

Pittwater's Ocean Beaches

Plan of Management



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

Pittwater Council
June 2006

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

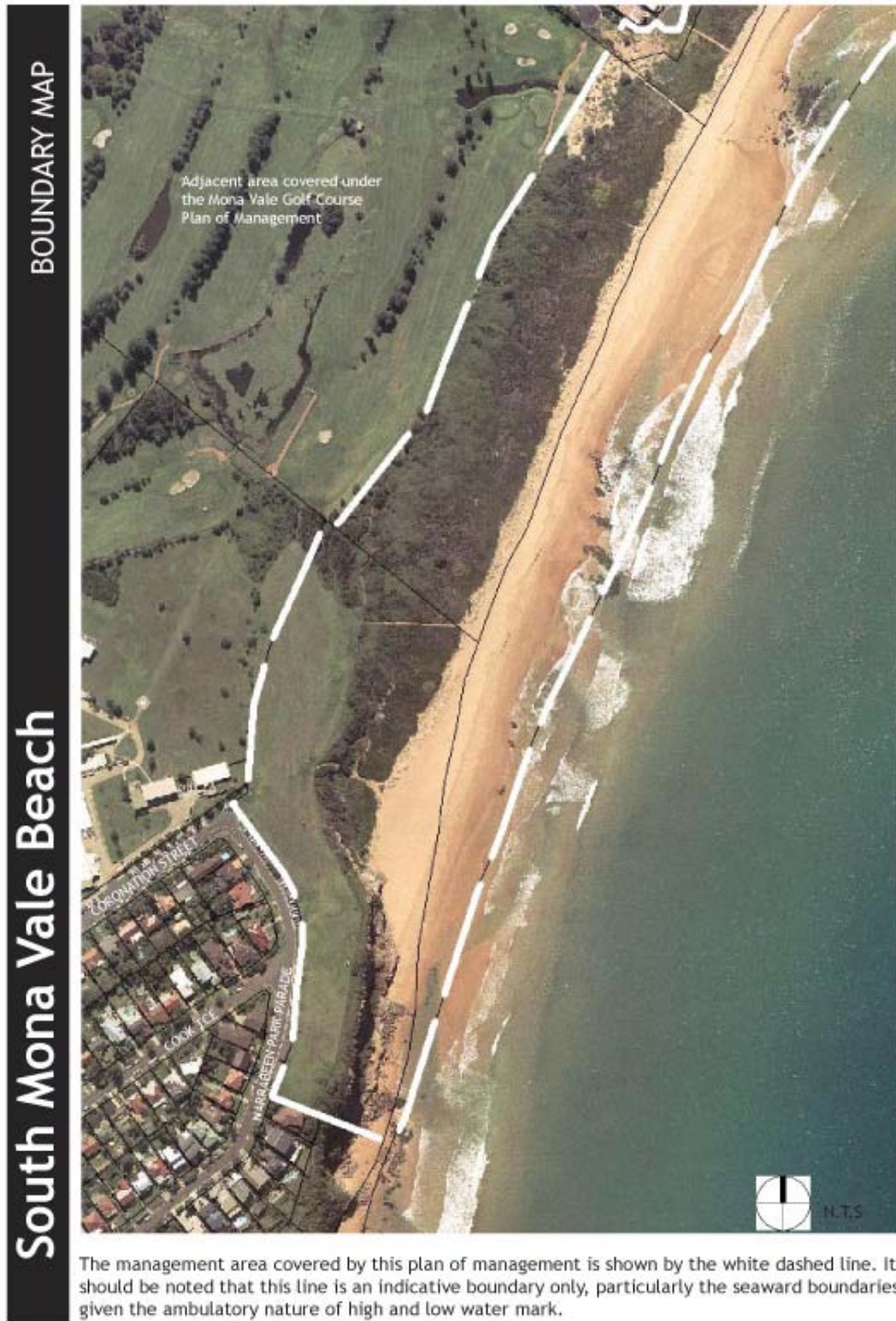


FIGURE 12



