporate Manager of Bonnie Doon 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 Bonnie Doon Wharf Reserve is zoned **7(a1) – Environmental Protection - Waterways** (refer Figure 9-3) 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', 6(a) - Existing Recreation 'A' and 6(a1) – Waterways Recreation (PLEP 1993).

The permissible and prohibited developments in the subject reserve area have been outlined in Table 9.2 – Bennets Wharf Reserve Planning Policy Guidelines Table and Acceptable / Unacceptable Activities in Table 9.3 – Bennets Wharf Reserve Management Guidelines Table.

Heritage Listing

The 'Bonnie Doon' Wharf, described as '*Stone jetty with hardwood piling at end section*' (*Barrenjoey Peninsula and Pittwater Heritage Study*) is listed as a Heritage Item (refer PLEP 1993 Part III, Division 8 – Heritage Provisions and Schedule 9). Its cultural significance has been identified as:

- association with early recreational and residential development of area;
- demonstrates stone jetty construction; and
- aesthetic value.

The structure is noted in good condition and to be preserved in-situ. As such the wharf continues to function as a jetty providing a valued recreational asset and service to the residents of Coasters Retreat and the boating community of Pittwater.

Any future alterations or proposed works should consider Article 3 of the Burra Charter (www.icomos.org/australia/burra) which states:

Conservation is based on a respect for the existing fabric and should involve the least possible physical intervention. It should not distort evidence provided by the fabric.

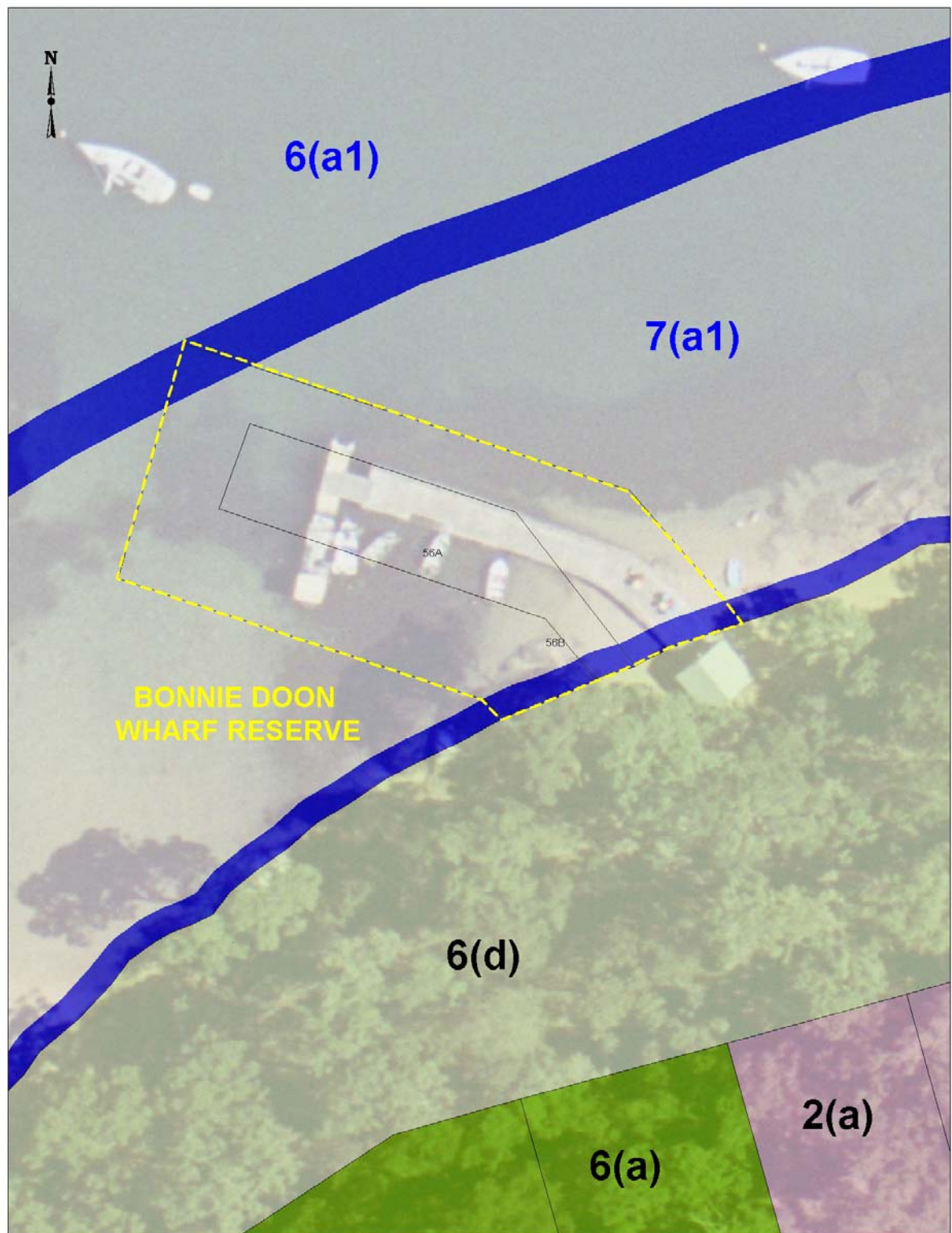
Pittwater Council Development Control Plan No15 relates to Heritage Conservation. The Plan states the following principles in relation to making changes to a heritage item:

