

Pittwater's Ocean Beaches

Plan of Management



Under the Local Government Act, 1993 and the Crown Lands Act, 1989

*Pittwater Council
December 2005*

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1.0 INTRODUCTION

1.1 BACKGROUND

The Pittwater Ocean Beaches Plan of Management will cover the eleven (11) beaches and beach reserves along the coastline of Pittwater (refer **Figure 1**). This document provides a framework for the management of these beach reserves, addressing issues of environmental and recreational management.

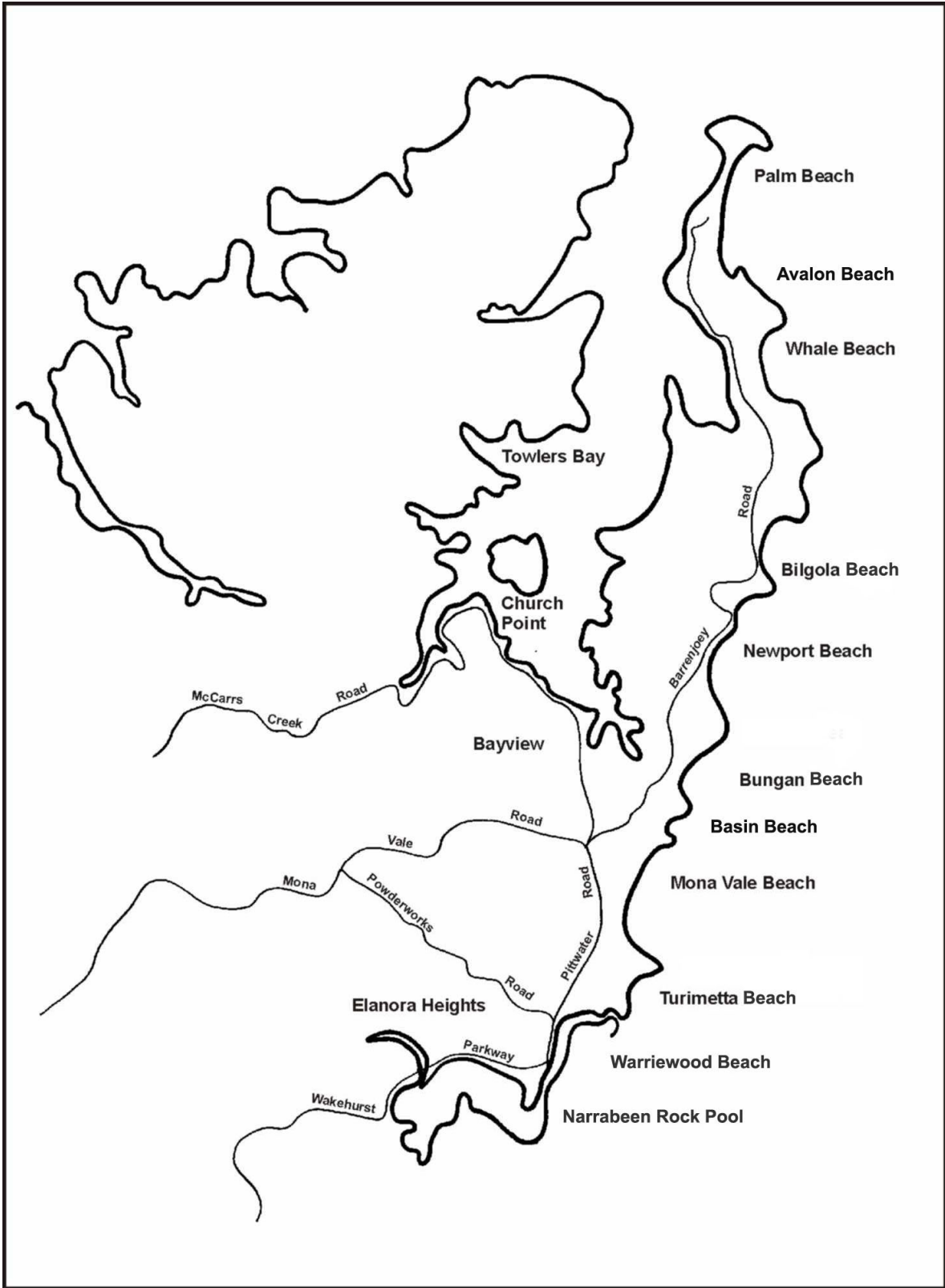
Beaches are of special importance to the Pittwater community, as the lifestyle for many of the residents is focused on the beach and coastal environment. Pittwater is widely known for its ocean beaches, which are highly regarded by local residents and also visitors from other areas of Sydney. Pittwater's beaches provide opportunities for both passive and active recreation and act as a regional recreational resource to members of the Pittwater Council local government area and the wider region of Sydney.

A separate chapter will cover each of the eleven (11) beaches, so as to adequately consider the unique qualities and opportunities each beach has to offer. Each chapter will include a separate master plan for each beach and will deal with the information specific to that beach, such as the recreational facilities and amenity, access and permitted future development and uses. As each beach chapter is developed, completed, exhibited and adopted it will be included in this plan of management.

It should be noted that the *Coastal Management Strategy* developed by the NSW Public Works Department in 1985 is currently under review for the Pittwater coastal zone. The strategy will provide a more detailed overview of coastal processes, coastal hazards, coastal resource management, risk management and emergency action response. This plan of management, in conjunction with the *Coastal Management Strategy*, will provide the statutory basis and set the philosophies, principles and directions for the sustainable management of the coastal zone of Pittwater.

This plan of management is consistent with the State Government's Coastal Policy for NSW, 1997 and has been prepared in accordance with the *Local Government Act, 1993*, the *Crown Lands Act 1989* and other applicable legislation. (Refer Section 3.3)

Figure 1



1.2 LAND TO WHICH THIS PLAN APPLIES

This plan of management is a geographic plan that applies to the eleven (11) ocean beach reserves along 14 kilometres of coastline in Pittwater, as follows (from north to south):

- Palm Beach (chapter under development)
- Whale Beach (chapter under development)
- Avalon Beach (chapter under development)
- Bilgola Beach (adopted December 2005)
- Newport Beach (chapter under development)
- Bungan Beach (adopted February 2005)
- Basin Beach (adopted February 2005)
- Mona Vale Beach (adopted February 2005)
- Warriewood Beach (adopted February 2005)
- Turimetta Beach (adopted February 2005)
- North Narrabeen Rock pool (adopted February 2005)

This plan covers the management of both 'reserved' Crown land administered by the Department of Lands (refer s.78 of the *Crown Lands Act 1989*) and Community land owned by Pittwater Council in fee simple (refer the *Local Government Act, 1993*).

The beach area between the High Water Mark (HWM) and Low Water Mark (LWM) is unreserved Crown Land. This area of the beach is dynamic and 'ambulatory' depending upon whether the beach is undergoing erosion or accretion. For practicality this area of each beach will be managed consistent with the sandy beach area above HWM, but will also be subject to a specific plan of management strategy in the revised Pittwater Coastal Management Strategy.

The draft plan of management deals predominantly with ocean beach reserve areas zoned 6(a) (Existing Recreation "A") under the current *Pittwater Local Environmental Plan 1993*, and the draft *Pittwater 21 Local Environmental Plan*.

The ocean beach reserves within the scope of this plan of management include the sandy beach area, associated informal recreation reserves and tidal rock pools. This plan of management does not include the headland reserves that separate the ocean beaches, various Intertidal Protected Areas, natural wave cut rock platforms or the Bicentennial Coastal Walkway, all of which are managed by Council's Natural Resources Unit and are the subject of other plans of management.

Governor Phillip Park, which is adjacent to North Palm Beach, is a significant area of regional open space. This is covered by a separate Crown land plan of management, titled *Governor Phillip Park Plan of Management* which is accessible on Council's website www.pittwaterlga.com.au

Maps have been included within the relevant chapters of this plan of management that show the site boundaries for each beach, in relation to the surrounding locality and adjacent land uses, and details of plans of management that cover adjacent community land.

1.3 PURPOSE OF THIS PLAN OF MANAGEMENT

The main purpose of this document is to provide the community, beach users and Pittwater Council with a clear direction regarding future use and management of the ocean beach reserves covered by this plan of management.

The effective management of ocean beaches and beach reserves is essential if their significant value to the community is to be maintained and enhanced.

Thereby the purpose for preparing this plan of management is to:

- Comply with the *Local Government Act, 1993* (and recent amending legislation) and the *Crown Lands Act, 1989* regarding preparation of plans of management for community and Crown land.
- Consolidate the planning context and broad issues affecting all ocean beaches into one document, rather than have six (6) plans of management (as exists at present) that cover Pittwater's eleven (11) ocean beach reserves.
- Provide a framework for consistent management of Pittwater's Ocean Beaches by Pittwater Council over the next ten (10) years.
- Provide a basis for effective day-to-day and longer-term decision making regarding the use and management of ocean beach reserves.
- Set guidelines for permissible and prohibited uses of Pittwater's ocean beaches.
- Accommodate and integrate the needs of Council (as land owners/managers), residents (as neighbours and beach reserve users), current and future users of the ocean beaches and beach reserves and State Government Coastal Policy objectives.

1.4 OBJECTIVES OF THIS PLAN OF MANAGEMENT

The objectives of this plan of management are to:

- Sustainably manage the environmental qualities and recreational opportunities of the beaches.
- Plan, maintain and enhance a diverse range of recreational public open space opportunities.
- Conserve and manage the ocean beaches as both a local and regional recreational resource, ensuring broad community access to a high quality coastal environment for the benefit of the people of NSW.
- Meet legislative and policy requirements for the preparation of plans of management for community land and Crown land.

1.5 PROCESS

Preparation for this plan of management included reviewing previous and existing plans of management as well as all relevant background information. Extensive community consultation was carried out during the preparation of the existing plans of management for the beach reserves between 1995 and 1998. This information has been incorporated to ensure that the plan of management reflects the views of ocean beach users and the local community, as shown in **Table 1**.

Table 1: Community consultation undertaken for Plans of Management for beaches

Plan of Management	Community consultation
Governor Phillip Park (North Palm Beach)	<ul style="list-style-type: none"> • Consultations with Palm Beach Association.
Northern Beaches (Palm, Whale, Avalon and Bilgola Beaches)	<ul style="list-style-type: none"> • Four public meetings (December 1997) • Three meetings with Whale Beach Surf Club (2004) • Consultation with Bilgola Preservation Society (2004)
Bungan Beach	<ul style="list-style-type: none"> • Consultation with Bungan Surf Club (2004)
Newport Beach	<ul style="list-style-type: none"> • Survey of beach visitors • Interviews with representatives of user groups • Public meeting at Newport Surf Club
Mona Vale Beach and Headlands (Basin and Mona Vale Beaches)	<ul style="list-style-type: none"> • Survey of beach visitors • Interviews with representatives of user groups • Consultation with Mona Vale Surf Club • Consultations with neighbouring residents and other interested members of the community
Southern Beaches (Warriewood and Turimetta Beaches)	<ul style="list-style-type: none"> • Consultations with Warriewood Surf Club • Consultations with local residents
North Narrabeen Rock Pool	<ul style="list-style-type: none"> • Consultation with Swimming Clubs (2004)

Council has more recently held meetings with the surf clubs, swimming clubs, main user groups and the local residents. The initial draft plan of management, including the five southern beaches, was also presented to Council's Land, Water and Coastal Portfolio Committee (Information regarding the Committee Profile refer to Council's website www.pittwaterlga.com.au).

The draft plan of management is presented to Council prior to placing the document on public exhibition for a minimum of 28 days, with a further 14 days permitted to enable all interested members of the community to make written submissions to Pittwater Council. Written submissions are then reviewed by Council and considered prior to the adoption of the final plan of management by Council.

Council may, as trust manager of a reserve trust, prepare a draft plan of management for a Crown reserve, with the Minister's consent and if the Minister so directs.

As all the beach reserves in Pittwater have parcels of both Crown land and land owned by Council in fee simple, difficulties arise if separate plans of management are required to be prepared under the *Local Government Act* and the *Crown Lands Act* in order to manage different parts of the one beach reserve.

The Minister has not directed Council as trust manager to prepare a draft plan of management for any Crown 'sandy beach' in Pittwater. For reasons of practicality and expediency therefore, those parts of beach reserves that are Crown reserve will be managed as a part of and consistent with the provisions of the Beaches Plan of Management for the adjoining community land to such extent that it is not contrary to the public purpose of the Crown land.

2.0 VALUE STATEMENT

2.1 ABORIGINAL HISTORY

Pittwater's ocean beaches would have provided exceptional opportunities to the local indigenous population. The surrounding sea and rock platforms would have been bountiful in natural foods and resources. The beach areas also contain an enormous range of different habitats, providing many different plant species within a small area, and attracting a diversity of local and migratory animals as potential food sources.

Prior to European settlement, the Guringai tribe inhabited the foreshores and headlands of Pittwater's beaches, as the area would have provided an abundance of shellfish, fish and bush foods.

There is now little evidence of this earlier indigenous occupation, nor the methods of its sustainable management. The fire and food management regimes of local Aborigines were extinguished and were replaced with an initial focus on the eradication of fire as a management tool, together with the wholesale removal of vegetation, to provide for housing, subsistence farming and grazing of livestock.

Pre-European archaeological sites include rock engravings, shelters and midden deposits. A total of 73 Aboriginal heritage sites have been recorded in the Pittwater local government area under the NSW National Parks and Wildlife Service Aboriginal Sites Register. Archaeological surveys have been conducted at numerous midden sites along the Pittwater ocean coastline.

2.2 EUROPEAN HISTORY

During the latter part of the nineteenth century, as Sydney grew rapidly south of the harbour, the north shore remained largely undeveloped, and the northern Peninsula remained even more remote and isolated. Commercial market gardening and small-scale dairying were the main land uses on the Barrenjoey Peninsula, prior to the invention of the car.

In the early years of the 20th century, settlement from Manly to Palm Beach was sparse, due to transport difficulties. At the time, Narrabeen was "the end of the line", as the tram terminated at this point, and further transport north was difficult because of the need to cross Narrabeen Lagoon. The far northern beaches were becoming a natural drawcard for those fortunate day-trippers with access to a motor vehicle. In 1928 when the bridge opened across Narrabeen lagoon at Ocean Street, Pittwater became even more accessible.

In the intervening years between the world wars, a social and recreational revolution in ocean bathing had occurred, and beachside "fibro" holiday cottages began to make an impact on the Sydney coastline.

The end of World War II heralded a development boom period, which saw broad-scale residential and commercial development throughout the northern beaches and the Peninsula. This period was also marked by development of an improved transportation network, better roads and the family car. For the first time, the northern beaches were within the range of the average family day-trippers, who were increasingly travelling from further afield from within the Sydney metropolitan area for day trips.

Between February and June 1974, the coastline of New South Wales was battered by heavy south-easterly swells generated by persistent winds and storm activity. Erosive wave action had lowered beach profiles substantially during the early part of this period, and the combination of severe storms and extremely high tides in late May to June 1974 resulted in extensive property damage.

At Bilgola Beach, seven homes were threatened and one had to be demolished following undermining. Retaining walls, pools, steps and fences were demolished, and properties were flooded. At other beaches in Pittwater, mature Norfolk Island Pines were lost to wave erosion, and rock pool concourses, retaining walls, steps and infrastructure were seriously damaged and undermined. Localised flooding occurred in the hind-dune areas of Whale Beach.

In 1987, the beaches from Manly to Palm Beach were formally linked with the implementation of the Bicentennial Coastal Walkway.

More recently, storms in May-June of 1997 also brought localised damage and flooding to the surf club and neighbouring private property at Bilgola Beach, emphasizing the periodic nature of these events.

3.0 PLANNING CONTEXT

3.1 LAND OWNERSHIP, TENURE AND MANAGEMENT

The land we consider simply as open space is often comprised of various parcels of land under different ownership and tenure. The ocean beach reserves of Pittwater may be comprised of up to six (6) different types of tenure representing a range of different management responsibilities for local government, including:

- Land owned in fee simple by Pittwater Council;
- Crown land over which there has been established a Trust. Council is often, but not always, the trust manager;
- Crown land devolved to Council for 'care, control and management' under Section 48 of the Local Government Act 1993;
- Crown land that is leased to a government authority or a private organisation or individual;
- Unreserved Crown land that has not been reserved for a specific purpose;
- Land owned by State Government authorities that is proposed to be transferred/vested in Council, including land purchased under the County of Cumberland Planning Scheme.

3.2 ZONING AND ADJOINING LAND USES

The covered in this plan of management is predominantly zoned 6(a) Existing Recreation, under the current *Pittwater Local Environmental Plan 1993*, and the draft *Pittwater 21 Local Environmental Plan*.

Land below the low water mark of the open coast, to the 3 nautical mile limit of State Territorial Waters, is outside the Pittwater Local Government Area and is therefore unzoned. These lands are generally unreserved Crown land over which Council currently has no statutory responsibility.

3.3 LEGISLATION APPLYING TO STUDY AREAS

3.3.1 LOCAL GOVERNMENT ACT 1993

The Local Government Act 1993 (Section 36) requires Council to prepare a draft plan of management for community land. This Act provides Councils with a specific approach to the management of community land. The preparation and contents of this plan of management is in accordance with the requirements of the *Local Government Act, 1993* and the *Local Government (General) Regulation, 1999*. Refer to www.legislation.nsw.gov.au for access to these Acts and Regulations. (Refer Appendix A for relevant information on the Act)

3.3.2 CROWN LAND ACT 1989

The term 'Crown land' refers only to land administered and managed under the provisions of the *Crown Lands Act 1989* and associated legislation. The objects of the *Crown Lands Act 1989*

and the principles of Crown land management form the basis for the management of Crown lands. Objects of the Act and Principles of the Crown Land Management can be accessed at www.legislation.nsw.gov.au

Crown reserves are managed by trusts established under the *Crown Lands Act 1989*. Pittwater Council has been appointed as a Reserve Trust Manager for many of the Crown reserves in Pittwater. A Reserve Trust under this Act is appointed to 'care, control and manage' the public lands. Within limits, a reserve trust enjoys autonomy to determine all matters concerned with and incidental to the control and management of the lands vested in it. Such matters include entering into maintenance contracts, determining development of the land (subject to Crown consent), setting entry fees, and employing people to work for it. Reserve Trusts are not conducted for private profit (Refer s.92 of the *Crown Lands Act 1989*).

The *Crown Lands Act* states that a plan of management may be prepared for Crown land, however it requires that the plan of management identify the public purpose of the Crown Reserve so as to provide the basis for planning and management. A Reserve Trust may, expressly authorise within the plan of management to, sell, lease, grant an easement or a licence in respect of or mortgage the reserve in accordance with the terms of the Minister's consent (Refer s.103 of the *Crown Lands Act 1989*). In the absence of a direction from the Minister, the compensation or proceeds shall be applied for the general purposes of the reserve trust and may be invested or applied by the trust accordingly (Refer s.106 of the *Crown Lands Act 1989*). In accordance with the *Crown Lands Act*, all land uses must either support or be ancillary to the reserve's public purpose (Refer s.112 of the *Crown Lands Act 1989*).

3.3.3 ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

The *Environmental Planning and Assessment Act, 1979* (EPA) (which can be accessed at www.legislation.nsw.gov.au) forms the basis of statutory planning in New South Wales, including the preparation of Local Environmental Plans (LEP) by Councils which regulate land use and development.

Pittwater Council, as the consent authority under the current *Pittwater Local Environmental Plan 1993*, and the *Pittwater 21* draft Local Environmental Plan also controls development and activities on parks and reserves in Pittwater.

The current *Pittwater Local Environmental Plan 1993*, and the *Pittwater 21* draft Local Environmental Plan (refer Section 3.3 and Section 5.22) require plans of management to define developments, activities and uses within the 6(a) zone that are permissible with and without development consent, as well as those activities and land uses that are prohibited.

This plan of management defines permissible activities and developments, and establishes a structure that identifies when development consent is required (refer to individual beach chapters for Land Use Planning tables).

3.3.4 COUNCIL'S LAND MANAGEMENT POLICIES AND PLANS

Open Space, Bushland and Recreation Strategy, 2000

Plans of management for parks and reserves in Pittwater are also guided by various plans, strategies and policies prepared by Council. The Open Space, Bushland and Recreation Strategy for Pittwater local government area, sets out priorities for future provision of open space, bushland and recreation facilities and opportunities. The Section 94 Contributions Plan for Open Space, Bushland and Recreation (2000) draws on these identified priorities and outlines how they can be funded by developer contributions.

3.3.5 ADDITIONAL STUDIES RELATED TO THIS PLAN

Sydney Regional Coastal Management Strategy

The Sydney Regional Coastal Management Strategy (1998) includes the following primary objectives, to:

- Ensure that ecological integrity is maintained, and that, when available, coastal zone resources are fairly and equitably used by the public and commercial interests alike, so that the long-term benefits derived by the community can be optimised.
- Maintain adequate and appropriate access to the coast, so that it is possible to enjoy a range of recreational opportunities. Public access should be managed to protect coastal resources, ecosystems and public safety.
- Conserve and manage areas and features of significant ecological, physical, cultural, historical, landscape and scientific importance, so that their values are maintained.

NSW Coastal Policy 1997

The Coastal Policy 1997 applies to the coastal zone as defined under the *Coastal Protection Act 1979*. The policy responds to the fundamental challenge to provide for population growth and economic development without placing the natural, cultural, spiritual and heritage values at risk. The policy document is intended to guide decision-making and has a strong integrating philosophy based on the principles of ecologically sustainable development. (Coastal Council of NSW).

Coastal Crown Lands Policy

The Coastal Crown Lands Policy (1991) includes the following primary objectives, to: -

- Conserve and maintain the intrinsic environmental and cultural quality of Crown lands;
- Retain all coastal Crown lands, of an environmentally sensitive nature and /or required for a public purpose, in public ownership;
- Optimise public access and use of coastal Crown lands;
- Provide Crown lands, as appropriate, for recreation, tourism, residential and commercial coastal development with due regard to the nature and consequences of coastal processes;
- Encourage the rehabilitation of degraded coastal Crown lands;

- Continue to acquire significant coastal lands for future public use.

Food and Beverage Outlets on Crown Reserves

The Policy as approved by the Minister provides guidance for assessing the merit of proposals for these developments on Crown reserves and identifies food and beverage outlets, which may be acceptable, and those, which may not be acceptable on Crown Reserves.