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

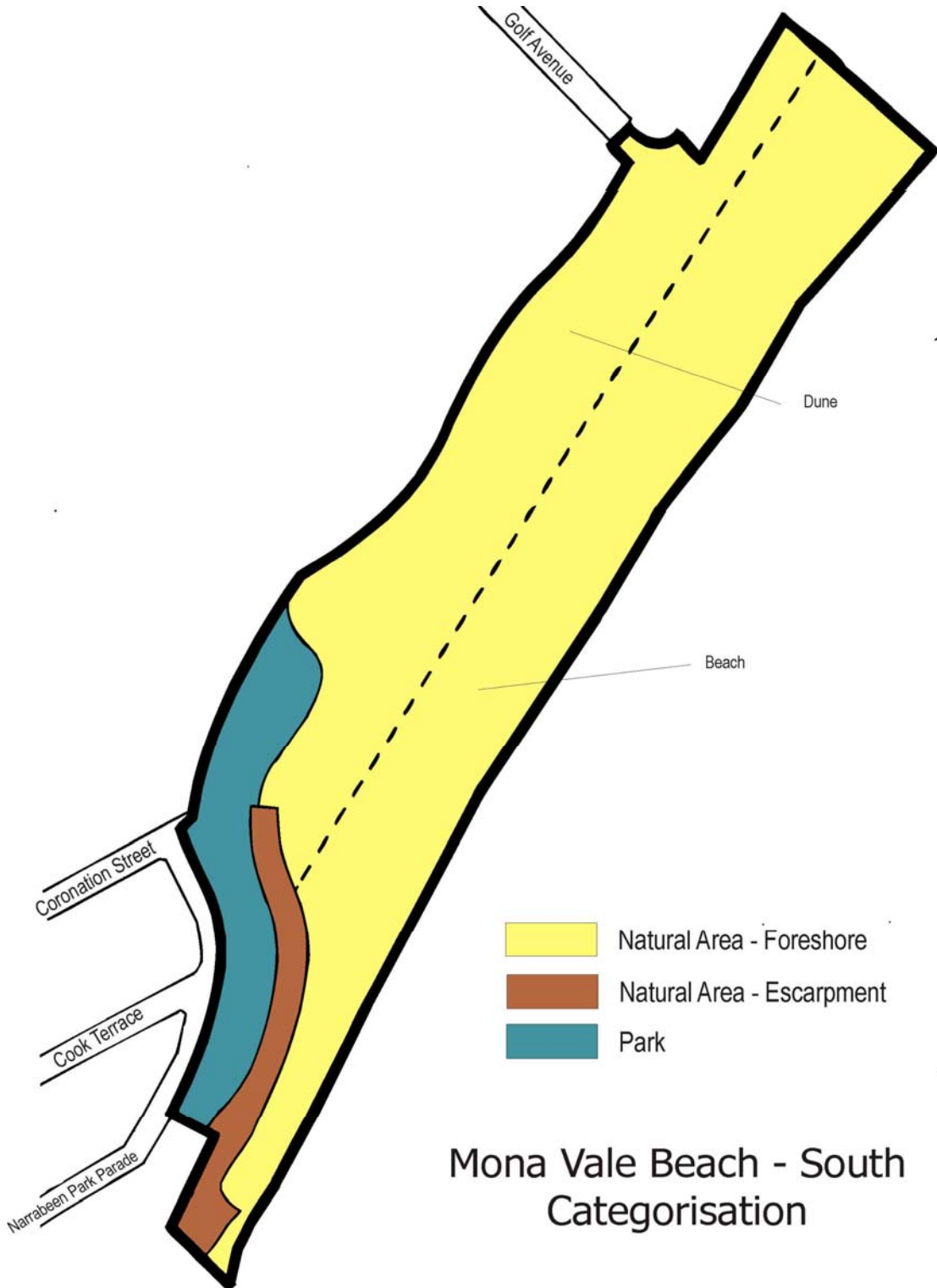
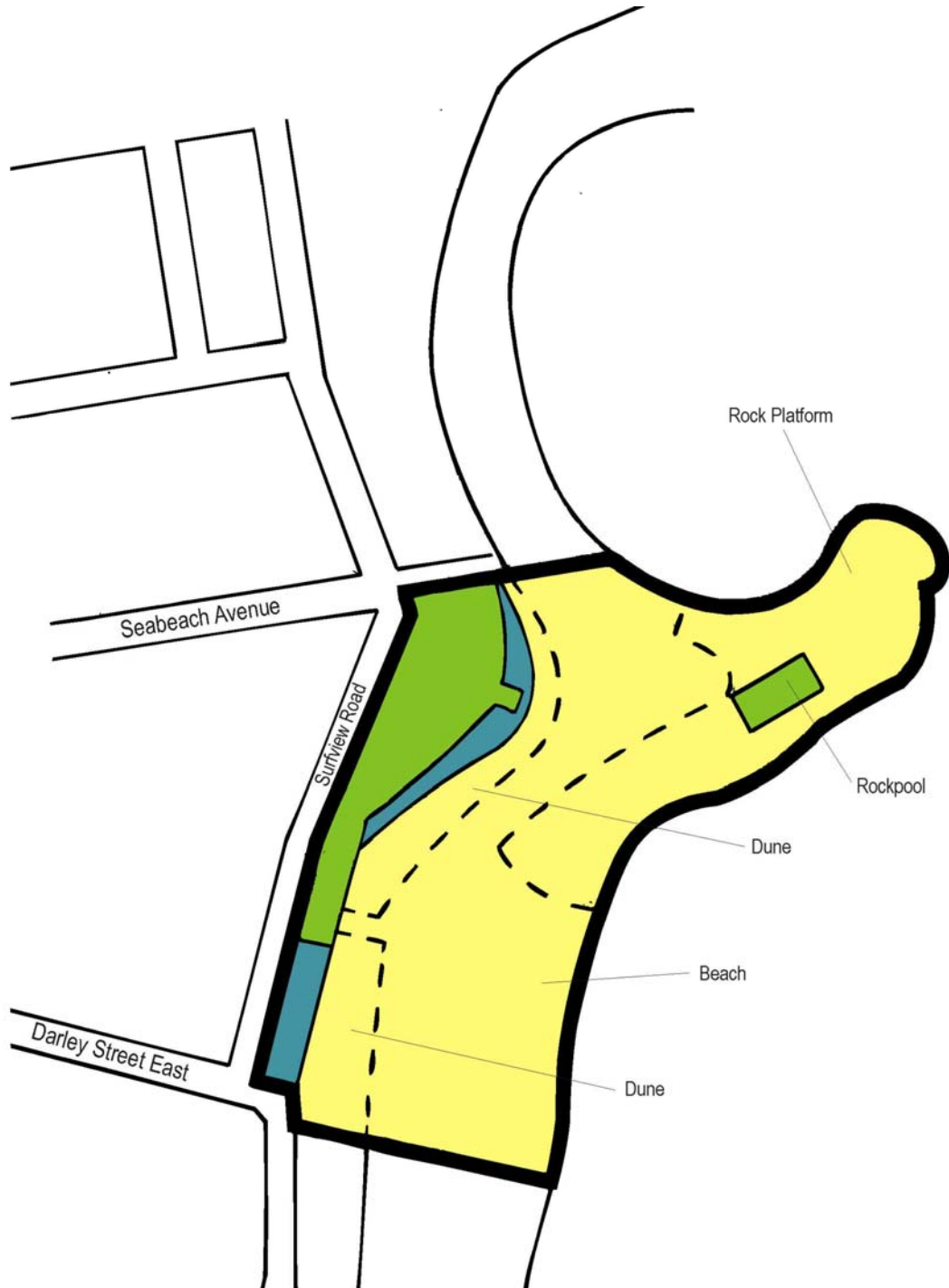