- any proposed change to a heritage item should ensure that features of its significance should be conserved or reinstated;

- only those pieces of fabric that are missing should be replaced and any remaining existing fabric should be kept; and
- any alterations and additions should be clearly 'later additions' and should not mimic the original fabric.

Alterations to a heritage item are subject to the conditions in PLEP 1993 Part III, Division 8 – Heritage Provisions, and where development is proposed in the vicinity of a heritage item the Council must take into consideration:

'the likely effect of the proposed development on the heritage significance of a heritage item,' 'and on its sitting,' (PLEP 1993)



INDICATIVE RESERVE BOUNDARY -----

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

Figure 9-3 | Bonnie Doon Wharf Reserve Zoning Plan (PLEP 1993)

Table 9.2 | Bonnie Doon 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 Bonnie Doon Wharf / construction of new pontoon generally in accordance with this POM as permissible under SEPP (Infrastructure) 2006		
<p>Part II – General Restrictions: Zone 7(a1) (PLEP 1993)</p> <ul style="list-style-type: none"> - <u>Aids to Navigation</u> – construction by or for relevant authority; - <u>Estaurine Habitats</u> - <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 - <u>Recreational activities</u> <p>Part III – Special Provisions: Division 8 – Heritage Provisions (PLEP 1993)</p> <ul style="list-style-type: none"> - If council is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item 	<p>Part II – General Restrictions: Zone 7(a1) (PLEP 1993)</p> <ul style="list-style-type: none"> - <u>Drainage</u> - <u>Estaurine Habitat Regeneration</u> - <u>Transport services and facilities</u> associated with the waterway (other than helipads etc.) - <u>Utility installations</u> <p>Part III – Special Provisions: Division 8 – Heritage Provisions (PLEP 1993)</p> <ul style="list-style-type: none"> - Demolishing, defacing, damaging or moving a heritage item; - Altering a heritage item by making structural changes to its exterior; - Altering a heritage item by making non-structural changes to the detail, fabric, finish or appearance of its exterior, except for changes resulting from any maintenance necessary for its ongoing protective care 	<p>Any purpose other than a purpose for which development may be carried out without development consent or only with development consent.</p>

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
Exempt Development – Region 1 (Part B DCP 22) selected applicable items: <ul style="list-style-type: none"> - <u>Garbage storage enclosures / structures</u> - <u>Navigational Aids</u> (as above) 		

Table 9.3 | Bonnie Doon 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

9.4 LEASES, LICENCES & OTHER ESTATES

There are currently no leases, licences or other estates applicable to Bonnie Doon 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 the wharf and commercial operators using the wharf. Refer section 4.7.

It is anticipated that approximately ten (10) commuter vessel tie-up berths could be available at Bonnie Doon Wharf, 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 (impact on heritage listed structure to be reviewed) and the **potential** future addition of a purpose built commuter boat tie-up pontoon.