4.0 PERMITTED FUTURE DEVELOPMENT & USES

This section defines the range of activities that can occur and the facilities and structures that can be constructed within the area covered in this draft plan of management. It also identifies the need for development consent for a proposed activity, and provides guidelines to assist Council in determining any development application required for proposed structures and activities.

The Permissible Uses Table contained in each beach chapter outline:

- 'Permissible Uses Exempt' which do not require development consent through the Development Assessment process outlined in Part 4 of the *Environmental Planning and Assessment Act 1979*, but may, nevertheless, require assessment under Part V of the *Environmental planning and Assessment Act 1979*.
- 'Permissible Use only with Development Consent' requires Development Assessment in accordance with Part 4 of the *Environmental Planning and Assessment Act 1979*.
- 'Prohibited Uses' include all those land uses listed as prohibited as well as any purpose other than a purpose for which development may be carried out without development consent or only with development consent.

4.1 COUNCIL'S GOALS & OBJECTIVES FOR OPEN SPACE

Council's current goals and strategies relating to planning and management of parks and reserves in Pittwater are contained within Council's Management Plan 2004-2009 and the Pittwater Open Space, Recreation and Bushland Strategy (2000), both can be accessed at www.pittwaterlga.com.au

These goals and strategies have been used to guide the outcomes of this plan of management.

4.2 GUIDELINES FOR PERMISSIBLE USES

Crown land

Crown Land is generally reserved for a public purpose and uses on the reserve must be compatible with or ancillary to that public purpose. Crown land must be used and managed in accordance with requirements in the *Crown Lands Act 1989*, and more specifically the principles of Crown land management as set out in Section 11 of the *Crown Lands Act, 1989*.

A Reserve trust (refer section 3.3.1) can lease or licence activities on the reserve subject to the terms of the Minister's consent. (Refer to Section 102 of the *Crown Lands Act, 1989*). Revenue generated on Crown reserves, in the absence of a direction from the Minister, must be directed to the general purposes of the reserve trust as set out in Section 106 of the *Crown Lands Act, 1989*.

Crown Land is located at North Narrabeen, Mona vale Beach, Basin Beach, Newport Beach, and Bilgola Beach and also along the entire stretch of sandy beach area of Pittwater's coastline, being unreserved Crown land below the High Water Mark (HWM) of the open coastline.

Community Land

The draft *Pittwater 21* Local Environmental Plan requires plans of management for community land to specify the uses, activities and developments that will be permitted on the subject land that is zoned 6(a) (Existing Recreation "A"), both with and without development consent as well as those activities and developments that are prohibited.

Community land must also be managed in accordance with its objectives. The State government through the provisions of the *Local Government Act* has established core objectives for the different categories of community land – refer **Appendix A** for the list of core objectives for the management of community land of each category.

Permissible Uses Table

A Permissible Uses Table has been prepared for each beach and outlines the permissible and prohibited activities and developments on the subject land. Whilst the Permissible Uses Table cannot specify every likely proposed activity, the listed land use types together with the core objectives of each community land category will assist Council in determining whether a land use or activity is appropriate for any given beach location in Pittwater.

Generally, 'developments' and 'activities' that will be considered at ocean beach reserves will be those that are:

- Listed as permissible (with or without development consent) in the Permissible Uses Table for each beach reserve.
- Consistent with the guidelines and core objectives for the relevant land categories under the *Local Government Act, 1993* (Refer **Appendix A**).
- Consistent with or ancillary to the reservation purpose if undertaken on a Crown Reserve.

Development application and permit procedures

This plan of management prescribes in each beach chapter who, other than Council, may lodge an application, undertake works or implement the recommendations of the plan of management for the use or development of the land at each beach in Pittwater.

Such circumstances may arise from time to time when proponents apply to Council for leases or licences over areas of public reserves to conduct commercial activities or when community volunteers undertake work on public reserves with the consent of Council.

4.3 RESERVE BOOKINGS

Beaches and coastal reserves are recognised as having significant potential as venues for public and private special events of various

size and scale. Pittwater's beaches are the venue for major events, such as Australia Day breakfasts, filming, charity functions, surf carnivals and carols by candlelight to name just a few. Smaller scale activities held on the beaches and beach reserves include weddings, family and corporate picnics, school swimming carnivals and fun runs. Ocean rock pools are hired for swimming classes by individuals and also surf clubs (e.g. Nippers), swimming clubs and schools.

These bookings attract fees and are subject to special conditions. Council's Reserves and Recreation Officer is responsible for booking and monitoring reserve and beach bookings in Pittwater.

It is necessary to manage these activities to minimise the risks of overuse of the ocean beaches and beach reserves, conflicts with casual beach users, damage or threat to the natural environment and impacts on adjoining land uses.

Council Policies – No. 93 'Reserves, Beaches & Headlands Booking Policy', No. 96 'Film Permit Policy and Conditions – Amended September 2005' and No. 88 'Beach and Rock Pool Management' provide guidelines, conditions and controls related to permissible temporary uses and events on beaches and beach reserves. Council's Policy Register available on www.pittwaterlga.com.au contains more information.

4.4 LEASES, LICENCES AND OTHER ESTATES

What are leases, licences and other estates?

A lease will be typically required where exclusive use or control of all or part of an ocean beach reserve is desirable for effective management. A lease may also be required due to the scale of investment in facilities, the necessity for security measures, or where the relationship between a major user and facilities in the beach reserves justify such security of tenure.

Licences allow multiple and non-exclusive use of an area. A licence may be required where intermittent or short-term use or control of all or part of an ocean beach reserve is proposed. A number of licences for different users can apply to the same area at the same time, provided there is no conflict of interest.

An assessment of each Lease, Licence or other estate granted would be carried out in terms of environmental quality and public access.

Existing leases and licences over ocean beach reserves are as follows:

- 7 surf club buildings
- Kiosk at Bilgola Beach
- 1 Surf School at Palm Beach
- Surf Schools at Mona Vale, Warriewood and Newport

Leases will be covered in detail in each beach chapter of this plan of management.

Authorisation of leases and licences on community lands

This plan of management authorises all existing leases and licences applying to all ocean beach reserves in Pittwater until the expiry of their current term. Refer to individual beach chapters for current and proposed leases and licences at each individual beach.

This plan of management authorises Council to consider the approval of future lease and licence agreements, which are considered a compatible use of the beach reserve, where the activity or business is seen to have a benefit to Council, the lease/licence holder, and the broader community and is consistent with the requirements of the relevant statutes.

All lease agreements should be reviewed before the expiry date. Council's policy on leasing arrangements is that new or renewed leasing arrangements are to address the following key issues:

- Enforcing the agreement.
- Payments and other benefits to the community.
- Use and occupation.
- Statutory requirements.
- Public liability and insurance.
- Improvements.
- Repairs and maintenance.
- Health and safety.
- Environmental management.

Council requires where applicable proposals for leases or licences for commercial activities to be publicly advertised as an Expression of Interest.

Leases & licences on Crown Land

Reserve trusts may lease or licence activities on Crown land where the Minister has consented in writing. A trust can grant a temporary licence for the purposes prescribed under the *Crown Lands Regulation, 1990*. A temporary licence does not require the Minister's consent, and can be granted for a maximum period of one year. All leases and licences over Crown land should be registered with the Department of Lands.

Lease agreements should be modelled on the specific conditions applying to the leasing of Crown land under Section 34 of the *Crown Lands Act 1989*.

Where a development or activity is undertaken on land over which Council has management responsibility as well as land (or a water body) for which Council has no legal responsibility an applicant may be required to obtain a separate licence agreement with both Council and the Department of Lands.

Such joint licence arrangements may be required where an activity is undertaken on unreserved Crown land such as the ocean but gains access by or also uses Council controlled land e.g. 'learn to surf' schools or 'paragliding' schools.

5.0 MANAGEMENT ISSUES

This section of the plan of management outlines the direction for the management of Pittwater's Ocean Beaches and Reserves. It also formulates management strategies, which are consistent with the core objectives for community land categories under the *Local Government Act, 1993* and with the reservation purpose of Crown Land parcels.

Council owned community land included in this plan of management has been categorised in accordance with the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*. (Refer Section 3.3.3). Land categorisation maps have been shown in the relevant beach chapter.

Even though there is no provision or requirement to categorise Crown land, where a portion of Crown land adjoins community land and constitutes part of a common management unit, it has also been shown on the categorisation map as part of the same community land category (as long as that category is compatible with the reservation purpose for the Crown land parcel).

The intent of the Management Policy, as required under the Act, is to:

- Identify and discuss the **key management issues**
- Identify the desired outcomes or **objectives** with regard to each issue.
- Develop **actions** for the achievement of these objectives.
- Develop **performance measures** or mechanisms for the measurement of success.

5.1 KEY MANAGEMENT ISSUES

Listed below are the issues, which have been identified as key issues, for management to address:

- **Recreation Facilities and Amenity: -**
 - Landscape Character
 - Amenity
 - Dune Stabilisation
 - Barbeques/Picnic Facilities/Seating
 - Rock Pools
 - Surf Club and Swimming Club Buildings
- **Access: -**
 - Pedestrian Access and Linkages (Bicentennial Coastal Walkway)
 - Vehicle Parking and Traffic Safety
 - Signage
- **Beach Safety and Patrol Services: -**
 - Lifeguard Service
 - Risk Management
- **Maintenance**

These key issues are addressed in detail below:

5.2 RECREATIONAL FACILITIES AND AMENITY

5.2.1 LANDSCAPE CHARACTER

Discussion

Pittwater's Ocean Beaches have a predominantly open, relaxed and natural character, which is highly valued and consistently identified as an element that should be retained in their management and development. The quality of the landscape can very easily be degraded by weed invasion, dune erosion and inappropriate development.

It is of great importance that any new development be designed and sited sensitively in accordance with Council design guidelines (as set out in the draft *Pittwater 21 Local Environmental Plan*), to minimise the physical and visual impact on the natural qualities of the beaches and adjoining reserves. Future development in and adjoining beach reserves should be sympathetic to the natural environment, with areas to be modified kept to a minimum and disturbed areas restored.

5.2.2 GENERAL FACILITIES AND AMENITY

Discussion

Pittwater's beaches are an extremely popular regional resource, and highly valued by local residents, a high proportion of whom are regular users (Minter Research, 1994). The recreational value of the beaches and coastal reserves can be increased by the provision of quality facilities and amenities for residents and other visitors.

The provision of clean toilet and change facilities, playgrounds, open-air showers, picnic and barbecue areas, shade, kiosks, benches and seating and litter bins, were identified by *The Pittwater Recreation Needs Study (1994)* as being the key needs of the community.

The number, type and location of litterbins needs to be assessed so as to accommodate the volumes of litter generated during peak summer visitation, but not attract opportunistic disposal of domestic and other waste.

5.2.3 DUNE STABILISATION

Discussion

Over the last 20 years, efforts have been made to revegetate and stabilise the dunes of Pittwater's beaches. Stormwater outlets, poorly controlled pedestrian access and storm-generated swells, all contribute to long-term erosion problems. Property and structures within the active dune area, such as drainage lines, residential boundary walls, surf clubhouses, car parks and roads are all susceptible to damage during periodic storm events.

On-going maintenance and monitoring of dune stabilisation works is essential. By fencing around dunes and allowing only narrow access ways, the potential for wind erosion and 'blowouts' is minimised. In addition, planting of fore dune pioneer species such as *Spinifex sericeus*, *Acacia sophorae*, *Banksia integrifolia*,

Leptospermum laevigatum and *Correa alba* provide additional protection and encourage the regeneration of native species.

The repair of fences and revegetation are part of an annual maintenance program that aims to protect the fragile dune system. Stable dunes help buffer the beach erosion impacts of major storm events and provide a reservoir of sand that promotes rapid recovery of the beach following storm events.

5.2.4 ROCK POOLS

Discussion

There are seven (7) ocean rock pools along the Pittwater coastline located at North Narrabeen, Mona Vale Beach, Newport Beach, Bilgola Beach, Avalon Beach, Whale Beach and Palm Beach. These pools are highly valued for their recreational, heritage and cultural values. The pools provide an opportunity for children and older adults to swim in calmer enclosed waters, particularly when surf conditions are rough. The rock pools also cater for swim schools and carnivals, swimming training and club competitions.

In 1994, the National Trust of Australia classified all seven ocean rock pools in Pittwater and included them in its Register. Whilst classification by the National Trust does not have legal force, it is however, an authoritative statement of the historical importance of the pools and a reminder to the public of the value of our cultural heritage.

Council conducts an annual maintenance program on all rock pools involving scheduled cleaning, structural repairs and the removal of deposited sand. The rock pools are utilised year round over extended periods during both day and night and for this reason are exceedingly difficult to patrol with a lifeguard service.

Council Policy No. 88 – ‘*Beach and Rock pool Management*’, regulates the use of bathing reserves and ocean rock pools and makes provision for temporary special uses of bathing reserves as well as for appropriate equipment and services.

5.2.5 SURF AND SWIMMING CLUB BUILDINGS

Discussion

Surf Club and swimming club buildings provide a venue for the Surf Life Saving and amateur swimming clubs in Pittwater to conduct their activities. Many club buildings incorporate public toilet and change facilities, and have a multi-purpose community hall component. In addition to their traditional function of accommodating the surf life saving clubs who patrol beaches, they are also used for community group activities, meetings, parties, weddings and special events.

Surf Clubs receive subsidies from Council for surf life saving equipment and contributions to voluntary patrol services.

The Surf Clubs lease agreements have been renewed in 1999 for a period of 21 years until 2020. North Palm Beach, Bilgola and Newport Surf Clubs are all located on Crown Land.

The changing nature of the use of some surf clubs has been raised as an issue recently. This has emerged following the application by certain clubs to have bunkhouse type accommodation installed. This is not in keeping with the intended public purpose of surf club uses and not considered to be primarily for the benefit of the community.

The perception that some of the surf clubs are operating as "private club houses" is also of concern to members of the public who believe that the surf clubs are located on community land and should remain as predominately community facilities. The Department of Lands draft policy position on surf life saving clubs is as follows:

Clubs on 'public recreation reserves should contain only those facilities and services which are related to lifesaving activities such as storage facilities, meeting rooms, radio rooms, slipways and emergency helipads. Use of other facilities such as meeting rooms should be available to the public generally. Plans of management made under the Crown Lands Act 1989 for public recreation reserves should reflect the function of the public purpose and not provide for the exclusive use of facilities by special interest groups.

The Minister for Gaming and Racing has recently indicated support for surf clubs seeking licences pursuant to a certificate issued under section 74A of the Liquor Act (Refer to Council Report **Appendix B**), where previously Liquor Licences were issued subject to a Function Licence, which included strict hours of operation and limited number of functions per year. On Crown reserves and unreserved Crown land the responsible Minister is the Minister for Lands. His views (Lands) on licensing must also be considered.

Pittwater Council at its meeting on 24 March 2003 resolved: -

- "1. That Council note the opportunity for commercial food and beverage (including alcohol) outlets in Surf Club buildings in Pittwater following changes to the Liquor Licensing Act (Section 74A).*
- 2. That Council supports in principle, the inclusion of commercial food and beverage (including alcohol) outlets, as a permissible use with consent, in the draft Coastal Beaches Plan of Management.*
- 3. That the draft Coastal Beaches Plan of Management be reported separately to Council for exhibition in the coming months and staff include the issues report as printed on pages 36-37 as an explanatory note to outline the issues.*
- 4. That any application for commercial food and beverage (including alcohol) outlets in individual surf clubs be considered by Council at the time of formal application by the surf clubs following the adoption of the Plan of Management."*

Where Surf Clubs request to be permitted to open restaurants within the surf club buildings, this operation would be determined by Council and broadly based on the Department of Lands' Policy on Food and Beverage Outlets on Crown Reserves.

It is important to note that the shared use principle under which these community buildings have been traditionally managed, is to be maintained. Any new use or activities must be in keeping with the recreational values of the coast and must maintain an acceptable level of general community use of the buildings.

Exterior maintenance, plumbing, electrical and glass is generally maintained by Council, while each club is responsible for maintaining, cleaning, securing the interior of the building, and booking out the facility.

5.3 ACCESS

5.3.1 PEDESTRIAN ACCESS AND LINKAGES

Discussion

All ocean beaches and rock pools are readily accessible to pedestrians via pathways, ramps and stairways leading from either car parks or adjoining streets. The beach reserves are also served by a system of interconnecting pedestrian pathways to nearby bus stops and commercial centres. Some residential properties adjoining the beach reserves have private connecting pathways to the beach. Avalon Beach also contains a network of board and chain access tracks over the high sand dunes.

Much of the pedestrian access at the beaches could be considered informal. High levels of visitor use of the informal pedestrian access links are having a marked long-term impact on the stability and amenity of the beach reserves. This is creating large areas of erosion, degradation and wind-blown sand.

The **Bicentennial Coastal Walkway** was established in 1988, and is an integral part of the pedestrian link between Pittwater's beaches, foreshores and headlands. The Coastal Walkway provides excellent opportunities for scenic viewing, as well as providing walks through examples of coastal vegetation, and access to rock platforms and informal recreation settings. The Coastal Walkway is discontinuous in some places, especially along the northern Pittwater beaches, due to the often narrow width of the level nature strip area available for footpath construction. Access for people with disabilities is provided to certain vantage points, to most public toilets and car parks, which comply with AS 1428 (Australian Standard – Design for access and mobility).

5.3.2 VEHICLE PARKING, TRAFFIC AND SAFETY

Discussion

The availability of car parking and the degree of vehicular access to the beach and coastal reserves, significantly impacts on the experience of local residents, regular beach users and visitors to the area.

Car parking areas are provided at all beaches, except at Bungan and Turimetta beaches. There is a designated ambulance bay at each surf club building as well as designated parking bays for people with disabilities. These car park areas are subject to pay parking ('Pay and Display'), which assists in part, funding the ongoing maintenance and capital improvements in each beach reserve.

To ensure that in accordance with user pays principles, the costs of managing and maintaining regional resources¹, like the beach reserves, are equitably met by rate payers, residents and visitors to the Pittwater area, Council has adopted Council Policy No. 18 '*Parking – Issue of Annual Permits*'.

Pittwater and Warringah Council have a reciprocal parking arrangement for North Narrabeen Rock pool and North Narrabeen Beach car parks. Refer Policy No 19 – *Parking Arrangements – Reciprocal-Pittwater and Warringah Council*. A similar arrangement applies for all surf carnivals, as recognised in the Sydney Northern Beaches Surf Life Saving Guide or as otherwise advised to Council by the Surf Lifesaving Northern Beaches Inc.

The Department of Land's view on the issue of pay parking is that 'Crown reserves are to be managed for the benefit of the people of NSW (principles of Crown Land Management Section 11 of the *Crown Lands Act, 1989*), and as such all of the public should be treated similarly'.

Council's view is that the ratepayers of Pittwater already heavily subsidise Crown Reserves in Pittwater, which are extensively used by the people of NSW and that the 'User Pays' principle must be applied to reserves and beaches of such regional significance. The funds collected are added to ratepayer contributions, which assist with the ongoing maintenance and capital improvements at the beaches. Half-day rates have recently been introduced to further lessen the impact of fees on visitors to the beaches.

It should also be noted that all income generated from the use of Council's reserves are expended on the improvement of the reserves and are separate to Council's general revenues. (Refer **Appendix C**).

The issue of access and payment of parking fees for parking areas located on Crown reserves by residents and non-residents alike is the subject of ongoing discussions between Council and the Department of Lands. It is recommended that a review of this issue be undertaken in co-operation with staff from the Department of Lands in order to develop a consistent and equitable response to 'pay parking' on all Crown reserves within Pittwater.

5.3.3 SIGNAGE **Discussion**

Provision of quality information and interpretation signs, about the recreational opportunities available as well as hazards that may be encountered at Pittwater's beaches and surrounds, has several benefits. These benefits include, the potential to improve access,

¹ Financial assistance currently made available to local government by State Agencies is only provided for new facilities or infrastructure and is conditional upon local government also being a 50% equity partner for any approved projects.

expand knowledge and raise awareness levels, encourage safe and sensitive use of beach areas, and guide visitors to maximise enjoyment of their recreational experiences.

Developing clear and recognisable graphics for signage is particularly important given the high number of visitors to Pittwater's beaches.

Presently, Council does not have an overall signage and interpretive system, however Council has adopted Council Policy No. 129, '*Signs - Council's Facilities*' which will see the systematic introduction of appropriate information and hazard warning signage to all Council reserves and facilities. The signs will be designed around internationally accepted and recognised pictograms in accordance with the guidelines contained in '*Signs as Remote Supervision – Best Practice Manual*' prepared by Statewide Mutual.

5.4 BEACH SAFETY AND PATROL SERVICES

5.4.1 LIFEGUARD SERVICE

Discussion

Council acknowledges the important social and historic role of the Surf Life Saving Clubs in Pittwater. Surf clubs are located at all beaches in Pittwater (except Turimetta), and have the primary role of beach management and safety services.

Council Policy No. 24 – Beach Inspector Lifeguard Service and Policy No. 52 – Surf Life Saving Movement, outline how the contracted Lifeguard service and surf life saving clubs operate within Pittwater.

Beach safety services are implemented through Council's contracted Lifeguard service and volunteer lifeguards. The contracted surf life saving service operates at:

- North Palm Beach and Bungan Beach - Monday to Friday during the six (6) week summer holiday period between 8am & 6pm
- Palm Beach, Whale Beach, Avalon Beach, Bilgola Beach, Newport Beach and Mona Vale Beach - Monday to Friday between 8am & 5pm in Eastern Standard Time and 8am & 6pm during Eastern Summer Time
- Warriewood Beach - Monday to Friday during December, January and February between 8am & 6pm

Volunteer lifesavers work on the weekends and public holidays. The only beach unpatrolled by Council's contract lifeguard service is Turimetta Beach.

Council specifies annual performance requirements in leases for surf clubs, in relation to use of premises by community groups, beach patrol and surf rescue, and youth training and development.

5.4.2 RISK MANAGEMENT

Discussion

Risk management is a significant issue for Council in formulating management practices for public land. Council's Public Liability exposure on the beaches is particularly high due to the continually changing nature of the beach and inshore environment and the multiple hazards present. Council has developed a strategy of asset inspections and targeted actions at the beaches to minimise risk and discharge Council's duty of care to beachgoers.

In June 2002 the NSW Government enacted the first piece of Legislation to implement reforms to personal injury claims – the Civil Liability Act 2002. Together with the Civil Liability Amendment (Personal Responsibility) Act 2002 the legislation is designed to effect civil liability reforms that reinstate the responsibility of individuals for their actions, reduce the culture of blame and attendant litigation. The Act strikes a balance that does not disadvantage people with legitimate negligence claims but arrests the recent trend of ever increasing public liability payouts.

5.5 MAINTENANCE

Discussion

The maintenance regime at Pittwater's beach reserves includes: -

- Beach raking
- Removal of litter and emptying of garbage bins
- Cleaning of amenities buildings
- Building works as required
- Repair of vandalism as required
- Mowing of grass on beach reserves
- Dune stabilisation and maintenance
- Repair of fences and walkways
- Coastline hazard reduction
- Risk management i.e. inspection of playground equipment, boardwalks etc
- Management of lifeguard contract
- Rock pool cleaning

Specific recommendations regarding the performance of existing maintenance regimes and actions recommended to meet user demands and expectations are detailed in the Action Table as well as the individual beach chapters.

6.0 MANAGEMENT STRATEGIES

This section of the plan of management outlines the direction for the management of Pittwater's ocean beaches and reserves.

It also formulates management strategies (refer action table), which are consistent with the core objectives for community land categories under the *Local Government Act, 1993* (refer Section 3.3.3) and requirements under the *Crown Lands Act 1989* for Crown reserves and unreserved Crown land. Each community land parcel included in this Plan of Management has been categorised in accordance with the *Local Government Act 1993* and the *Local Government Amendment (Community Land Management) Act 1998*. It should be noted that there is no requirement to categorise Crown land. Land categorisation maps have been included in the relevant beach chapters.

6.1 ACTION TABLE

The intent of the following Action Table (refer **Table 2**), in light of the key management issues discussed in Chapter 5.0 and as required under the Act, is to:

- Identify the desired outcomes or **objectives** with regard to each issue.
- Develop **actions** for the achievement of these objectives.
- Develop **performance measures** or mechanisms for the measurement of success.

6.2 MASTER PLAN

The Master Plan and main elements of the master plan are included in each relevant chapter for each beach.

The aim of each master plan is to describe a range of works to address key issues and to meet the management objectives for the park that have been identified through community consultation and site analysis.

6.3 WORKS PROGRAMME

Priorities for implementation of the master plan and indicative costs are outlined in the Works Programme, which has been incorporated into each individual chapter for each beach.

6.4 IMPLEMENTATION

The plan of management is to be reviewed on a five yearly basis. It should be recognised however, that the commencement and completion of actions identified in the master plans and Action Table are dependent on available Council resources and funding.

Table 2

ACTION TABLE

Objectives	Action	Performance Measures
Landscape Character		
To maintain the existing open landscape character of the beach and surrounds	Prepare master plans for each beach in accordance with the objectives of this plan	Landscape improvements implemented in accordance with the respective master plans
	Ensure appropriate development of the beach reserves in accordance with the community land categories (Refer Section 3.3.3) and Crown reserve public purpose	The natural landscape character is preserved, with new developments to be confined to only essential works that are designed and sited to cause minimal disturbance of natural areas and blend successfully with the setting. Landscape works are to incorporate local native species to promote a natural landscape character.
Dune Stabilisation		
To protect and enhance the dune environment	Restoration of Pittwater's Ocean Beach dune systems, monitoring and evaluation of dune stabilisation through use of reference points and mapping with periodic walk through assessments	Mapping and photographic history of the dune systems at each beach updated on a regular basis and continual monitoring with periodic walk through assessments
To address and minimise erosion problems associated with fore dune instability	Re-grading of remnant dunes and berm using available beach sand to form new dune profile	Stabilisation of active 'blow-outs' with reduced maintenance costs
	Installing timber post and wire protective fencing around dune areas	Dune profile protected
	Re-align existing board and chain track/fencing over dune to avoid 'blow-outs'	Drift-sand problems and erosion impacts from pedestrian traffic are reduced

ACTION TABLE

Objectives	Action	Performance Measures
	Stabilising of new fore dune profile with indigenous pioneer vegetation	Stabilised and vegetated fore dune provides enhanced protection from wave action and erosion during periodic storm activity
To minimise erosion and pollution problems associated with stormwater outlets	Identify points of discharge into the beach and surrounds and undertake the necessary actions needed to reduce the impact of urban run-off and stormwater	Enhanced stormwater management with reduced beach erosion and pollutants; Improved stormwater management with reduced beach erosion and pollutants
To control or eradicate weed species and rehabilitate /regenerate and manage disturbed remnant coastal vegetation	Undertake appropriate control measures for weeds declared as Noxious within Pittwater, in accordance with the Noxious Weeds Act, 1993	Eradication of weed problems on dune
To seek to involve local volunteers in 'bush care/ dune care' programmes	Encourage and support local volunteer groups through education days and recruitment	Local volunteer involvement in dune rehabilitation and management
To educate the public about coastal vegetation issues and seeking assistance in rehabilitation works	Promote an education program aimed at local residents to encourage the planting of locally indigenous species in gardens and private bushland	Monitor community understanding and attitudes through feed back and periodic surveys
To repair damage to beach reserve infrastructure following storm events and integrate measures to reduce further damage	Ongoing management of the open space areas surrounding the club	Improved protection to property and structures within the active dune area during periodic storm activity

ACTION TABLE

Objectives	Action	Performance Measures
Recreation Facilities and Amenity		
To provide and maintain a high standard of recreational facilities and amenities for beach and pool users, including people with disabilities	Progressively upgrade recreational facilities such as seating/tables, outdoor shower/tap, shelter, litter bins and improve frequency of rubbish collection to cater for seasonal facilities	Number of facilities upgraded
	Upgrade change-rooms and toilet amenities blocks in beach reserves to provide easy access and use by people with disabilities	Change rooms and toilet facilities upgraded for access by people with disabilities
	Provide an improved level of cleanliness, repair and maintenance of amenities and pool area	At least one accessible toilet at each beach Beach reserve users express satisfaction with appearance, cleanliness and maintenance of amenities blocks
Improve opportunities for social recreation at ocean beach reserves	Investigate opportunities for improved picnic/seating areas with appropriate shade planting and litter bins	Number of improved picnic/seating areas
	Investigate opportunities to upgrade kiosk facilities to incorporate outdoor seating	Number of kiosk facilities upgraded to incorporate outdoor seating areas
Improve the opportunities for informal recreation and also play opportunities for children at ocean beach reserves, in terms of the variety of play activities available at district and regional playgrounds	Create different play opportunities and activities, to allow the experience at each beach to be unique. Avoid duplicating specific play equipment and activities	Enhanced recreational opportunities for local residents and visitors with children
	Integrate playground facilities with other park facilities	Positive comments from beach reserve users
Improve the landscape amenity of the beaches and surrounds	Continue to monitor the health of mature trees, particularly the mature Norfolk Island Pines and ensure vehicular compaction and erosion are minimised	Successful protection of mature trees

ACTION TABLE

Objectives	Action	Performance Measures
To achieve efficient dispersal of catchment stormwater, whilst maintaining the natural character of the beach, and attaining an acceptable level of water quality	Rehabilitate /regenerate and manage disturbed remnant coastal vegetation whilst not creating loss of amenity or visual disturbance to residents	Successful management of coastal vegetation
	Plant shade trees e.g. Cabbage Palms, Tuckeroos, or <i>Banksia integrifolia</i> and ensure all plants have appropriate pest certification to prevent the spread of Pandanus Leafhopper	Shade trees effectively established
	Council's Management Strategy to investigate the condition of the outlets and recommend appropriate measures for any necessary improvements, which may include re-locating the existing outlet to an offshore facility	The function of the stormwater outlet is improved, with an acceptable water quality level
Rock Pools		
Ensure rock pools are accessible to all users	Investigate other rock pools in Pittwater where a ramp for people with disabilities could be installed (such as at south Palm Beach)	Increased number of rock pools in Pittwater that are accessible to people with disabilities
Upgrade and maintain ocean rock pools to a safe standard, to be used as a recreation resource for social swimming, training and competition	Continue to upgrade and maintain ocean rock pools to a safe standard	Surveyed users express satisfaction with the overall function and appearance of the rock pools
Maintain the rock pools to an acceptable standard of cleanliness and repair to provide safe year-round usage	Continue existing rock pool cleaning program	No complaints received by Council about cleanliness of rock pools

ACTION TABLE

Objectives	Action	Performance Measures
Surf Club and Swimming Club Buildings		
To support the activities of the Surf Life Saving Club and Swimming Clubs and investigate opportunities for mutually beneficial progressive lease arrangements	Liase with Surf Lifesaving Clubs to encourage increased and continuing broad community access to buildings	Ratio of general public access in proportion to club/group use. Increased revenue to Council from increased hire of surf clubs by the community
To provide for the maintenance of appropriate surf club and swimming club facilities	Council to continue to act as facilitator to assist the Surf Life Saving Clubs in seeking grant funding for maintenance of surf club and facilities	Funding for maintenance of surf club and facilities secured
To maintain the conditions of the lease	Council to provide clear definition of responsibilities for surf clubs	Clear understanding of responsibilities for surf clubs
To maintain landscaping and vegetation associated with the Surf Club and Swimming Club building facilities	Ongoing management of the open space areas surrounding the clubs	Overall improved appearance of surf clubs and surrounding landscaped area in line with landscape character
To provide a suitably higher standard of architectural character and merit of Surf Club and Swimming Club buildings	Identify an appropriate colour theme for all Surf Club buildings and associated amenities, and re-paint to this theme, when applicable	Reserve users and local residents express satisfaction with improvements to the Surf Clubs and surrounding area
	Refurbish amenities blocks as necessary, including rendering walls, redesign of the roof, and associated perimeter landscaping	
Pedestrian Access and Linkages		
To continue programme of installation, upgrading and enhancement of pedestrian linkages, improve safety and reduce points of conflict with vehicular traffic	Provide and maintain easy, clearly marked, visually interesting pedestrian access to all beaches and beach reserves, wherever practicable, functional and safe	Upgraded pedestrian access and linkages
	Continue to identify and upgrade to a high standard those paths, steps, ramps and dune access tracks on beach reserves, which are in disrepair	Upgraded pedestrian access and linkages

ACTION TABLE

Objectives	Action	Performance Measures
	Investigate options for improving pedestrian safety at the roundabout bus stop (Bilgola Beach), such as the provision of a pedestrian crossing to link with public accessway	Improvement in the pedestrian linkage between bus stops and public accessway to the beaches
	Provide appropriately designed and integrated directional and interpretive signage for pedestrian and vehicular traffic, improving linkages	Signage is clear and simple in communicating the required information
	Provide regular clearance of accumulated sand over access path to pool	Access paths to pools clear
	Investigate lighting along pedestrian pathways	Lighting installed where required
Provide access to ocean beach reserves for people with disabilities, as well as for young children, elderly and people with prams /strollers, that is in accordance with all relevant Australian Standards	Conduct an access and facilities audit for people with disabilities at each of the beach reserves. Subject to this audit, paved pathways should be appropriately upgraded and maintained to major beach facilities, such as rock pools and other amenities	Access audit completed
To maintain, enhance and improve low-impact recreational linkages and facilities	Investigate opportunities for improved linkages to the Bicentennial Coastal Walk and the beach	Upgraded pedestrian access and linkages

ACTION TABLE

Objectives	Action	Performance Measures
Vehicle Parking and Traffic Safety		
Ensure the 'Pay and Display' car parking system is equitable, while collecting funds to be spent on the improvement of the beach reserves	Investigate opportunities to increase the areas covered by 'Pay and Display' ticketed parking to assist in maintenance and upkeep of the beach reserves e.g. maximise ticketed parking spaces with line marking	Investigation completed and better funding of reserve maintenance
Ensure car parking on Crown reserves for public recreation complies with public purpose	Review 'Pay and Display' rates on a regular basis, having regard to the rates of other Sydney beach areas	Pay and Display rates reviewed
	Introduce a 'Pay and Display' fee to cater for short stays in the beaches car parks	Fee for shorter stays introduced
To address the adequacy of parking layouts, circulation and delineation of car spaces within the ticketed parking areas, enhancing visual and environmental amenity	Council continues to monitor and address traffic and parking issues in the vicinity of the beach reserves in consultation with the Pittwater Traffic Committee	Potentially increased revenue during peak periods from 'Pay and Display' as a result of better line marking /delineation and signposting of parking spaces; Fee for shorter stays introduced
Ensure adequate car parking is available and provide contingencies for overflow car parking for events	Assess car parking at each beach reserve and potential sites located for overflow car parking	Adequate car parking provided at each beach reserve
	Provide integrated system of identification, directional and interpretive signage for access and parking, including permanent interchangeable "Car Parking Full" signs for summer period traffic management	Strategy implemented for availability of overflow car parking
	On-going liaison with Council's Traffic Committee in relation to management of car parking	Decrease in reports to Council of traffic conflicts

ACTION TABLE

Objectives	Action	Performance Measures
To provide appropriately sized car parking spaces for people with disabilities at each beach	Designate disabled parking bays, and construct gutter ramps, where appropriate	Required number of car parking spaces for people with disabilities provided at each beach
Screening car park without affecting views of local residents	Provide appropriate landscaping to car park area along the verges. Create bays within the car park to screen amenities blocks, addressing issues such as visual quality, glare, shade, pedestrian safety and circulation	Improved environmental and visual amenity of parking areas
Signage		
Establish an effective signage and interpretive system	Rationalise signage and develop a consistent signage and interpretive/map system at each beach. Signs to be of high graphic quality	New signage system developed and implemented
	Develop multi lingual advisory signage to cater for the most common non English languages spoken by beach users/visitors	Research conducted and information incorporated into the signage system
	Conduct a signage audit on beaches and coastal reserves, and identify opportunities to integrate directional, safety and interpretive signage	Audit completed and signage established
Lifeguard Service		
To support and maintain the activities of the Lifeguard Service	Ensure continued provision of Beach Life Guard Patrol and Surf Rescue Service during the seven month swimming season	Percentage of days of the active swimming season on which the service operates
	Review the length of the patrol season, investigate the options & feasibility of extending the season & improving service flexibility	Review conducted and recommendations implemented

ACTION TABLE

Objectives	Action	Performance Measures
Risk Management		
To adequately address risk management issues	Formulate and implement a regular inspection checklist to identify potential safety issues	Improved public safety and risk management
To ensure the highest beach safety standards	Refine current maintenance practices to meet risk management requirements and relevant standards	Area considered safe and accessible at all times
Upgrade and maintain ocean rock pools to a safe standard, to be used as a recreation resource for social swimming, training and competition	Continue to upgrade and maintain ocean rock pools to a safe standard	Surveyed users express satisfaction with the overall function and appearance of the rock pools
Provide playgrounds at larger ocean beach reserves that comply with Australian safety standards	Carry out a regular maintenance audit of play equipment at ocean beach reserves	Maintenance audit conducted on a regular basis.
	Provide soft-fall and upgraded equipment in children's playgrounds in ocean beach reserves.	Softfall edging and upgraded equipment meets Australian Standards at all playgrounds
	Provision of perimeter security fencing to playgrounds at ocean beach reserves, especially those near busy roads	Perimeter fencing installed at all playgrounds at ocean beach reserves
	Provide shade structures over regional/ district playgrounds, wherever mature shade trees are absent	All playgrounds at ocean beach reserves are shaded at midday in summer

ACTION TABLE

Objectives	Action	Performance Measures
Maintenance		
Ensure that best practise methods are used for all maintenance procedures and where necessary make suggestions for the improvements in the ongoing maintenance of areas	Review current work practices and procedures for maintenance operations through bench marking and adoption of industry best standards	The beach area is considered safe and well maintained at all times
Promote efficient maintenance operations	Investigate the maintenance regime for the beach reserves and make recommendations for improvements where necessary	Reduction of long-term maintenance costs and
Provide an improved level of cleanliness, repair and general maintenance of facilities	Prepare an annual maintenance schedule outlining routine maintenance procedures for all elements of the beach reserves	Beach reserve users express satisfaction at the level of maintenance of facilities
Bookings		
Recognise the high seasonal demand for booking of ocean beach reserves	Improve and maintain ocean beach reserves to cater for increased bookings during the summer season	Positive comments to Council from organisations of booked activities during summer
Promote opportunities for appropriate activities for which beach reserves may be booked	Continue to promote Pittwater's diverse range of ocean beach settings and opportunities for film and television crews, organisation of sporting, corporate and social functions, as well as tour operators	Increased bookings ocean beach reserves

7.0 NORTH NARRABEEN ROCK POOL

INTRODUCTION

North Narrabeen is a narrow strip of land situated along the coastal fringe, bounded to the north by Narrabeen Headland, to the south by Narrabeen Lagoon and to the west by Ocean Street, which is adjacent to Lakeside Caravan Park. The northern shoreline of Narrabeen Lagoon is the boundary between Pittwater and Warringah local government areas.

The area included in this plan of management incorporates the car park at Narrabeen Park Parade opposite Lakeside Caravan Park, the access road to the rock pool and the rock pool itself. Other features include a sandstone “rock trap” wall, a sandstone sea wall as well as the main departure point of this portion of the Coastal Walkway via a flight of stairs.

The attached boundary map (refer **Figure 2**) and the master plan for North Narrabeen Rock Pool (refer **Figure 4**) show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

A separate plan of management covers North Narrabeen Headland.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION

Land Tenure

The rock pool/rock platform area is vacant Crown Land reserved from sale or lease.

Council was appointed trustee of the land known as R49115 (Lot 7069 DP 1058602), for the public purpose of public recreation on 18 December 1992.

Adjoining Landholdings

The adjoining open space area to the north is covered by the North Narrabeen Headland Plan of Management, whilst the area abutting the reserve to the south, including North Narrabeen Beach, is within the Warringah Council Local government area. There is a restaurant located at the entrance to the car park and Sydney Lakeside Narrabeen Caravan Park to the west.

Land Categorisation

Refer **Figure 3** for Categorisation Map

General Community Use - covers the amenities block (including the North Narrabeen Amateur Swimming Club building), the rock pool and the entire car park area.

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

FIGURE 2

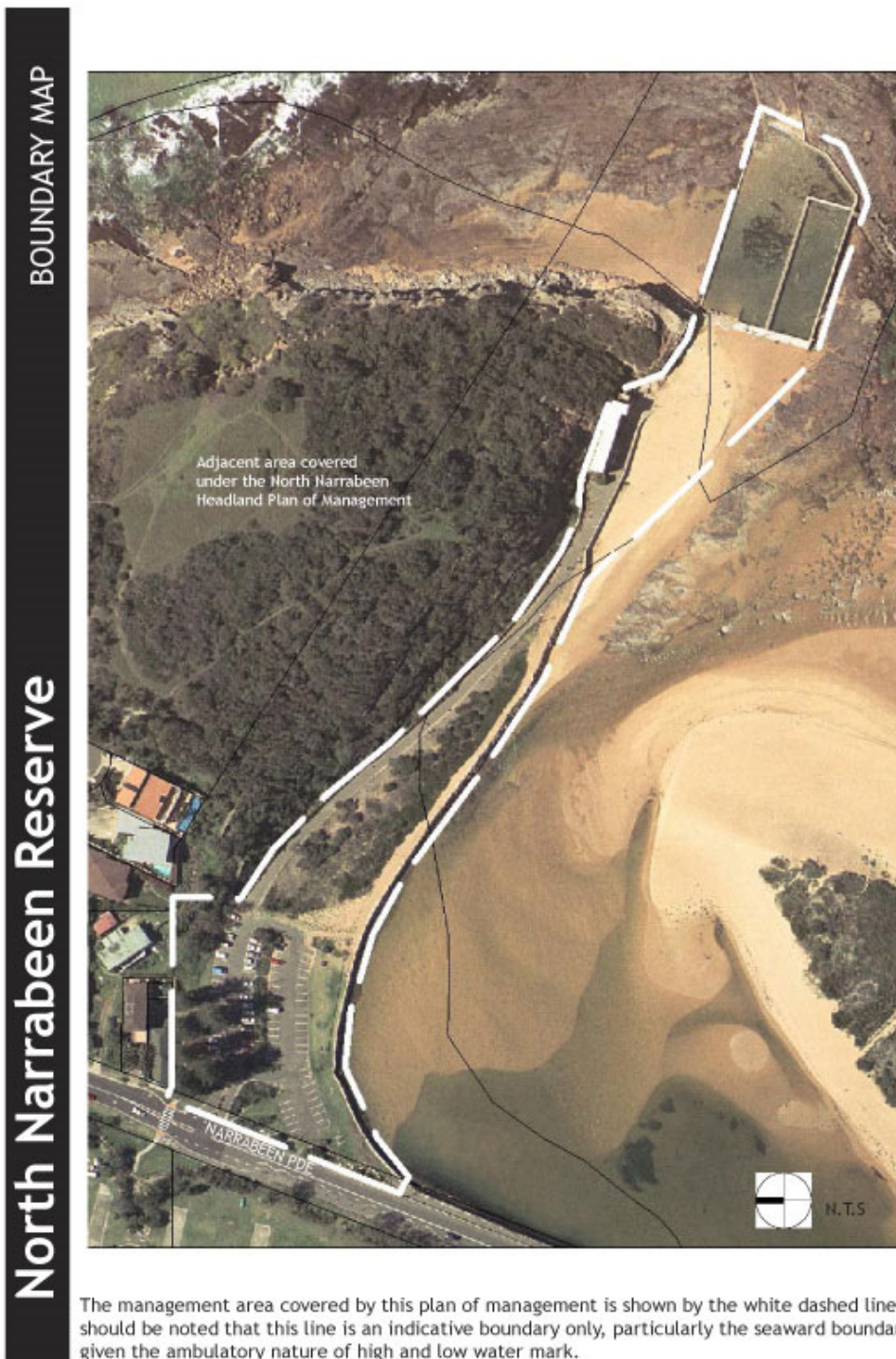
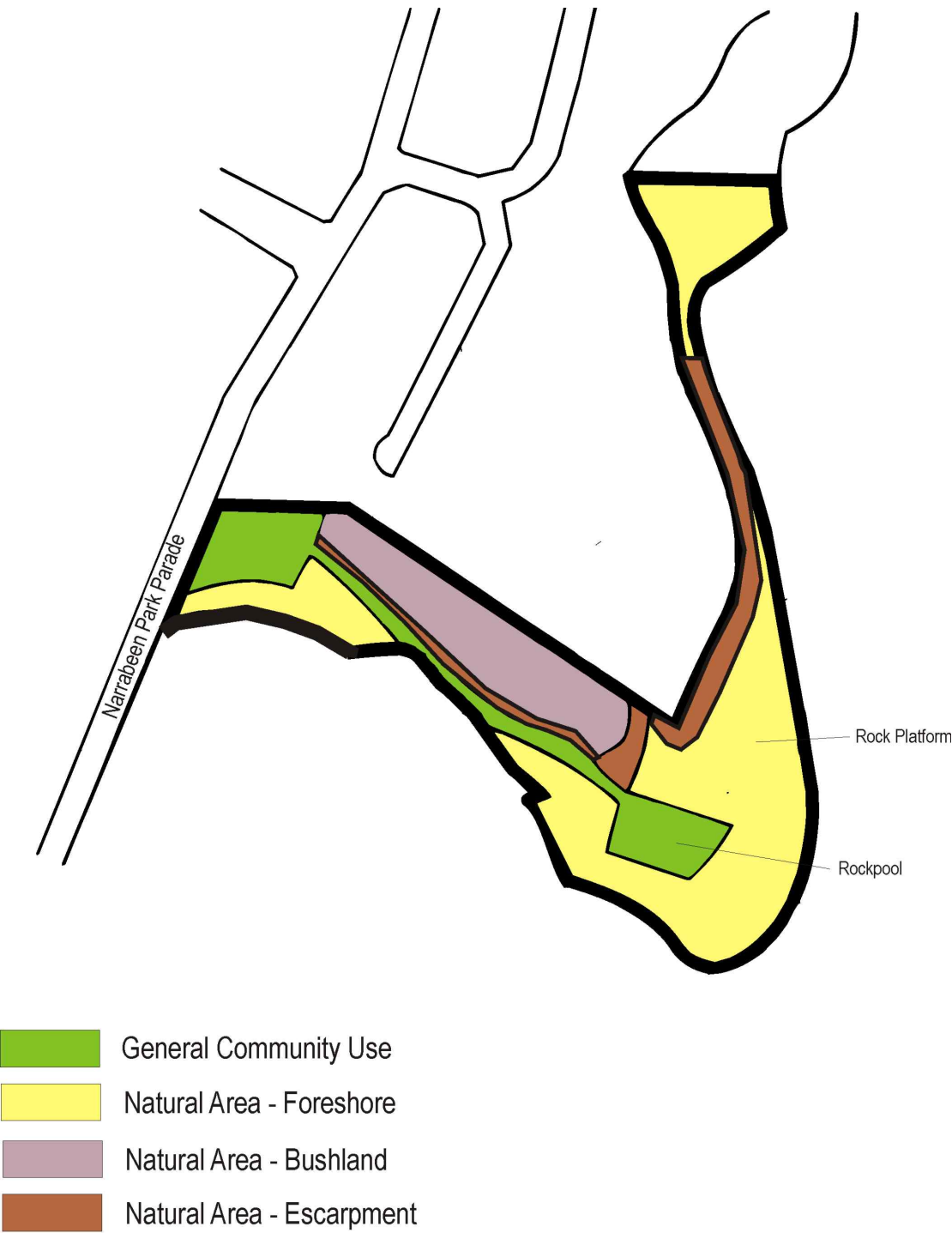