9.5 MANAGEMENT STRATEGY / WORKS PROGRAMME

Currently the provision of commuter vessel tie-up berths at Bonnie Doon Wharf Reserve accommodates a 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 9-4 Bennets Wharf Reserve Concept Sketch) will include:

<i>Description</i>	<i>Indicative Cost</i>
Install safety equipment ('angel ring' / signage)	\$500
Construction of partial timber screen to shelter shed (southern) wall to improve domestic waste storage area visual screening (detailed design to be confirmed)	\$1000
Investigate provision of ramp access at shelter shed entry from National Park access track. Works to be confirmed.	\$5,000
Boat tie-up facility (pontoon) with berth dividers and access via extended wharf head platform and ladder (approx 6-8 licensed spaces)	\$40,000
Resurfacing of heritage stone groyne (subject to detailed investigation)	\$30,000
Stone groyne structural review (ie. investigation of replacement of loose / detached stone blocks). Works to be confirmed.	\$10,000

General maintenance works include:

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

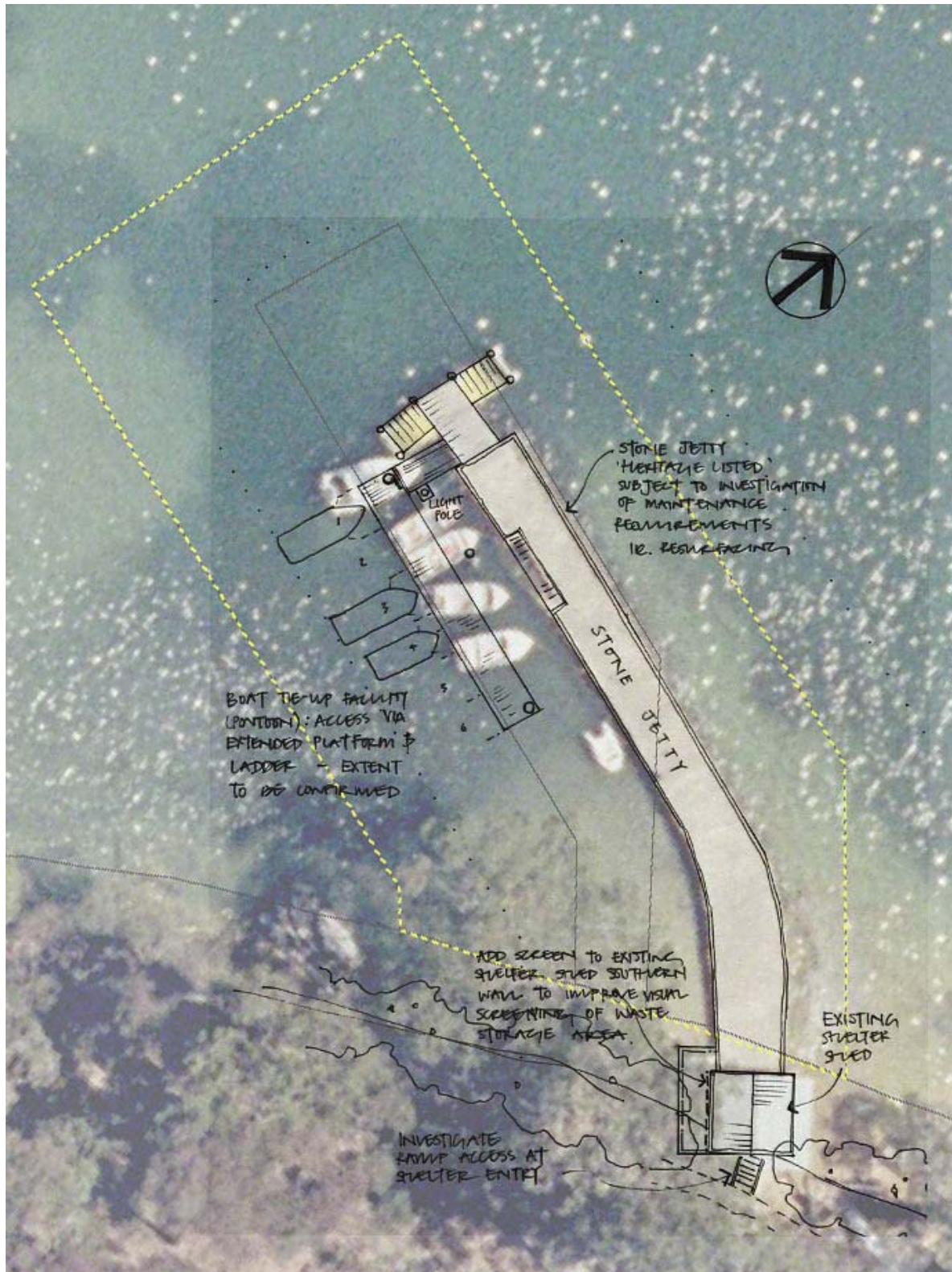


Figure 9-4 | Bonnie Doon Wharf Reserve Concept Sketch

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

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