FIGURE 3



North Narrabeen Rockpool Categorisation

CURRENT USES OF NORTH NARRABEEN ROCK POOL

Building and Recreation Facilities

An amenities block is located at the end of the access road from Narrabeen Park Parade to the rock pool, which incorporates a clubhouse at the top of the building. The clubhouse meeting room, kitchen and storage areas are utilised by three clubs including North Narrabeen Amateur Swimming Club, Narrabeen Ladies Swimming Club/Learn to swim and the Shivering Sharks (winter swimming club).

Rock pool

The rock pool is approximately rectangular in shape (70m x 30) located on the rock platform. The pool features an 8 lane 50m competition pool defined by a timber walkway on timber piers complete with turning boards suspended from the walkway. The outer pool wall is of mass concrete construction and encloses a flattened area of the natural rock platform. A community bathing area of variable depth is located to the north of the competition pool.

Vehicular Access and parking

There is a car park located on Narrabeen Park Parade, which caters for parking to the rock pool. The car park is heavily used and often congested during the summer months.

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 at the rock pool car park, as well as the reciprocal parking arrangements with Warringah Council for the parking areas located on both sides of the lagoon mouth.

LEASES, LICENCES AND OTHER ESTATES

Current

There are no leases, licences or other estates applicable to the North Narrabeen Rock pool area at the time of preparation of this draft plan. There is currently a lease under negotiation with the Narrabeen Amateur Swimming Club Inc.

Proposed

This plan of management authorises the leasing, licensing or granting of any other estate over North Narrabeen Rock pool, the amenities building/clubhouse and the car park area for activities (including those of a commercial nature) that results in a diverse range of recreational opportunities related to the use and enjoyment of open space or an activity that is deemed to be of community benefit being provided in the area.

On condition that such activity or development;

- I. Is for a purpose that promotes or is related to the use and enjoyment of open space;

- II. Is consistent with the purposes for which the land was reserved or otherwise set aside for public use;
- III. Does not substantially diminish public use of or access to open space; and
- IV. Does not adversely affect the natural environment, the heritage significance of any heritage items or heritage conservation areas or the existing amenity of the area.

This includes the following:

Proposed Outdoor Eating Area

This Plan of Management expressly authorises the future leasing of a proposed outdoor eating area in conjunction with the existing commercial outlet adjacent to the reserve.

Any lease agreement should be consistent with the Department of Land's Policy on Food and Beverage Outlets on Crown Reserves which states that "any proposal for the establishment of a food and beverage outlet on a public purpose reserve should be contained in a Plan of Management made under the Crown Lands Act, 1989 to ensure that it is evaluated by the community and stakeholders and its scope defined by the plan."

All income received from the lease of the premises is to be generated back into the reserve for maintenance/capital works etc.

Permissible Uses Table

Table 4 identifies the major leases, licences and other estates for facilities proposed to be developed at North Narrabeen Rock Pool.

PROPOSED IMPROVEMENTS

Master Plan

The attached Master Plan for North Narrabeen Rock Pool (refer **Figure 4**) has been developed to illustrate the works and improvements to North Narrabeen Rock Pool and surrounds that are required to address key management issues and objectives.

Table 3 Works Programme for North Narrabeen Rock pool

Note	Item	Cost
1	Restoration of planting beds along the western boundary	\$15,000
2	Reseal car park / landscape	\$75,000
3	Landscape upgrade to southern boundary	\$30,000
4	Recreational area	\$150,000
5	Re-contour dune along access way / Further stabilisation works to reduce impact of windblown sand	\$100,000
6	Building/amenities concrete cancer repairs	\$70,000
6	Building ongoing maintenance costs \$40,000 per year based on a 5 year period	\$200,000
7	Feature Mural Wall	\$30,000
8	Pavement repairs and installation of low safety rail	\$50,000
9	Replace timber deck to pool	\$250,000
9	Concrete floor to pool	\$100,000
9	Rock pool ongoing maintenance costs \$20,000 per year based on a 5 year period	\$100,000
10	Manage lagoon area as per Lagoon Entrance Management Strategy including mechanical breakout and periodic removal of sand accretion within entrance channel.	*
*	Signage	\$20,000
	TOTAL	\$1,190,000

TABLE 4 NORTH NARRABEEN PERMISSIBLE USES TABLE

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> .
Low intensity commercial use	Subject to licence approval
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> - Bush regeneration (including weed removal) - Dune stabilisation, erosion control and foreshore protection - Earthworks to construct structures identified on the Master Plan, including filling, levelling, grading and topdressing (e.g. installation of seating as per master plan) - Feature mural wall – in accordance with the 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 - Landscaping – 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 - Remedial works to the amenities and clubhouse building – in accordance with the master plan - Restoration works to the rock pool – 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: <p>The number of participants and/or spectators on any one-day of an event does not exceed 3000.</p> <p>Activities not occurring outside the period of 7.30am to 11.30pm.</p> <p>Activities or temporary facilities occur over a total of more than 7 continuous days.</p>	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> .

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
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 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</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
- 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

FIGURE 4

master plan



notes

- 1 Western Boundary**
Restoration of existing **planting bed areas** including re-mulching, removal of weeds, pruning of existing vegetation and supplement planting with local native shrubs, grasses and groundcovers. Species to include: Pigface (*Carpobrotus glaucescens*), Dwarf Lomandra (*Lomandra 'tanika'*), Flax Lily (*Dianella caerulea*), Dwarf Wattle (*Acacia longifolia 'sophorae'*), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), Coastal Banksia (*Banksia integrifolia*), Tuckeroo (*Cupaniopsis anacardioides*), Norfolk Island Pine (*Araucaria heterophylla*).
- 2 Outdoor Seating Area**
Investigate opportunities to integrate a leased outdoor seating adjacent to existing cafe/restaurant
- 3 Car park**
Restoration of existing **planting bed areas** including re-mulching, removal of weeds, pruning of existing vegetation and supplement planting with local native trees, shrubs, grasses and groundcovers. Species to include: Coastal Banksia (*Banksia integrifolia*), Tuckeroo (*Cupaniopsis anacardioides*), Coastal Fan Flower (*Scaevola calendulacea*), Flax Lily (*Dianella caerulea*), Dwarf Wattle (*Acacia longifolia 'sophorae'*) and Coastal Rosemary (*Westringia fruticosa*).
- 4 Southern Park Boundary**
Upgrade existing seating area along foreshore front including replacement of existing **seating furniture and feature tree planting** of Norfolk Island pine trees (*Araucaria heterophylla*).
- 5 Central Recreational Area**
Establish a recreational area for users behind the berm. Upgrade area of high recreational potential to maximise advantage of coastal views, with picnic tables and benches, seating, BBQ's, garbage bins and taps.
- 6 Berm**
Continue to upgrade existing coastal berm planting with indigenous plant species suited to coastal environment to reduce impact of wind blown sand. Species to include: Spinifex (*Spinifex sericeus*), Pigface (*Carpobrotus glaucescens*), Coastal Fan Flower (*Scaevola calendulacea*), Flax Lily (*Dianella caerulea*), Coastal Saltbush (*Rhagodia candolleana*), Dwarf Wattle (*Acacia longifolia 'sophorae'*), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), Coastal Banksia (*Banksia integrifolia*).
- 7 Amenities Block and Clubhouse**
Remedial works to the amenities and clubhouse building to address pointing of brickwork, repairs to spalling concrete, rendering and painting.
- 8 Feature Mural Wall**
Install a feature mural wall to run along the existing concrete retaining wall in front of the amenities building down to the rock pool. Wall to discourage graffiti.
- 9 Pathway**
Maintain secondary pedestrian pathway linking Narrabeen Park Parade to rock pool along foreshore. Path to be a 'soft' natural material i.e. crushed sandstone. Low post and rail fencing to be installed along top of sandstone retaining wall, for safety reasons.
- 10 Rock pool**
Restoration works to rock pool to include installation of concrete floor to bottom of pool and replacement of timber deck surrounding racing pool.
- 11 Lagoon**
Manage lagoon area as per Lagoon Entrance Management Strategy including mechanical breakout and periodic removal of sand accretion within entrance channel.
- * Signage**
Signage containing interpretive, directional and safety information regarding the Reserve.



beaches draft plan of manangement

north narrabeen rock pool

8.0 TURIMETTA BEACH

INTRODUCTION

Turimetta Beach is bounded to the north by the Turimetta Headland, to the south by Narrabeen Headland and to the west by residential allotments, which front Narrabeen Park Parade. The beach is 400 metres long and is backed by a minor dune at the northern end and a steep hill with a small bluff behind the central section of the beach. The area to the east of the residences on Narrabeen Park comprises a large turfed area which is well utilised for picnics, wedding ceremonies and the like.

The attached boundary map (refer **Figure 5**) and the master plan for Turimetta Beach show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

Turimetta Headland is managed by Pittwater Council's Natural Resources Unit and is covered by a separate plan of management.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION

Land Tenure

The sand area of Turimetta Beach is vacant Crown Land reserved from sale or lease (Crown Sandy Beach).

Council owned public reserve described as Lot 53 DP 15763 (91271).

Council Title (subject to Deed of Trust – DIPNR) Part Lot 2 and part Lot 4 of DP 211453.

Adjoining Landholdings

The adjoining open space areas to the south and north are also zoned 6(a), whilst the area abutting the reserve to the west is a residential area.

Land Categorisation

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

Refer **Figure 6** for Categorisation Map.

CURRENT USES OF TURIMETTA BEACH

Building and Recreation Facilities

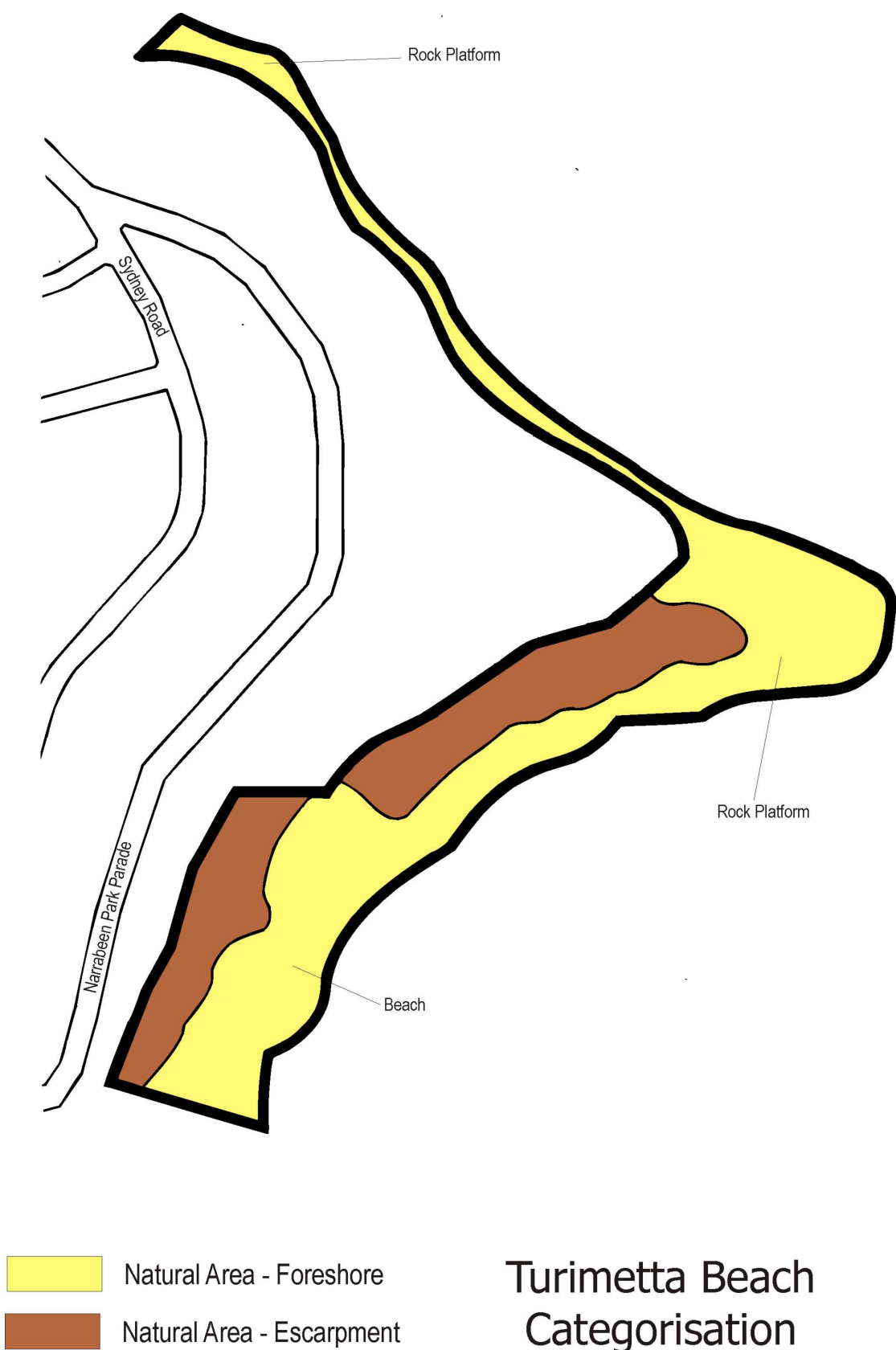
The area to the east of Narrabeen Park Parade is cleared of endemic vegetation and comprises a large turfed area, which is well used by picnic groups and for wedding ceremonies. An access handle through to Narrabeen Park Parade exists to the north of the beach, allowing pedestrian access. The access is reasonably steep to Turimetta Beach.

There are currently no surf club or facilities at Turimetta Beach. An outdoor shower and items of park furniture are located at the reserve at the top of Turimetta Beach on Narrabeen Park Parade together with a large outdoor seat/table.

FIGURE 5



FIGURE 6



Vehicular Access and parking

Limited parallel car parking is available on Narrabeen Park Parade. No parking fees are associated with this area.

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.

LEASES, LICENCES AND OTHER ESTATES

Current

There are no leases, licences or other estates applicable to Turimetta Beach at the time of preparation of this draft plan of management.

Proposed

This plan of management authorises the leasing, licensing or granting of any other estate over Turimetta Beach for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area.

On condition that such activity or development;

- I. Is for a purpose that promotes or is related to the use and enjoyment of open space;
- II. Is consistent with the purposes for which the land was reserved or otherwise set aside for public use;
- III. Does not substantially diminish public use of or access to open space; and
- IV. Does not adversely affect the natural environment, the heritage significance of any heritage items or heritage conservation areas or the existing amenity of the area.

Permissible Uses Table

Table 6 identifies the major leases, licences and other estates for facilities proposed to be developed at Turimetta Beach.

PROPOSED IMPROVEMENTS

Master Plan

The attached Master Plan for Turimetta Beach (refer Figure 7) has been developed to illustrate the works and improvements to the beach and surrounds that are required to address key management issues and objectives.

Table 5 **Works Programme for Turimetta Beach**

Note	Item	Cost
1	Sheep-station Lookout Viewing Deck	\$80,000
1&5	Additional Seating / Picnic Tables	\$20,000
3	Ongoing weed control	\$16,000
*	Signage	\$20,000
	TOTAL	\$136,000

TABLE 6 TURIMETTA PERMISSIBLE USES TABLE

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> .
Low intensity commercial use	Subject to licence approval
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> - Bush regeneration (including weed removal) - Dune stabilisation, erosion control and foreshore protection - 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 - Landscaping – in accordance with the master plan - Lighting of reserve - Lookout viewing area upgrade – in accordance with the master plan - 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: <p>The number of participants and/or spectators on any one-day of an event does not exceed 3000.</p> <p>Activities not occurring outside the period of 7.30am to 11.30pm.</p> <p>Activities or temporary facilities occur over a total of more than 7 continuous days.</p>	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> .
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
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 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .
PROHIBITED USES (Including but not limited to the following)	
<ul style="list-style-type: none"> - 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 - 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 	

FIGURE 7

master plan



notes

- 1 Sheepstation Lookout**
Maintain existing open grassed area. Provide additional seating in the form of low benches and picnic tables. Restoration of existing garden bed including re-mulching, removal of weeds, pruning of existing vegetation and supplement planting with local native low shrubs, grasses and groundcovers. Species to include: Coastal Fan Flower (*Scaevola calendulacea*), Flax Lily (*Dianella caerulea*), Dwarf Wattle (*Acacia longifolia 'sophorae'*) and Coastal Rosemary (*Westringia fruticosa*).
 - 2 Western Beach Access Steps**
Maintain existing pedestrian access path and steps.
 - 3 Dune**
Dune regeneration works to include removal of weed species and supplement planting e.g. Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*).
 - 4 Eastern Beach Access Steps**
Maintain existing pedestrian access path and steps.
 - 5 Upper Picnic Area**
Maintain existing open grassed area and sandstone pathways. Provide additional seating in the form of low benches and picnic tables. Restoration of existing garden beds including re-mulching, removal of weeds, pruning of existing vegetation and supplement planting with local native low shrubs, grasses and groundcovers. Species to include: Coastal Fan Flower (*Scaevola calendulacea*), Flax Lily (*Dianella caerulea*), Dwarf Wattle (*Acacia longifolia 'sophorae'*) and Coastal Rosemary (*Westringia fruticosa*).
 - 6 North Narrabeen Parade Boundary and Car Park**
Maintain existing car park arrangement - Upgrade existing koppers log post and rail barriers to define the edge of the car parking area along the southern side of North Narrabeen Parade.
- * Signage**
Signage to address directional, safety and interpretive information relevant to Turimetta Beach.

legend

- Bicentennial Coastal Walk
- Dune Regeneration Area
- Sheepstation Lookout Viewing Deck
- Proposed Seating/Picnic Tables



turimetta beach

beaches draft plan of management

9.0 WARRIEWOOD BEACH

INTRODUCTION

Warriewood Beach is defined as the area bounded to the south by the access road, to the north by South Mona Vale Headland and to the west by Narrabeen Park Parade. The Warriewood Surf Club, the amenities building and car park are all included in this management area, however the embankment adjacent to Warriewood Shops is not included.

The attached boundary map (refer **Figure 8**) and the master plan for Warriewood Beach show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

The beach is a popular reserve with locals and visitors due to its position, amenity and safety. The area above the beach is popular for flying model planes and paragliding off the headland. It is possible to walk to Mona Vale Beach during very low tide at the northern end of the beach.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION.

Land Tenure

The sand area of Warriewood Beach is vacant Crown Land reserved from sale or lease (Crown Sandy Beach).

Council Title (subject to Deed of Trust – DIPNR) part Lot 4 DP 211455.

Council owned public reserves described as:-
Lot 63 DP 15762
Lot A DP 437365

Adjoining Landholdings

Both Turimetta Headland and South Mona Vale Headland (Robert Dunn Reserve) are classed as existing open space and are zoned 6(a). The majority of Narrabeen Park Parade is zoned residential, and dwellings along this segment generally exist on the western side, facing east to take full advantage of ocean views. On the corner of Narrabeen Park Parade and Hunter Street there are a cluster of shops with residential apartments above.

Land Categorisation

General Community Use - covers the Warriewood Beach Surf Club, amenities block and the lower car park area.

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

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

Refer to **Figure 9** for Categorisation Map

FIGURE 8

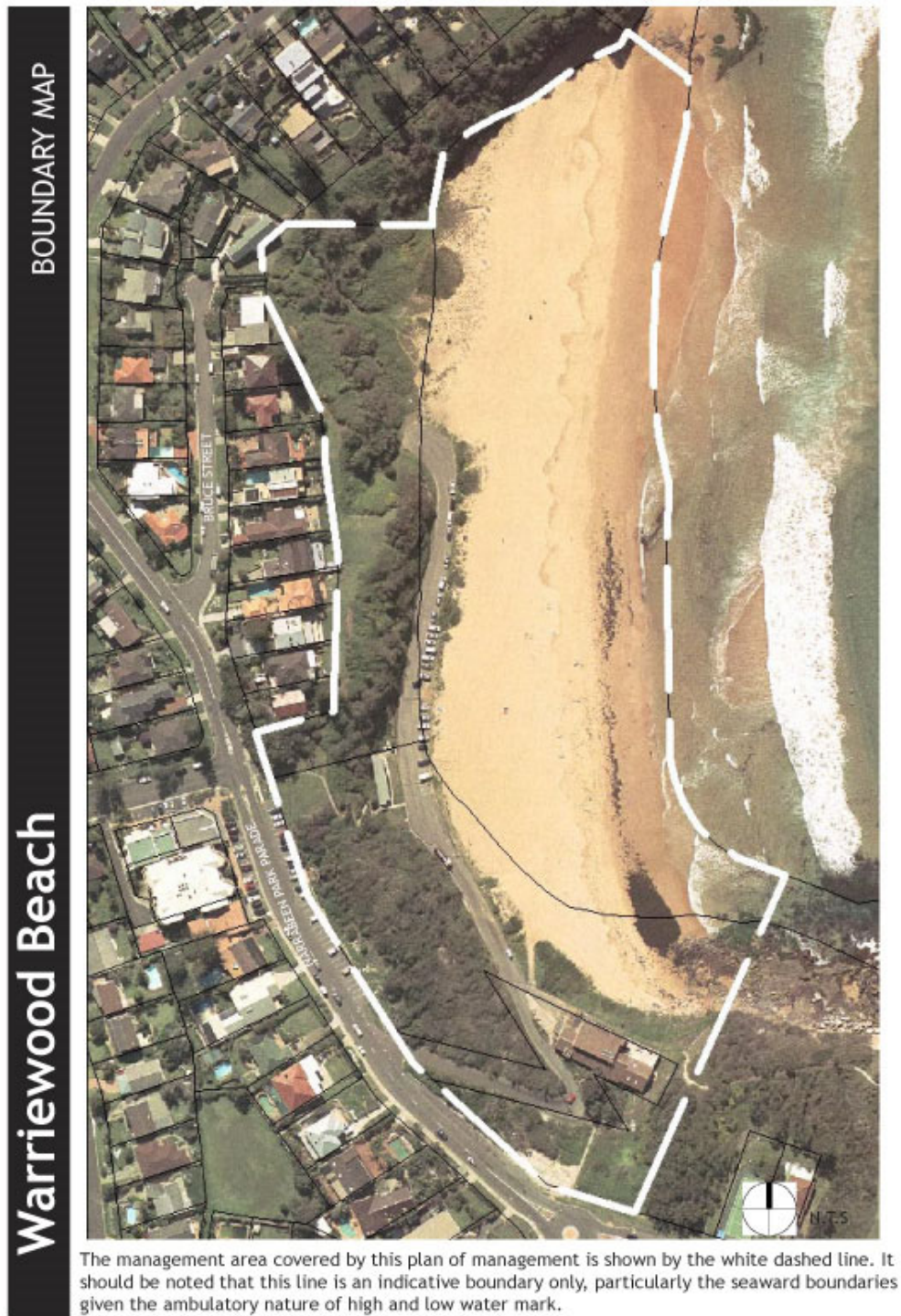
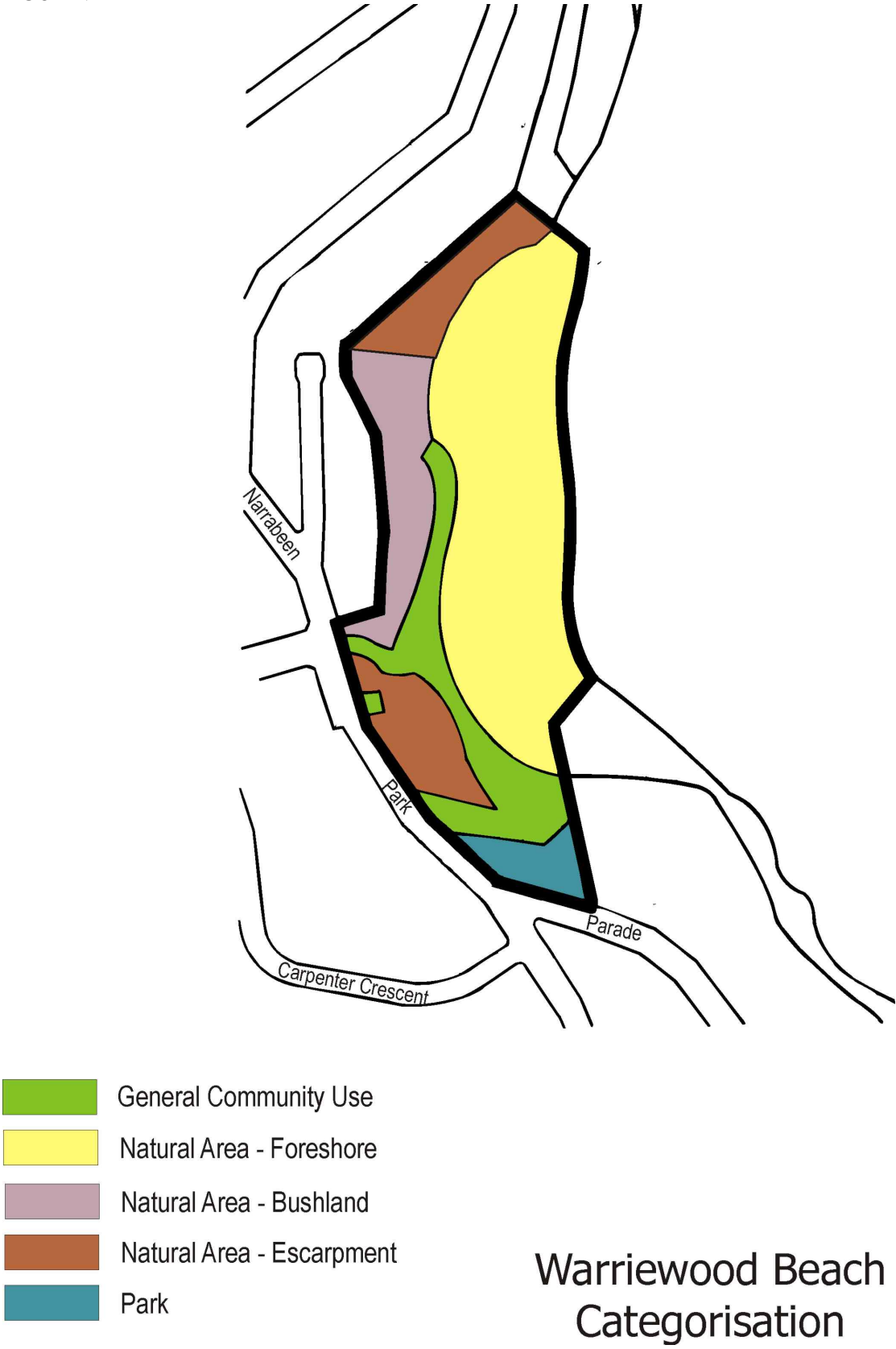


FIGURE 9



CURRENT USES OF WARRIEWOOD BEACH

Building and Recreation Facilities

The Warriewood Surf Club is located at the southern end of the beach. There are no picnic facilities, seats, tables, shelter or children's playground available at Warriewood Beach. There is an outdoor shower located at the beach and showers are also available within the amenities block, which exists at the foot of the coastal walkway.

There has been a viewing deck constructed on the embankment overlooking Warriewood Beach opposite the shops located on Narrabeen Park Parade.

Vehicular Access and parking

Access to the beach is via a steep and narrow road. A mirror has been placed strategically on the sharpest bend so as to assist motorists to see oncoming cars.

90° angle parking is located along the access road at the back of the beach. Parking is considered adequate for most of the year, although, during the summer months, as with most coastal areas of Pittwater, parking is at a premium and demand often exceeds the number of parking spaces available.

Parking areas are subject to the '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.

LEASES, LICENCES AND OTHER ESTATES

Current

The only current lease on Warriewood Beach is between Council and the Warriewood Surf Life Saving Club for a period of 21 years commencing on 19 July 1999.

There is a current licence agreement with two (2) surf schools, which are permitted to operate at Warriewood Beach and south of the rock pool at Mona vale Beach only.

Proposed

This plan of management authorises the leasing, licensing or granting of any other estate over Warriewood Beach for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area.

On condition that such activity or development;

- V. Is for a purpose that promotes or is related to the use and enjoyment of open space;
- VI. Is consistent with the purposes for which the land was reserved or otherwise set aside for public use;

- VII. Does not substantially diminish public use of or access to open space; and
- VIII. Does not adversely affect the natural environment, the heritage significance of any heritage items or heritage conservation areas or the existing amenity of the area.

Permissible Uses Table

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at Warriewood Beach.

TABLE 7 WARRIEWOOD PERMISSIBLE USES TABLE

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> .
Low/Medium/High commercial use	Subject to licence approval
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> - Access road maintenance – in accordance with the master plan - Bush regeneration (including weed removal) - Car park maintenance – in accordance with the master plan - Dune stabilisation, erosion control and foreshore protection - 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 - 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 - Landscaping – in accordance with the master plan - Lighting of reserve - Minor drainage, stormwater, erosion and sediment control works - Minor works to the Amenities building – in accordance with the master plan - Minor works to Surf Club building and surrounds – in accordance with the master plan - Park furniture, such as seating, shade structures and shelters – in accordance with the master plan - Southern recreation area – in accordance with the master plan
Mobile food vendors	Only permitted at a distance of 100 metres or greater from the nearest food / drink retailing establishment
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	
Recreational equipment hire	Bicycles, non-powered watercraft, umbrellas, banana chairs, locker storage, equipment etc..
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' and 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	In accordance with <i>Council Policy No.88 'Beach and Rock pool Management' and Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</i> .

does not exceed 3000. Activities not occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 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
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 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</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
- 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 for Warriewood Beach (refer Figure 10) has been developed to illustrate the works and improvements to the beach and surrounds that are required to address key management issues and objectives.

Table 8

Works Programme for Warriewood Beach

Note	Item	Cost
1	General upgrade works to Warriewood Surf Club (refer master plan) \$40,000 per year for a 5 year period	\$200,000
1	Timber viewing deck and access steps down to the beach	\$100,000
1	Coastal walkway southern entry area	\$20,000
2	Southern recreation area	\$30,000
3	Re-profile access road	\$250,000
4	Embankment Regeneration Works	\$75,000
5	Narrabeen Park Parade Car Park	\$50,000
6	Northern recreation area	\$30,000
7	Refurbishment of amenities block	\$50,000
8	Upgrade of beach car park	\$60,000
9	Beach dune to car park frontage	\$100,000
*	Signage	\$20,000
	TOTAL	\$985,000

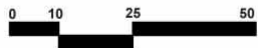
FIGURE 10

master plan



legend

- Bicentennial Coastal Walk
- Proposed Timber Viewing Deck
Refer Note #1
- Proposed Picnic Tables
Refer Note #6



notes

- Warriewood Beach Surf Club**
Works to Warriewood Beach Surf Club to include:
 - Repaint and carry out general repairs to Warriewood Surf Club Building
 - Upgrade hard paved area at west entrance to club building
 - Level and re-surface with bitumen to match existing beach access road
 - Provide kiosk information signage at west entrance e.g. operating hours
 - Replace existing fence with a new hardwood fence and re-turf along northern side of club building
 - Install a timber viewing deck area and timber stair access on northern side of club building
 - Upgrade existing grassed area to the east of the club building with landscaping and providing seating in the form of low benches and picnic tables
- Southern Recreation Area**
Create a level open grassed area with seating and landscaping. Regenerate bushland on lower and upper embankment and investigate opportunities to improve stormwater drainage issues.
- Access Road**
Maintain roadway surface, alignment and levels. Investigate opportunity to improve entrance to access road by assessing road levels. Re-profile existing traffic speed humps along roadway to reduce possible vehicle damage
- Embankment**
Continue to carry out bush regeneration works to embankment. Additional planting to include indigenous plant species suited to the coastal environment e.g. Flax Lily (*Dianella caerulea*), Coastal Saltbush (*Rhagodia candolleana*), Dwarf Wattle (*Acacia longifolia 'sophorae'*), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), and Coastal Banksia (*Banksia integrifolia*).
- Narrabeen Park Parade Car Park**
Realign car park to allow for the installation of a pedestrian pathway along car park. Path to be a 'soft' natural material i.e. crushed sandstone.
- Recreational Area**
Establish a recreation area for users including the installation of picnic benches, BBQ's, garbage bins, taps and establish shade tree canopy e.g. Banksias. Maintain and upgrade as required existing pathway and railing.
- Amenities Block**
Re-paint and carry out general repairs to the amenities building.
- Car park**
Formalise car-parking bays and provide low post and rail barrier to edge of roadway to protect 'fore dune'. Also, investigate and implement, if appropriate, external lighting to the car park.
- Fore dune**
 - Upgrade & maintain dune stabilisation works to southern and northern ends of Warriewood Beach 'fore dune'.
 - Establish small 'fore dune' and coastal dune planting programme with indigenous plant species suited to the coastal environment – so as to reduce the impact of windblown sand and sand erosion, as well as create a visual and physical separation between the beach and car park/ roadway. Species to include: Spinifex (*Spinifex sericeus*), Pigface (*Carpobrotus glaucescens*)
 - Provide pedestrian access over dune system
 - Manage stormwater erosion in conjunction with dune stabilisation.
 - Provide & maintain external shower & additional garbage bins
- Signage**
Implement signage, which addresses directional, safety and interpretive information relevant to Warriewood Beach.



beaches plan of manangement

warriewood beach

10.0 MONA VALE BEACH

INTRODUCTION

This management area covers Mona Vale Beach and Basin Beach, which are located along the coastal fringe of the southern Pittwater beachside suburb of Mona Vale. The northern boundary is Mona Vale Headland Reserve, which separates Basin Beach and Bungan Beach. The southern boundary is Mona Vale South Headland (Robert Dunn Reserve), which divides Mona Vale Beach from Warriewood Beach.

Basin Beach is a small semi-circular beach at the northern end of the Mona Vale Beach and is utilised for a similar variety of recreational uses including swimming, surfing, snorkelling, walking, and kite flying and is particularly popular with “body boarders”. Mona Vale Beach is one of Pittwater's most popular beaches given its proximity to Mona Vale Road, a major arterial access from southern and western Sydney.

Once adopted by Council, this plan of management will supersede the plan of management for Mona Vale Beach. Mona Vale Headland and Mona Vale South Headland (Robert Dunn Reserve) are managed by Pittwater Council's Natural Resources Unit and are covered by separate Plans of Management.

The attached boundary maps (refer **Figure 11 & 12**) and the master plans for Mona Vale Beach show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION

Land Tenure

The sand area of Mona Vale Beach and Basin Beach is vacant Crown Land reserved from sale or lease (Crown Sandy Beach including the rock pool).

Mona Vale Beach and Basin Beach comprise both Crown and Council owned reserves:

- Mona Vale/Basin Beach Reserve (Reserve No. 130).

Council Title (subject to Deed of Trust – DIPNR) Lot 5 DP 211456

Crown Reserve known as R45244, for which Council has been appointed trustee.

Council owned land in Fee Simple Lot 104 DP 1066371 (92483) and Lot 3 DP 532435.

The road verges of Bassett Street, adjoining the Crown Reserve R73168, known as Mona Vale Headland.

FIGURE 11

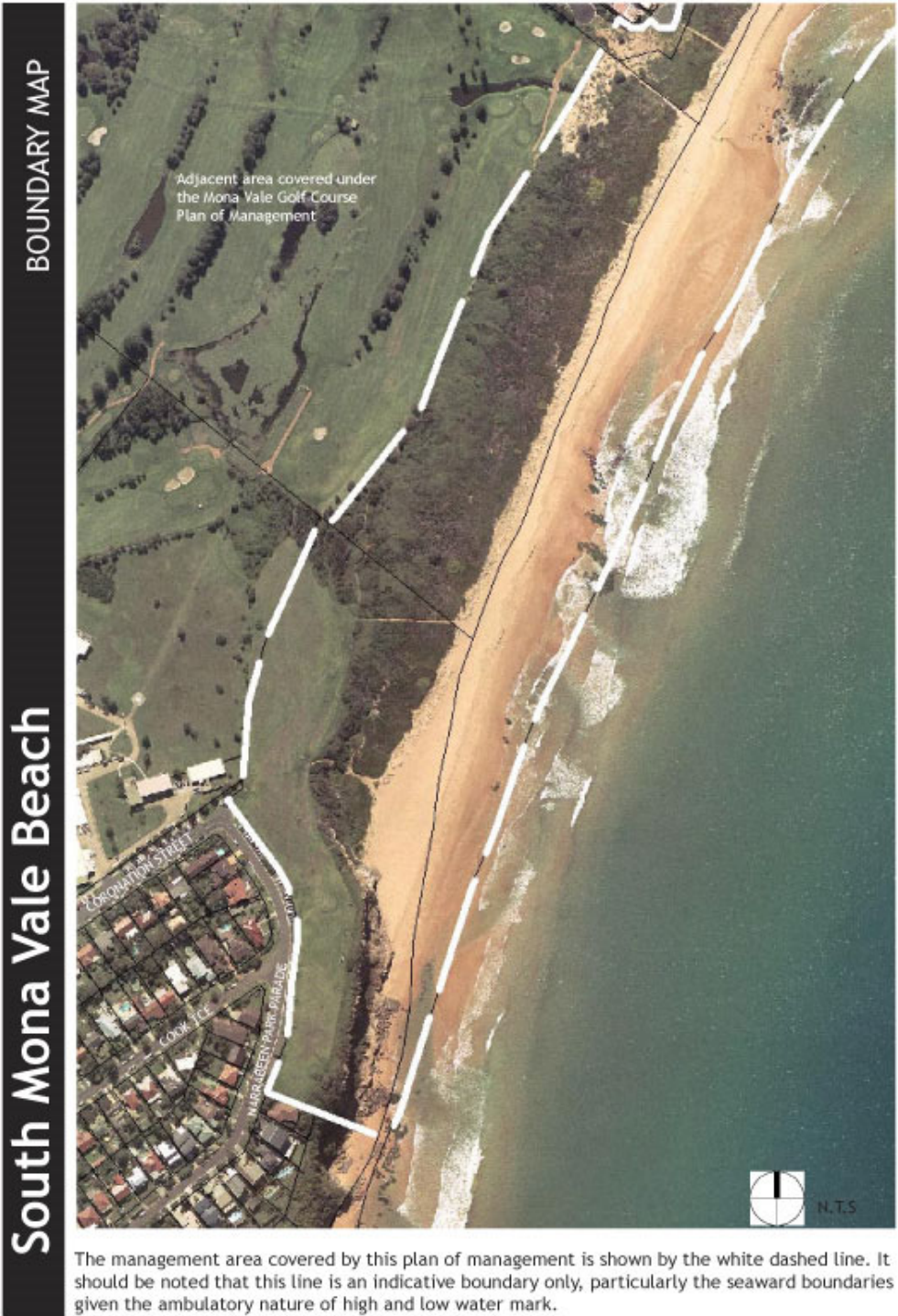


FIGURE 12



Adjoining Land Holdings

The adjoining land uses are primarily open space. Two significant adjoining open spaces related to the Reserve are Apex Park and Mona Vale Golf Course, which are addressed in separate Plans of Management. Another major adjoining land holder/user is Mona Vale hospital, which is located off Coronation Street at the southern extent of the beach Reserve. Other land adjoining the beach Reserve is for residential use and roadways.

Land Categorisation

Refer to Figure 13, 14 & 15 for Categorisation Maps.

General Community Use - covers the Mona Vale Beach Surf Club, the amenities block, the rock pool and the entire car park area.

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

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

CURRENT USES OF MONA VALE BEACH

Building and Recreation Facilities

The Mona Vale Beach Surf Life Saving Club is located on Mona Vale Beach and provides toilets, showers and change rooms. A separate amenities block, which is located in a prime beachfront location, also provides showers and toilets and is conveniently located for reserve users and serves the needs of the people accessing the rock pool, Basin Beach, the northern end of the main surfing beach, picnic facilities and adjacent grassed areas.

Apex Park although not included in this plan of management services the beach area with BBQ facilities, picnic tables/chairs, covered children's playground and children's bike track.

Located on the northern side of the amenities block, there are picnic benches with shelter, seating, outdoor showers, taps and bubblers available.

Rock pool

There is a 33-metre rock pool constructed on the rock platform, which separates Basin Beach from the main section of Mona Vale Beach. It consists of concrete walls and natural rock floor and uses the existing rock platform as an edge, making the pool somewhat unique in the Pittwater area. A children's wading pool is adjacent to the main pool. A concrete path and handrail connects the pool to the beach area. Lighting is provided for night-time usage.

Vehicular Access and parking

There is a large sealed car parking area, which services the main surfing beach, the ocean rock pool, Basin Beach and Apex Park. At peak summer periods there is inadequate

space in the parking area, and visitors to the beach park their cars on adjacent local streets.

Surfview Road is the main access road to the beachfront area, which includes the Surf Club area.

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 13

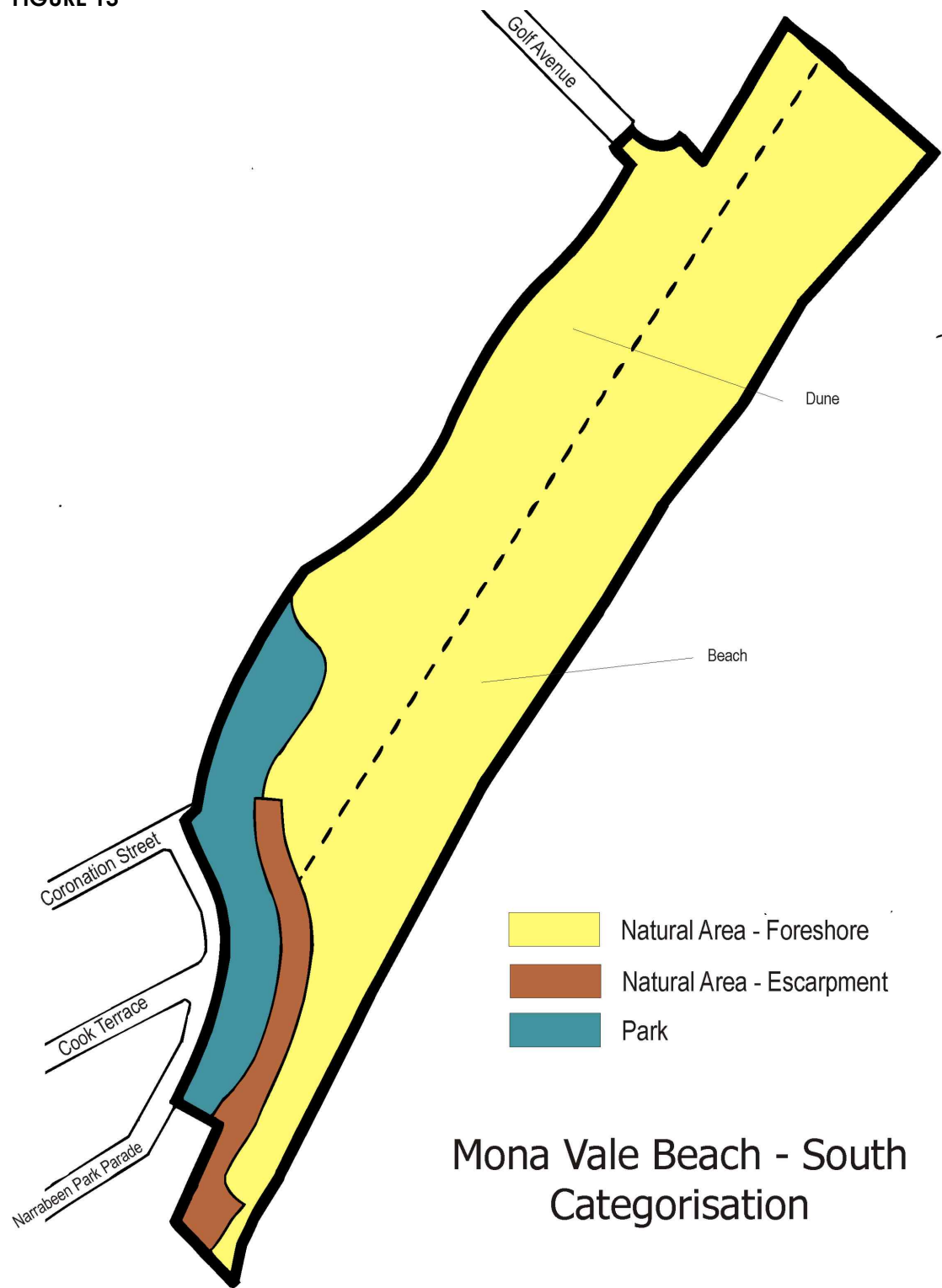
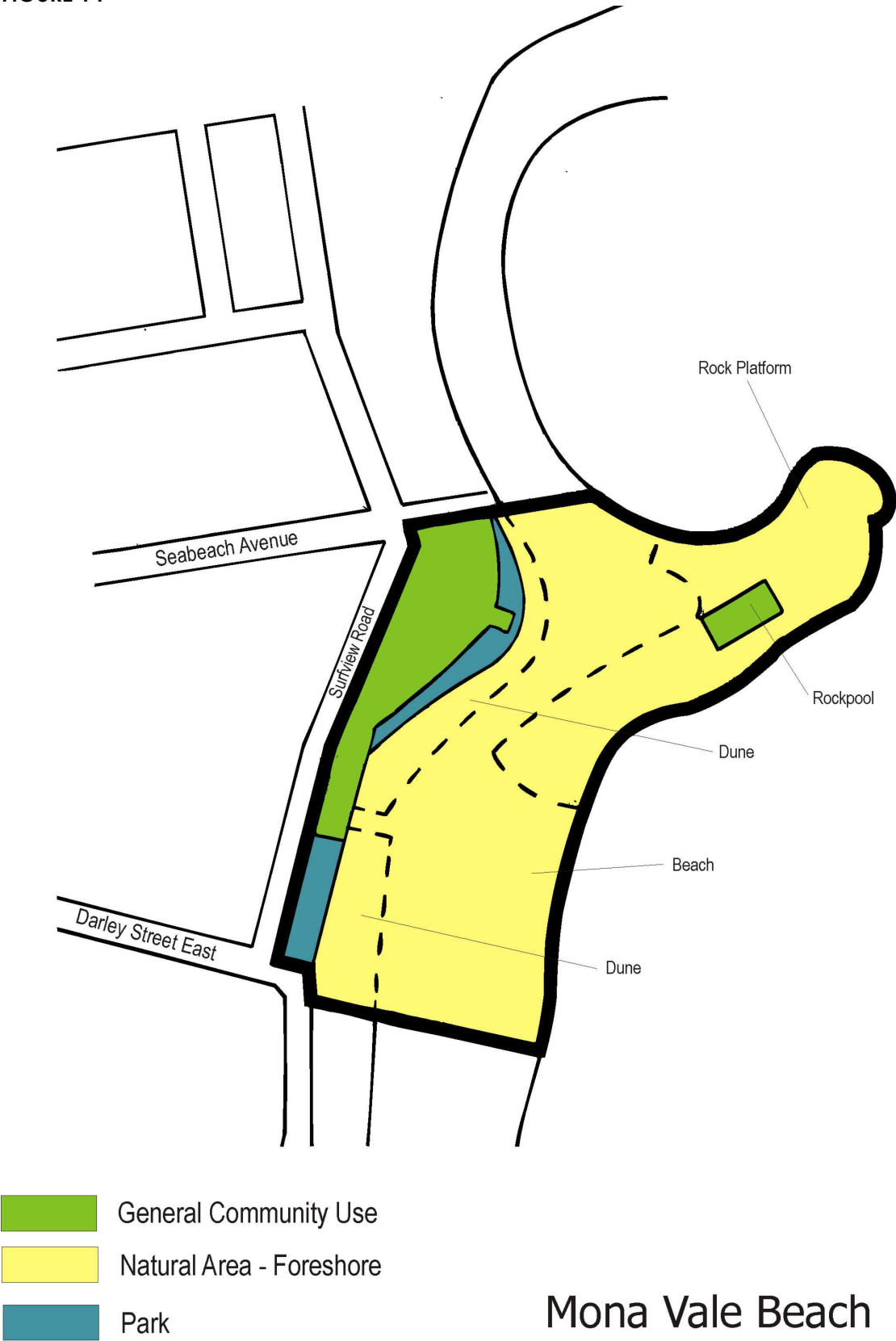
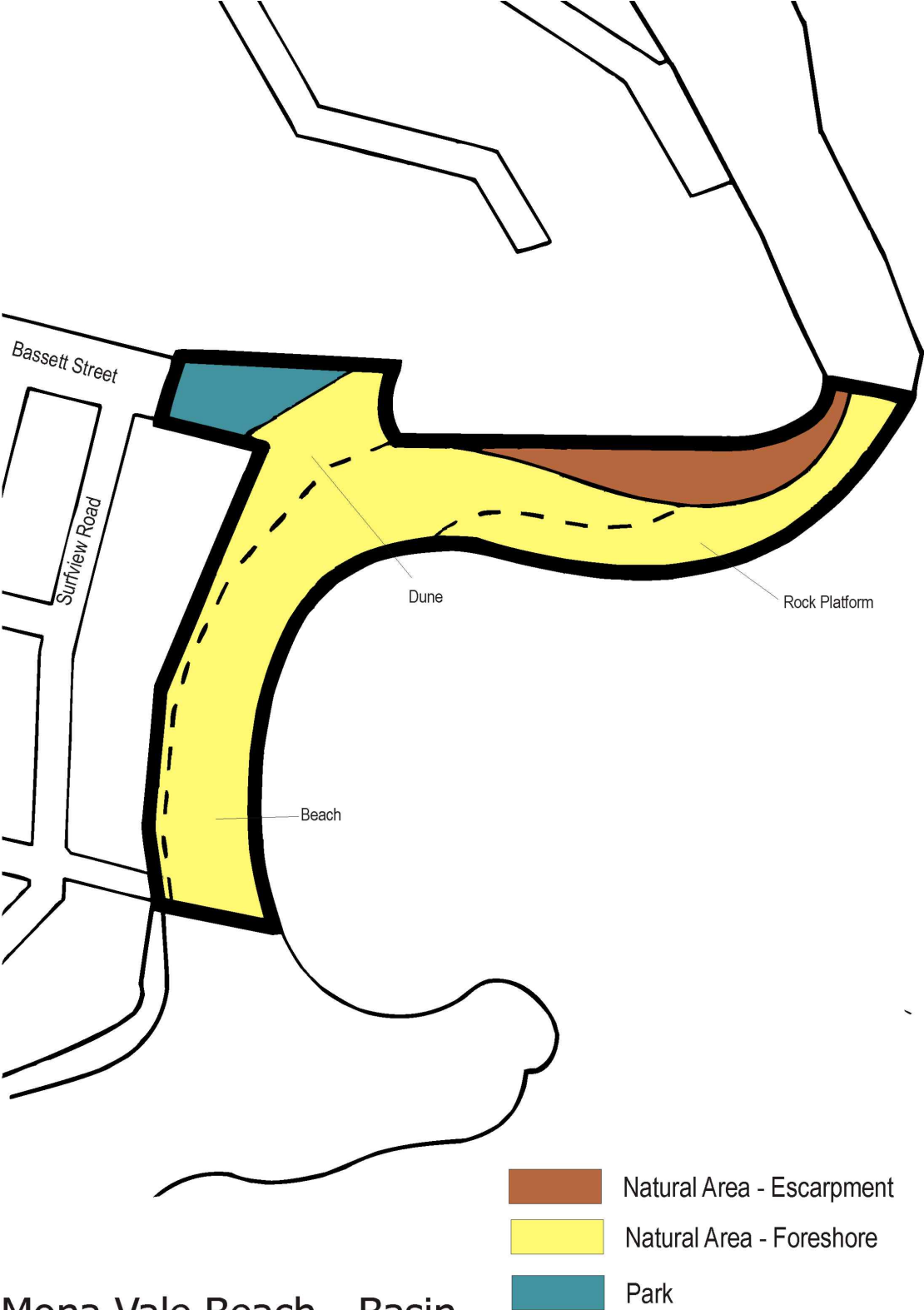


FIGURE 14



Mona Vale Beach Categorisation

FIGURE 15



Mona Vale Beach - Basin
Categorisation

LEASES, LICENCES AND OTHER ESTATES
Current

The only current lease on Mona Vale Beach is with the Mona Vale Surf Club commencing 19 July 1999 for a period of 21 years.

Surf Schools are prohibited from the Basin area to the pool to the north of the Surf Club at Mona Vale Beach. However, there is a current licence agreement with two (2) surf schools, which are permitted to operate south of the rock pool at Mona vale and at Warriewood Beach only.

Proposed

This plan of management authorises the leasing, licensing or granting of any other estate over Mona Vale Beach and Basin Beach, the amenities building/clubhouse and the car park area for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area. This includes the following:

Mona Vale Surf Club

Mona Vale Surf Club have approached Council on a number of occasions to upgrade the surf club and possibly include a restaurant 'dining facility within the Surf Club Building. This would be subject to a commercial lease agreement between Council and the Surf Club and be consistent with Section 3.4 of this document.

Proposed Kiosk/Outdoor Eating Area

This plan of management expressly authorises the future leasing of a proposed kiosk building, which accommodates the existing amenities and provides an outdoor eating area in conjunction with the existing commercial outlet adjacent to the reserve.

Any lease agreement should be consistent with the Department of Land's Policy on Food and Beverage Outlets on Crown Reserves which states that "any proposal for the establishment of a food and beverage outlet on a public purpose reserve should be contained in a Plan of Management made under the Crown Lands Act, 1989 to ensure that it is evaluated by the community and stakeholders and its scope defined by the plan."

All income received from the lease of the premises is to be expended upon the reserve for maintenance/capital works etc.

Permissible Uses Table

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at Mona vale Beach.

TABLE 9 MONA VALE PERMISSIBLE USES TABLE

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> .
Low/Medium/High intensity commercial use	Subject to licence approval
Maintenance / minor works	<p>Examples (including but not limited to the following):</p> <ul style="list-style-type: none"> - Bush regeneration (including weed removal) - Car park maintenance – in accordance with the master plan - Dune stabilisation, erosion control and foreshore protection - 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 - Landscaping – in accordance with the master plan - Lighting of reserve - Minor drainage, stormwater, erosion and sediment control works - Minor works to Surf Club building and surrounds – in accordance with the master plan - Park furniture, such as seating, shade structures and shelters – in accordance with the Master Plan - Restoration works to the rock pool – in accordance with the master plan
Mobile food vendors	Permitted only from a minimum distance of 100 metres from the nearest food / drink retailing establishment
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	
Recreational equipment hire	Bicycles, non-powered watercraft, umbrellas, banana chairs, locker storage equipment etc..
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 3000. 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 7 continuous days.	
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>
Utility installations	
Unleashed dog exercise /training area at Robert Dunn Reserve	
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) - Kiosk/restaurant amenities and outdoor eating areas – in accordance with the master plan - Filling or cutting greater than 500mm in depth
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 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</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
- 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 for Mona Vale Beach and Basin 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.

Works Programme for Mona Vale Beach and Basin Beach

Table 10

	Item	Cost
	South Mona Vale Beach	
1 & 4	Robert Dunn Reserve upgrade works (refer master plan)	\$20,000
2	Low plating beds along car park boundary	\$5,000
3	Beach access pathways	\$5,000
5	Golf course access path way and tree planting	\$75,000
6	Dune Regeneration works	\$100,000
*	Signage	\$10,000
	North Mona Vale Beach	
1	Dune regeneration works	\$15,000
2	Southern Esplanade Area	\$75,000
3	Investigate further traffic calming devices for Surfview Rd	*
4	Mona Vale Surf Club maintenance \$40,000 per year based on 5 year period	\$200,000
5	Maintain beach access paths	\$10,000
6	Beach promenade	\$100,000
7	Mona Vale beach car park	\$25,000
8	Beach kiosk	\$500,000
9	Rock pool maintenance \$20,000 per year based on 5 year period	\$100,000
*	Signage	\$10,000
	Basin Beach	
10	Northern Reserve	\$20,000
11	Dune regeneration works/weed eradication and re planting of native species	\$50,000
12	Reduce impact of stormwater on beach by suitable diversion.	\$20,000
	TOTAL	\$1,340,000

Figure 16

master plan



notes

- 1 **Robert Dunn Reserve – Southern End**
Existing open grassed character of the upper Southern end of Robert Dunn Reserve to be maintained. Progressively upgrade picnic facilities consistent with community expectations and having regard to public safety.
- 2 **Car park**
Establish low planting beds along the car park to enhance and define boundary of Robert Dunn Reserve
- 3 **Beach Access Path**
Maintain and upgrade existing beach access path and stairs as required, having regard to public safety.
- 4 **Robert Dunn Reserve – Northern End**
Enhance lower northern end of Robert Dunn Reserve by planting copses of small trees e.g. Banksia integrifolia, Tuckeroo sp. Ensure facilities and open grassed space is maintained to a high standard consistent with community expectations and having regard to public safety.

- 5 **Golf Course Access Pathway**
Provide a pathway along eastern boundary of Mona Vale Golf Course. Establish planting along the path e.g. Norfolk Island Pines. Avenue of trees to help guide path users.
- 6 **Dune**
Dune regeneration works to include removal of weed species and supplement planting e.g. Spinifex (Spinifex sericeus) and Pigface (Carpobrotus glaucescens)
- * **Signage**
To address directional, safety and interpretive information

legend

- Existing Vegetation

Existing Grassed Area
Refer Note #1

Existing Picnic Tables
Refer Note #1

Proposed Low Garden Planting
Refer Note #2
- Proposed Small Tree Planting
Refer Note #4

Proposed Large Tree Planting
Refer Note #5



beaches draft plan of manangement

south mona vale beach

Figure 17

master plan



legend

- | | | |
|--------------------------------------|---|---|
| Existing Dune
Refer Note #1 & #11 | Proposed Low Mounding
Refer Note #2 | Proposed Small Tree Planting
Refer Note #2 |
| Existing Norfolk Pine Trees | Proposed Norfolk Island Pine Trees
Refer Note #7 | Proposed Picnic Tables |

notes

- 1 North Mona Vale Beach Dune Regeneration**
Dune regeneration works to include removal of weed species and supplement planting e.g. Spinifex (Spinifex sericeus) and Pigface (Carpobrotus glaucescens)
- 2 Southern Esplanade Area**
Improve quality and function of area with low 'sculptural' grassed mounding with stands of small shade trees e.g. Banksia sp., picnic tables and seating. Install pathway to link beach and Coastal Walkway.
- 3 Surfview Road**
Investigate opportunities to further incorporate traffic calming devices in Surfview Road. Encourage vehicular traffic to slow down, so as to recognise this stretch between Seabeach Avenue and Darley Street as a high pedestrian area, particularly for children who cross between the beach and Apex Park.
- 4 Mona Vale Surf Club Building**
Maintain and progressively upgrade surf club building as required, having regard to public safety. Investigate opportunities to upgrade landscape works to soften and enhance surf club building.
- 5 Beach Access Pathways**
Redefine direction of beach access pathways to suit best direction for winds and coastal environment.
- 6 Beach Promenade**
Improve quality of promenade area by installing a formal pathway and incorporate upgraded turf and crushed sandstone areas. Renew timber 'gangways' to beach and progressively upgrade picnic facilities.
- 7 Mona Vale Beach Car Park**
Returf or plant out car park islands and supplement existing Norfolk Island Pines with new trees. Ensure 90° degree parking and disabled parking bays are well marked and provide paved crossings from park to amenities.
- 8 Beach Kiosk**
Investigate opportunities for a beach kiosk building and outdoor eating area which incorporates the existing amenities block. Building to provide better ownership and management of the public facilities and opportunities for al fresco dining, in keeping with the Department of Land's Policy of Food and Beverage Outlets on Crown land.
- 9 Rock pool**
Maintain and upgrade rock pool as required, having regard to the pool's existing character and public safety issues. Restoration works to rock pool to include installation of concrete floor.
- 10 Northern Reserve**
Improve quality of the northern reserve by providing opportunities for passive recreation with additional shade trees, picnic furniture and upgraded facilities. Also upgrade existing access points, steps and post and rail fence as required, having regard to the beach's existing character and public safety issues.
- 11 Basin Beach Northern Access Pathways**
Investigate opportunities to upgrade existing pathways and timber clatter boards which allow access to Basin Beach.
- 12 Basin Beach Dune Regeneration**
Dune regeneration works to include removal of weed species and supplement planting, to stabilise fore dune e.g. Spinifex (Spinifex sericeus) and Pigface (Carpobrotus glaucescens)
- 13 Stormwater**
Maintain and repair, as required, drainage outlet. Investigate opportunity to extend or divert pipeline.
- Signage**
Implement signage to address directional, safety and interpretive information relevant to North Mona Vale Beach and Basin Beach Reserves.

north mona vale beach

beaches draft plan of manangement

11.0 BUNGAN BEACH

INTRODUCTION

Bungan Beach is one of the least developed of Pittwater's ocean beaches and has a natural and unspoiled character that is highly valued by the community, particularly the rugged beauty of the cliff areas.

The attached boundary map (refer **Figure 18**) and the master plan for Bungan Beach show the area covered within this management area, illustrating the Reserve boundaries in relation to the surrounding locality and adjoining land uses.

Once adopted, this plan of management will supersede the previous separate plan of management for Bungan Beach, 'The Bungan Beach and Headland Reserves Plan of Management', which was adopted by Council on the 21 October 2002.

LAND TENURE, ADJOINING LANDHOLDINGS AND LAND CATEGORISATION

Land Tenure

The sand area of Bungan Beach is vacant Crown Land reserved from sale or lease.

Council owned land:

- Lot 7 DP 26951
- Lot 38 DP 12994
- Lot 17 & 18 DP 10423
- Lot 2 DP 114855
- Lot 1 DP 230883

Adjoining Landholdings

Residential lots bound the reserve, with frontages to Hillcrest Avenue, Barrenjoey Road, Karloo Parade, Beach Road, Myola Road, Lovering Place, Queens Parade East and Bungan Head Road.

Adjoining development consists of single dwelling houses on large lots with extensive gardens and lawns.

Land Categorisation

Refer **Figure 19** for Categorisation Map.

Natural Area: bushland, escarpment, watercourse and foreshore.

General Community Use: land including and immediately surrounding the Surf Life Saving Club.

FIGURE 18

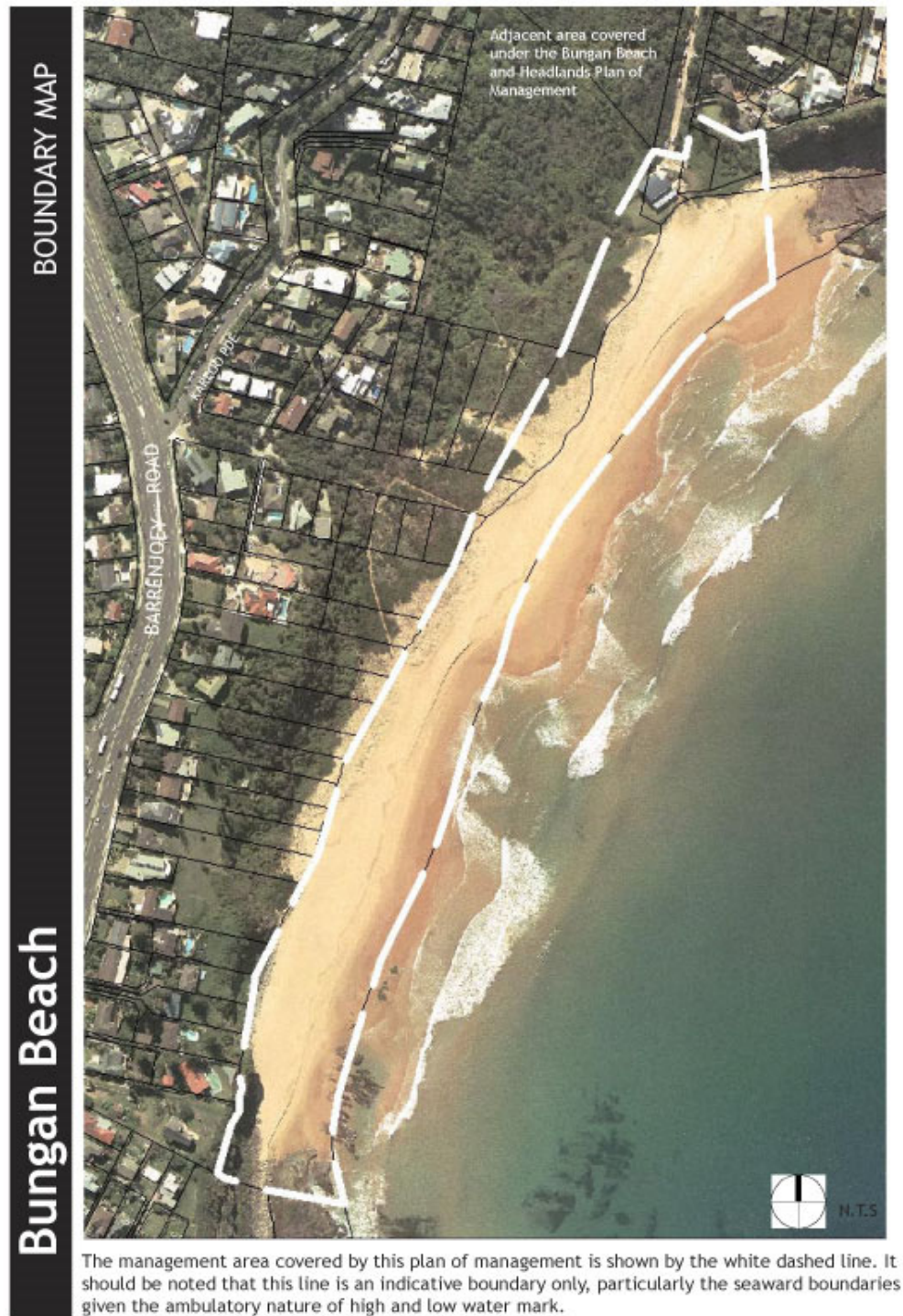
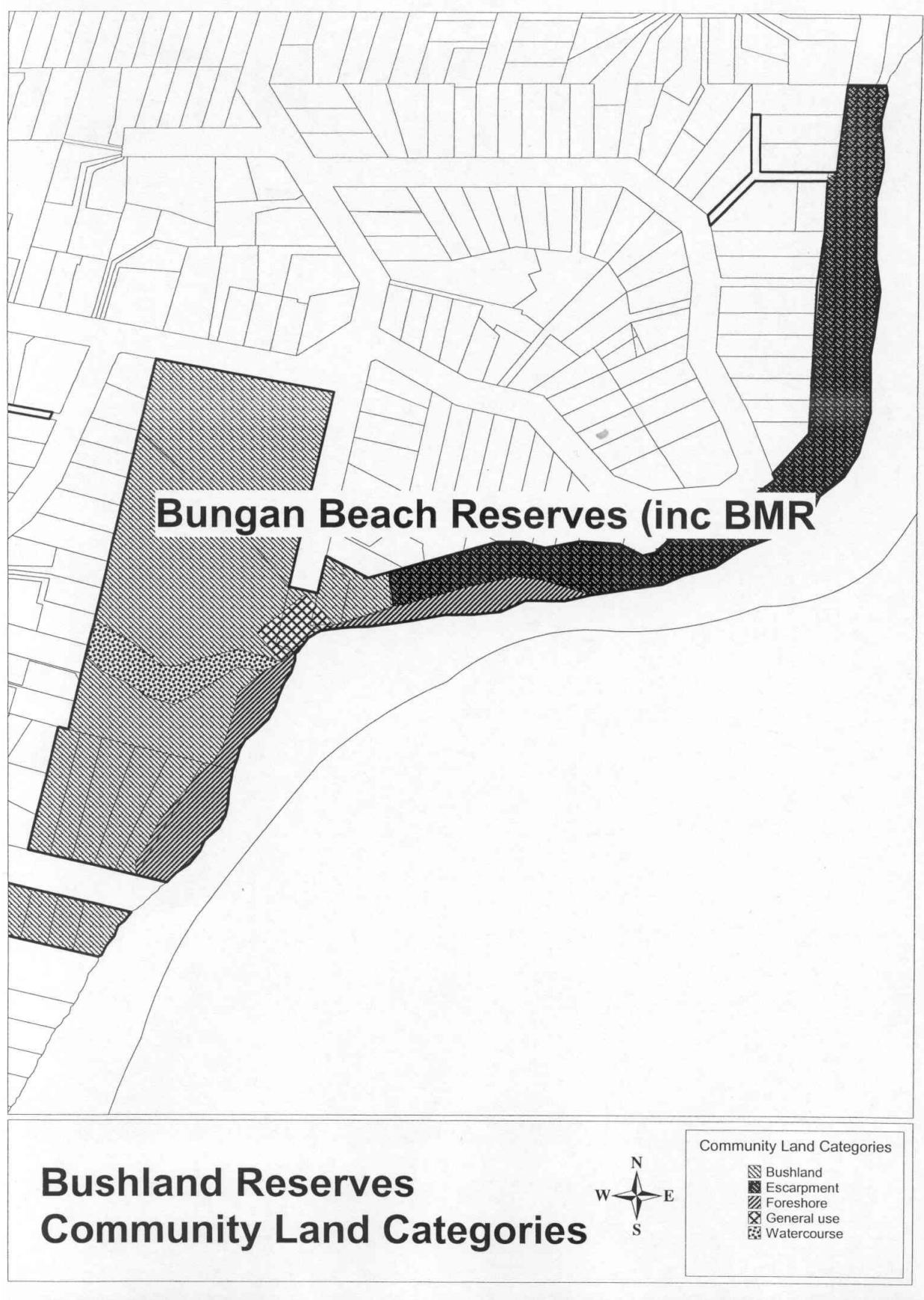


FIGURE 19



CURRENT USES OF BUNGAN BEACH

Building and Recreation Facilities

The only building at Bungan Beach is the Bungan Beach Surf Club, which has recently been renovated. The surf club provides wet storage area for surfboats and contains a surf guardroom, change rooms and showers. The first floor component of the club contains a meeting room and a range of facilities.

Apart from the Bungan Beach Surf Club there are no recreation facilities available at Bungan Beach. The most popular recreational activities taking place in Bungan Beach Reserve are board riding, swimming, sunbathing, surf club activities, walking/sightseeing, bush care activities and fishing.

There are no shops or food outlets in the vicinity of the beach and the access to the beach is steep.

Vehicular Access and parking

There is no public vehicular access to Bungan Beach. There is however a narrow access road (Myola Road), which is shared with private residents and for emergency vehicle access. A parallel parking bay for general visitors is located in Bungan Head Road.

LEASES, LICENCES AND OTHER ESTATES

Current

The only current lease at Bungan Beach is a 21-year lease between the Surf Club and Council.

Proposed

Currently there is no future proposed leases at Bungan 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 Bungan Beach for any commercial activity that results in a diverse range of recreational activities or an activity that is deemed to be of community benefit being provided in the area.

Permissible Uses Table

The following table identifies the major leases, licences and other estates for facilities proposed to be developed at Bungan Beach.

TABLE 11 BUNGAN PERMISSIBLE USES TABLE

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> .
Low/Medium/High intensity commercial use	Subject to licence approval
Maintenance / minor works	Examples (including but not limited to the following): <ul style="list-style-type: none"> - Access road and parking area maintenance – in accordance with the master plan - Bush regeneration (including weed removal) - Dune stabilisation, erosion control and foreshore protection - 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 - Landscaping – in accordance with the master plan - Lighting of reserve - Minor drainage, stormwater, erosion and sediment control works - Minor works to Surf Club building and surrounds – in accordance with the master plan - 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: <p>The number of participants and/or spectators on any one-day of an event does not exceed 3000.</p> <p>Activities not occurring outside the period of 7.30am to 11.30pm.</p> <p>Activities or temporary facilities occur over a total of more than 7 continuous days.</p>	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> .

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
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 3000. Activities occurring outside the period of 7.30am to 11.30pm. Activities or temporary facilities occur over a total of more than 7 continuous days.	In accordance with <i>Council Policy No. 93 'Reserves, Beaches and Headlands Booking Policy'</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
- 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 for Bungan 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.

Works Programme for Bungan Beach **Table 12**

Note	Item	Cost *
1	Ongoing weed control and bush regeneration \$20,000 per year based on 5 year period	\$100,000
2	Reduce impact of stormwater on surf club by suitable diversion.	\$20,000*
2	Ongoing restoration following sewer installation	*
3	Maintain northern beach access in existing configuration as shared access.	*
4	Landscape upgrade works to Surf Club Building	\$5,000
4	Ongoing maintenance of surf club building \$40,000 per year based on 5 year period	\$200,000
5	Maintain beach access paths	\$5,000
6	Dune regeneration works	\$35,000
*	Signage	\$20,000
	TOTAL	\$385,000

Figure 20

master plan



notes

- 1 **Embankment**
Continue to carry out bush regeneration works to embankment. Additional planting to include indigenous plant species suited to the coastal environment e.g. Flax Lily (*Dianella caerulea*), Coastal Saltbush (*Rhagodia candolleana*), Dwarf Wattle (*Acacia longifolia* 'sophorae'), Coastal Rosemary (*Westringia fruticosa*), Coastal Tea Tree (*Leptospermum laevigatum*), and Coastal Banksia (*Banksia integrifolia*).
- 2 **Stormwater**
Reduce impact of stormwater on surf club by suitable diversion.
- 3 **Northern Beach Access**
Maintain northern beach access in existing configuration as shared access
- 4 **Bungan Beach Surf Club**
Soften surf club building with shrub planting. Ensure landscape works are consistent with the natural character of Bungan Beach.
- 5 **Beach Access Paths**
Maintain and upgrade existing beach access path and stairs as required, having regard to public safety.
- 6 **Dune**
Dune regeneration works to include removal of weed species and supplement planting e.g. Spinifex (*Spinifex sericeus*) and Pigface (*Carpobrotus glaucescens*)
- * **Signage**
Signage containing interpretive, directional and safety information regarding the Reserve.

legend

- Proposed Surf Club Landscape Upgrade
Refer Note #4
- Dune Regeneration Works
Refer Note #6



beaches draft plan of manangement

bungan beach

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

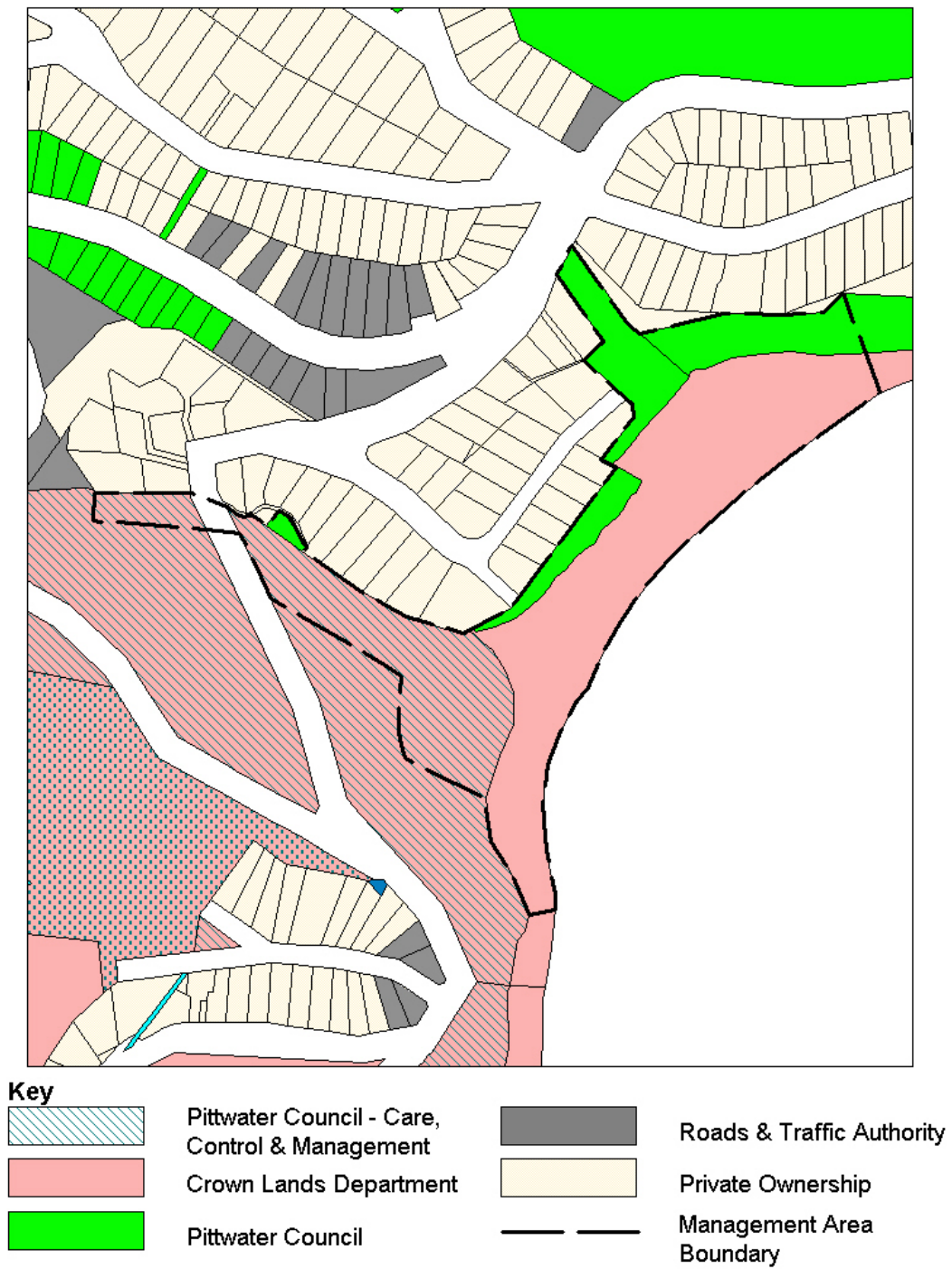
Adjoining Landholdings

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.

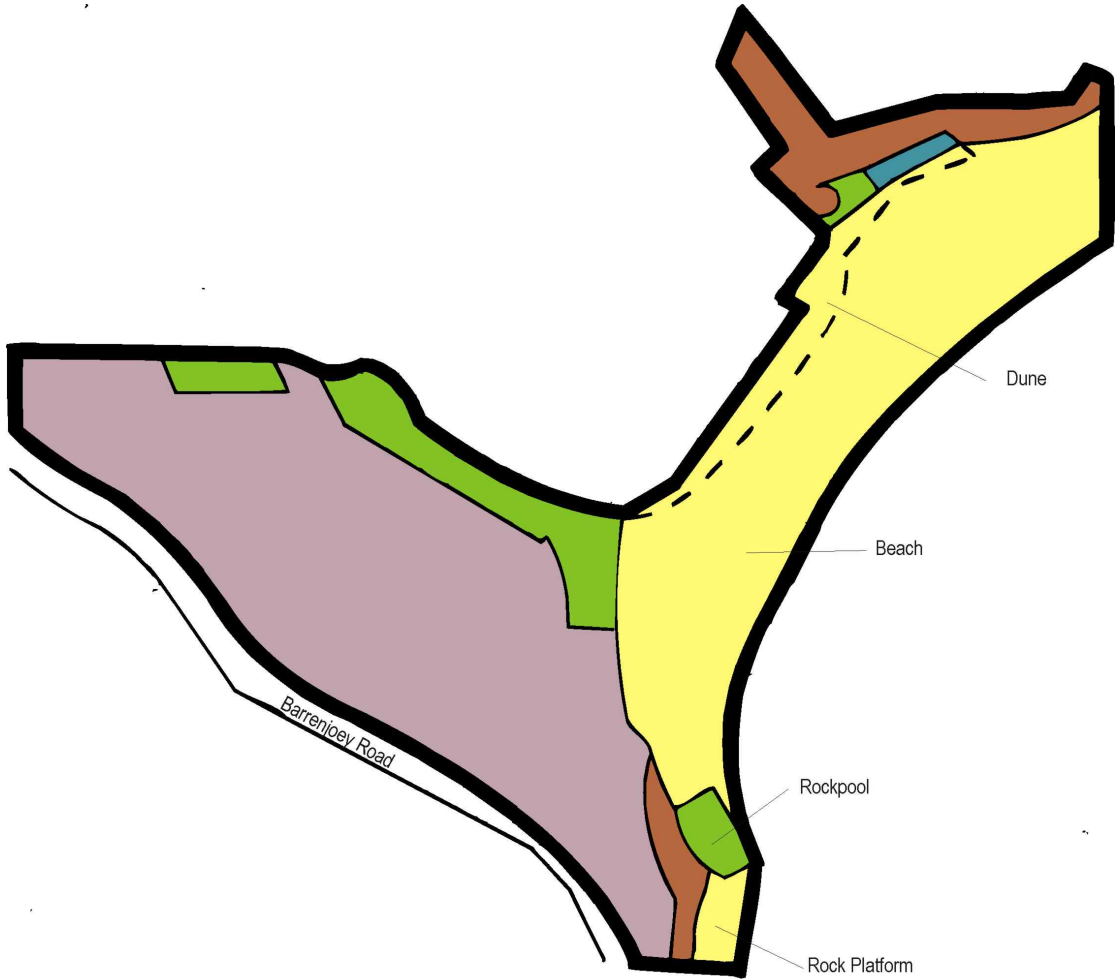
Vehicular Access and parking

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

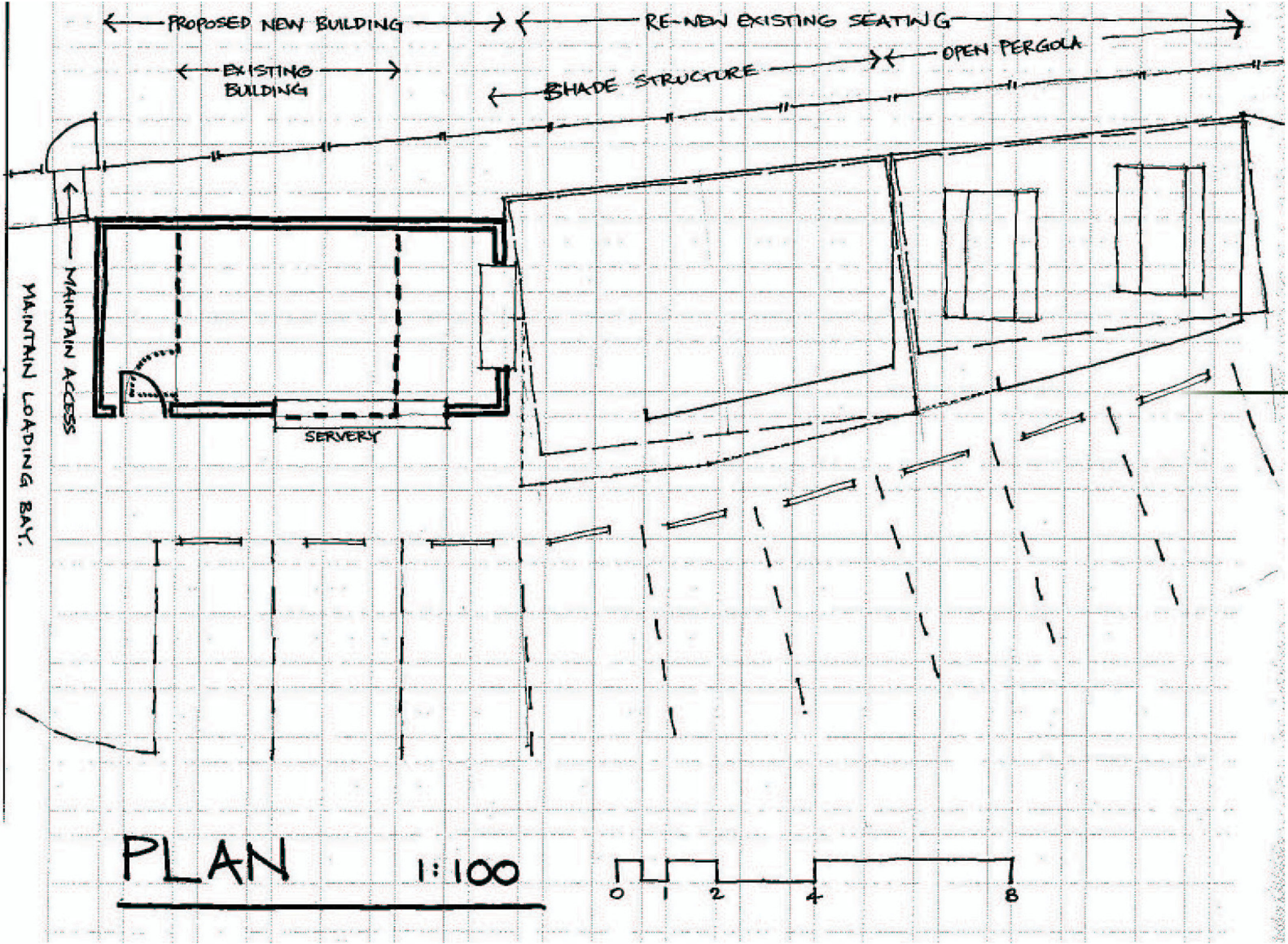


beaches draft plan of management
december 2005
sheet one

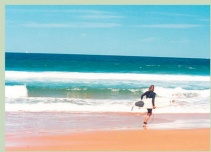
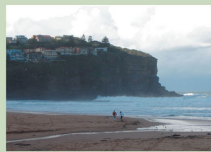
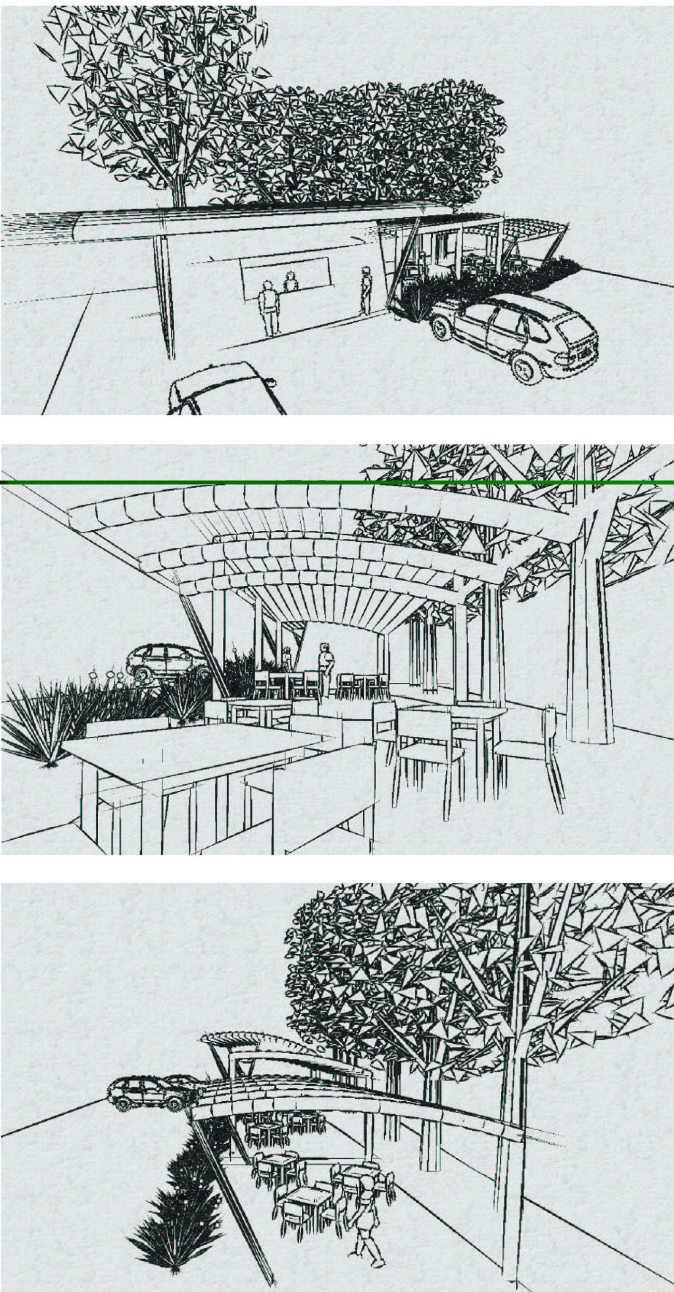
bilgola beach

FIGURE 25

concept plan



perspectives



beaches draft plan of manangement
december 2005
sheet one

bilgola beach

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Pittwater Council (1994) Urban Bushland Plan of Management

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Pittwater Council (1998) Northern Beaches Plan of Management

Pittwater Council (1994) Recreation Needs Study

Pittwater Council (2000) 2000 - 2005 Management Plan

Pittwater Council (2000) 2004 – 2009 Management Plan

Pittwater Council (2002) Bangalley Head and North Avalon Headland Reserves Plan of Management

Pittwater Council (2002) Bungan Beach & Headland Reserves Plan of Management

Pittwater Council (2002) Governor Phillip Park Plan of Management

Roger Carolin & Peter Clarke (1991) Beach Plants of South Eastern Australia

APPENDIX A

**RELEVANT SECTIONS OF THE LOCAL GOVERNMENT ACT 1993
& THE LOCAL GOVERNMENT (GENERAL) REGULATION 1999**

Sections of the *Local Government Act 1993* that relate to community land, Plans of Management, categorisation of community land and public hearings are provided below.

For more information on the Local Government Act and other NSW government legislation, refer to www.legislation.nsw.gov.au, www.austlii.edu.au/au/legis/nsw, or contact the NSW Government Bookshop.

Classification

LOCAL GOVERNMENT ACT 1993 -SECT 25

All public land must be classified in accordance with this Part.

LOCAL GOVERNMENT ACT 1993 -SECT 26

There are 2 classifications for public land "community" and "operational".

Note. On the commencement of this Part, certain land that is vested in or under the control of a council is taken to have been classified as community land by the operation of clause 6 of Schedule 7.

Community Land & Plans of Management

LOCAL GOVERNMENT ACT 1993 -SECT 35

What governs the use and management of community land?

Community land is required to be used and managed in accordance with the following:

"the plan of management applying to the land

"any law permitting the use of the land for a or otherwise regulating the use of the land

"this Division.

LOCAL GOVERNMENT ACT 1993 -SECT 36

Preparation of draft plans of management for community land:

(1) A council must prepare a draft plan of management for community land.

(2) A draft plan of management may apply to one or more areas of community land, except as provided by this Division.

(3) A plan of management for community land must identify the following:

(a) the category of the land;

(b) the objectives and performance targets of the plan with respect to the land.

(c) the means by which the council proposes to achieve the plan's objectives and performance target's

(d) the manner in which the council proposes to assess its performance with respect to the plan's objectives and performance targets,
and may require the prior approval of the council to the carrying out of any specified activity on the land.

(3A) A plan of management that applies to just one area of community land:

(a) must include a description of:

(i) the condition of the land, and of any buildings or other improvements on the land, as at the date of adoption of the plan of management, and

(ii) the use of the land and any such buildings or improvements as at that date, and

(b) must:

(i) specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used, and

(ii) specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise, and

(iii) describe the scale and intensity of any such permitted use or development.

- (4) For the purposes of this section, land is to be categorised as one or more of the following:
- (a) a natural area, (b) a sportsground, (c) a park,
 - (d) an area of cultural significance, (e) general, community use.
- (5) Land that is categorised as a natural area is to be further categorised as one or more of the following:
- (a) bushland
 - (b) wetland
 - (c) escarpment
 - (d) watercourse
 - (e) foreshore
 - (f) a category prescribed by the regulations.
- (6) The regulations may make provision for or with respect to the categorisation of community land under this section, including:
- (a) defining any expression used in subsection (4) or (5), and
 - (b) prescribing guidelines for the categorisation of community land and the effect of any guidelines so prescribed.

Core Objectives of Community Land

LOCAL GOVERNMENT ACT 1993 -SECT 36E

The core objectives for management of community land categorised as a **natural area** are:

- (a) to conserve biodiversity and maintain ecosystem function in respect of the land, or the feature or habitat in respect of which the land is categorised as a natural area, and
 - (b) to maintain the land, or that feature or habitat, in its natural state and setting, and
 - (c) to provide for the restoration and regeneration of the land, and
 - (d) to provide for community use of and access to the land in such a manner as will minimise and mitigate any disturbance caused by human intrusion,
- and
- (e) to assist in and facilitate the implementation of any provisions restricting the use and management of the land that are set out in a recovery plan or threat abatement plan prepared under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994.

LOCAL GOVERNMENT ACT 1993 -SECT 36G

Core objectives for management of community land categorised as a **park** are:

- (a) to encourage, promote and facilitate recreational, cultural, social and educational pastimes and activities, and
- (b) to provide for passive recreational activities or pastimes and for the casual playing of games, and
- (c) to improve the land in such a way as to promote and facilitate its use to achieve the other core objectives for its management.

LOCAL GOVERNMENT ACT 1993 -SECT 36I

Core objectives for management of community land categorised as **general community use** are to

- (a) promote, encourage and provide for the use of the land and;
- (b) to provide facilities on the land, to meet the current and future needs of the local community and of the wider public: I
- (c) in relation to public recreation and the physical, cultural, social and intellectual welfare-or development of individual members of the public, and (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities) .

LOCAL GOVERNMENT ACT 1993 -SECT 36J

Core objectives for management of community land categorised as **bushland** are:

- (a) to ensure the ongoing ecological viability of the land by protecting the ecological biodiversity and habitat values of the land, the flora and fauna (including invertebrates, fungi and micro-organisms) of the land and other ecological values of the land and
- (b) to protect the aesthetic, heritage, recreational, educational and scientific values of the land, and;
- (c) to promote the management of the land in a manner that protects and enhances the values and quality of the land and facilitates public enjoyment of the land, and to implement measures directed to minimising or mitigating any disturbance caused by human intrusion, and;
- (d) to restore degraded bushland, and;
- (e) to protect existing landforms such drainage lines, watercourses and foreshores, and;
- (f) to retain bushland in parcels of a size and configuration that will enable the existing plant and animal communities to survive in the long term, and;
- (g) to protect bushland as a natural stabiliser of the soil surface.

LOCAL GOVERNMENT ACT 1993 -SECT 36L

Core objectives for management of community land categorised as an **escarpment** are:-

- (a) to protect any important geological, geomorphological or scenic features of the escarpment, and;
- (b) to facilitate safe community use and enjoyment of the escarpment.

LOCAL GOVERNMENT ACT 1993 -SECT 36N

The core objectives for management of community land categorised as **foreshore** are:

- (a) to maintain the foreshore as a transition area between the aquatic and the terrestrial environment, and to protect and enhance all functions associated with the foreshore's role as a transition area, and;
- (b) to facilitate the ecologically sustainable use of the foreshore, and to mitigate impact on the foreshore by community use.

Guidelines for Categorisation

LOCAL GOVERNMENT (GENERAL) REGULATION 1999 -SECT 10

Guidelines for categorisation of land as a **natural area**:

Land should be categorised as a natural area under section 36 (4) of the Act if the land, whether or not in an undisturbed state, possesses a significant geological feature, geomorphological feature, landform, representative system or other natural feature or attribute that would be sufficient to further categorise the land as bushland, wetland, escarpment watercourse or foreshore under section 36 (5) of the Act.

Note. Section 36A of the Act provides that community land that has been declared a critical habitat under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

Section 36B of the Act provides that community land all or part of which is directly affected by a recovery plan or threat abatement plan under the Threatened Species Conservation Act 1995 or the Fisheries Management Act 1994 must be categorised as a natural area.

Section 36C of the Act provides that community land that is the site of a known natural, geological, geomorphological, scenic or other feature that is considered by the council to warrant protection or special management considerations, or that is the site of a wildlife corridor, must be categorised as a natural area.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999 -SECT 12

Guidelines for categorisation of land as a **park**.

Land should be categorised as a park under section 36 (4) of the Act if the land is, or is proposed to be, improved by landscaping, gardens or the provision of non-sporting equipment and facilities, for use mainly for passive or active recreational, social, educational and cultural pursuits that do not unduly intrude on the peaceful enjoyment of the land by others.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999 -SECT 14

Land should be categorised as **general community use** under section 36 (4) of the Act if the land:

- (a) may be made available for use for any purpose for which community land may be used, whether by the public at large or by specific sections of the public, and
- (b) is not required to be categorised as a natural area under section 36A, 36B or 36C of the Act and does not satisfy the guidelines under clauses 10 13 for categorisation as a natural area, a sportsground, a park or an area of cultural significance.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999- SECT 15

Guidelines for categorisation of land as **bushland**:

(1) Land that is categorised as a natural area should be further categorised as bushland under section 36 (5) of the Act if the land contains primarily native vegetation and that vegetation:

- (a) is the natural vegetation or a remainder of the natural vegetation of the land, or
- (b) although not the natural vegetation of the land, is still representative of the structure or floristics, or structure and floristics, of the natural vegetation in the locality.

(2) Such land includes:

- (a) bushland that is mostly undisturbed with a good mix of tree ages, and natural regeneration, where the understorey is comprised of native grasses and herbs or native shrubs, and which contains a range of habitats for native fauna (such as logs, shrubs, tree hollows and leaf litter), or
- (b) moderately disturbed bushland with some regeneration of trees and shrubs, where there may be a regrowth area with trees of even age, where native shrubs and grasses are present in the understorey even though there may be some weed invasion, or
- (c) highly disturbed bushland where the native understorey has been removed, where there may be significant weed invasion and where dead and dying trees are present, where there is a natural regeneration of trees or shrubs, but where the land is still capable of being rehabilitated:

LOCAL GOVERNMENT (GENERAL) REGULATION 1999- SECT 17

Guidelines for categorisation of land as an **escarpment**:

Land that is categorised as a natural area should be further categorised as an escarpment under section 36 (5) of the Act if:

- (a) The land includes such features as a long cliff-like ridge or rock. and;
- (b) The land includes significant or unusual geological, geomorphological or scenic qualities.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999- SECT 18

Guidelines for categorisation of land as a **watercourse**

Land that is categorised, as a natural area should be further categorised as a watercourse under section 36 (5) of the Act if the land includes:

- (a) Any stream of water, whether perennial or intermittent, flowing in a natural channel, or in a natural channel that has been artificially improved, or in an artificial channel that has changed the course of the stream of water, and any other stream of water into or from which the stream of water flows, and

- (b) associated riparian land or vegetation, including land that is protected land for the purposes of the River and Foreshores Improvement Act 1948 or State protected land identified in an order under section 7 of the Native Vegetation Conservation Act 1997.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999 -SECT 19

Guidelines for categorisation of land as **foreshore**;

Land that is categorised, as a natural area should be further categorised as foreshore under section 36 (5) of the Act if the land is situated on the water's edge and forms a transition zone between the aquatic and terrestrial environment.

LOCAL GOVERNMENT (GENERAL) REGULATION 1999- SECT 21

Preparation of draft plan of management where land is categorised in more than one category
A draft plan of management that categorises an area be community land, or parts of an area of community land, in more than one category must clearly identify the land or parts of the land and the separate categories (by a map or otherwise).

Adoption of a Plan of Management

LOCAL GOVERNMENT ACT 1993 -SECT 40

Adoption of plans of management

(1) After considering all submissions received by it concerning the draft plan of management, the council may decide to amend the draft plan or to adopt it without amendment as the plan of management for the community land concerned.

(2) If the council decides to amend the draft plan it must either:

- (a) publicly exhibit the amended draft plan in accordance with the provisions of this Division relating to the public exhibition of draft plans, or :
- (b) if it is of the opinion that the amendments are not substantial, adopt the amended draft
- (c) plan without public exhibition as the plan of management for the community land concerned.

(2A) If a council adopts an amended plan without public exhibition of the amended draft plan, it must give public notice of that adoption, and of the terms of the amended plan of management, as soon as practicable after the adoption.

(3) The council may not, however, proceed to adopt the plan until any public hearing required under section 40A has been held in accordance with section 40A.

LOCAL GOVERNMENT ACT 1993 -SECT 40A

Public hearing in relation to proposed plans of management

(1) The council must hold a public hearing in respect of a proposed plan of management if the proposed plan would have the effect of categorising or re-categorising community land under section 36(4) or (5).

(2) However a public hearing is not required if the proposed plan would merely have the effect of re-categorising the land under section (5).

LOCAL GOVERNMENT ACT 1993 – SECT 47G

In this section, public hearing means any public hearing required to be arranged under this Part.

The person presiding at a public hearing must not be:

- a councillor or employee of the council holding the public hearing, or
- a person who has been a councillor or employee of that council at any time during the 5 years before the date of his or her appointment.

Not later than 4 days after it has received a report from the person presiding at the public hearing as to the result of the hearing, the council must make a copy of the report available for inspection by the public at a location within the area of the council.

APPENDIX B

COUNCIL REPORT - 'RESTAURANTS IN SURF CLUB BUILDINGS'

SUBJECT: Restaurants in Surf Club Buildings

Meeting: Urban and Environmental Assets Committee **Date:** 24 March 2003

EXECUTIVE SUMMARY

PURPOSE OF REPORT

To seek Council permission to authorise the inclusion in the draft Ocean Beaches Plan of Management (currently under development), of the principle of the operation of commercial restaurants to operate in the surf club buildings of the Pittwater Local Government area.

BACKGROUND

The Minister for Gaming and Racing has recently indicated support for surf clubs seeking licenses pursuant to a certificate issued under section 74A of the Liquor Act where previously Liquor Licenses were issued subject to a Function License which included strict hours of operation and a limited number of functions per year.

The Council area is serviced by nine surf clubs, two of which are privately owned and currently operate restaurants. The majority of surf clubs are leased for private social functions as part of their role as community facilities.

Council has been approached by one of its surf clubs requesting permission in principle to allow a commercial restaurant to operate within the building. A lease or a license is required to be "expressly authorized" in a Plan of Management prior to a Development Application or a lease being considered by the Council.

ISSUES

- Section 47A Certificate.
- Local Government and Crown Land Requirements.
- Ownership Status

FINANCIAL IMPLICATIONS

Subject to the completion of the statutory processes a commercial lease will yield an income stream for Council to fund improvements and maintenance works on surf club buildings and in the beach reserve areas.

POLICY IMPLICATIONS

Under the Local Government Act 1993 a commercial lease must be expressly authorised in a Plan of Management.

SUMMARY OF RECOMMENDATION

- That Council consider the proposal of commercial food and beverage outlets in Surf Club buildings in Pittwater.
 - That if Council endorse the proposed use and authorisation of these commercial food and beverage outlets, then this use be included in the list of permissible uses with consent in the Coastal Beaches Plan of Management to be separately put to Council for draft exhibition in the coming months.
 - That any application for leasing of surf club buildings be considered by Council at the time of formal application by the surf clubs.
-

1.0 BACKGROUND

- 1.1 The Minister for Gaming and Racing has recently indicated support for surf clubs seeking licenses pursuant to a certificate issued under Section 74A of the Liquor Act where previously Liquor Licenses were issued subject to a Function License which included strict hours of operation and limited numbers of functions per year.
- 1.2 Both the NSW Government and Surf Lifesaving NSW realized that a permanent function license may be too restrictive for some clubs wanting to sell liquor at other types of functions that fall outside the scope of existing provisions. One licensing option for surf clubs is known as a section 74A Certificate.
- 1.3 This option enables the Liquor Administration Board to certify that a premises is suitable to be licensed under Section 18(4)(g) of the Liquor Act. This option would allow a surf lifesaving club to extend the types of functions and events at which liquor can be lawfully sold. This option is not intended to allow a surf lifesaving club to operate as a hotel, a bar, a nightclub or any other license variation.
- 1.4 Council has been approached by one of its surf clubs requesting permission in principle to provide a commercial food and beverage outlet within the building.
- 1.5 The issue was raised at Council's regular meeting with the Surf Club Presidents held on 19 February 2003 where the concept was supported by all of the Pittwater Surf Club Presidents present at the meeting.

2.0 ISSUES

2.1 Section 74A Certificate

- This is a certificate issued by the Liquor Administration Board under section 74A of the Liquor Act, when the Board is satisfied that another liquor license (e.g. a hotel, nightclub or restaurant) is not suitable. The onus is on the surf club to satisfy the Board that no other liquor license type is suitable for the premises.
- The application for a 74A Certificate is the first stage of the licensing process. Once the Board is satisfied and issues the certificate, then the surf club can apply to the Licensing Court for a Liquor License under section 18(4)(g) of the Act.
- In applying for a Section 74A Certificate the applicant (in this case the Surf Club) must:-
 - 1) provide an affidavit outlining:-
 - why no other license is suitable.
 - what effect the premises will have on the amenity of the neighbourhood.
 - the manner of the proposed sale/supply of liquor
 - the nature, number and location of sanitary facilities
 - the proposed hours of trade
 - whether consent has been obtained or required from the local council and other authorities (i.e. Department

of Land and Water Conservation for surf clubs on Crown Land).

- How liquor service and drinking will be supervised by the licensee and staff; and
- how the club will comply with liquor harm minimization requirements of the liquor laws and the Licensing Court.

2) Plans certified by the applicant for the club and approved by the Council and any other applicable consent authority outlining the proposed license area, seating, points of sale of liquor, sanitary facilities, food preparation and kitchen facilities.

3) The application must be advertised in both a local newspaper and a newspaper with State-wide circulation. A full copy of the application must also be served on: The Australian Hotels Association and a copy of the notice of application must also be sent to:-

- holders of liquor licenses in the vicinity of the surf lifesaving club;
- the local council;
- any consent authority that may have planning control over the premises.
- the Local Area Commander of the NSW Police; and
- resident action groups or other community groups (if applicable).

2.2 Local Government and Crown Land Requirements

- It is intended that any lease or license granted would be broadly based on the Department of Land and Water Conservation's Policy on Food and Beverage Outlets on Crown Reserves.
- The requirements of the Local Government Act (Section 47 & 47A) for the Leasing and Licensing and other Estates in respect of community land would be required to be followed for leases up to 21 years.

2.3 Ownership Status

- All surf club leases have recently been renegotiated with all leases commencing on 19.7.99 and expiring on 18.7.2020.
- Surf Clubs located on Crown Land under the ownership of the Department of Land and Water Conservation are North Palm Beach Surf Club, Bilgola Beach Surf Club and Newport Beach Surf Club.
- Avalon Beach Surf Club, Bungan Beach Surf Club, Mona Vale Beach Surf Club and Warriewood Beach Surf Club are all located on 6(a) land under Council's ownership.

3.0 FINANCIAL IMPLICATIONS

Subject to the completion of the statutory processes a commercial lease will yield an income stream for Council to fund improvements and maintenance works in the beach reserve areas. The surf clubs would wish to use funds required to support their own operational costs however, a portion of the income received could be used to cover maintenance and running costs of the surf club buildings and also to offset the annual subsidy which is given to the surf clubs by Council.

4.0 POLICY IMPLICATIONS

Under the Local Government Act 1993 a commercial lease must be expressly authorised in a Plan of Management.

RECOMMENDATION

1. That Council consider the proposal of commercial food and beverage outlets in Surf Club buildings in Pittwater.
2. That if Council endorse the proposed use and authorisation of these commercial food and beverage outlets, this use be included in the list of permissible uses with consent in the Coastal Beaches Plan of Management to be separately put to Council for draft exhibition in the coming months.
3. That any application for leasing of surf club buildings be considered by Council at the time of formal application by the surf clubs.

Report prepared by Nikki Griffith – Special Projects Officer

Mark Eriksson
A/MANAGER, RESERVES AND RECREATION

APPENDIX C

REVENUE AND EXPENDITURE TABLES

BILGOLA BEACH

INCOME

Revenue raised from 'Pay and Display' Parking Machines	\$38,614
Bilgola Kiosk Lease	\$15,940
TOTAL INCOME	\$54,554

EXPENDITURE

Car Park Maintenance	\$12,000
Beach & Reserve Cleaning	\$25,000
Amenities Cleaning/ Maintenance	\$15,000
Pool Cleaning / Maintenance	\$60,000
Garden Maintenance	\$5,000
Dune Maintenance	\$2,000
Reserve Maintenance	\$12,000
Utilities	\$5,000
Signage	\$5,000
Lifeguard Service / Contractor and Volunteer	\$110,000
Surf Club Maintenance	\$5,000
TOTAL EXPENDITURE	\$256,000

Figures shown above are an estimate based on Pittwater Council's income and expenditure during the 2004-2005 Financial Year