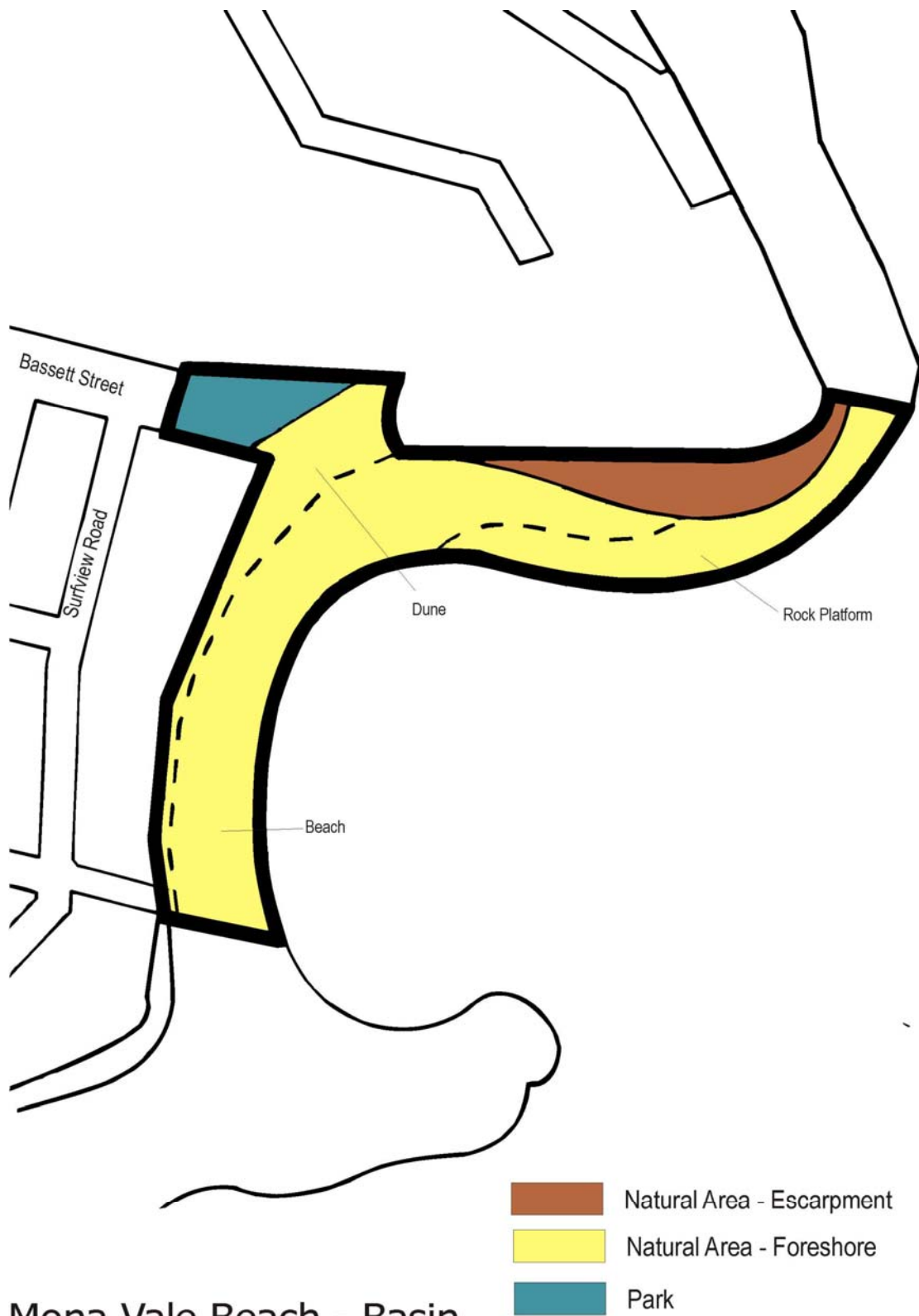
FIGURE 14



-  General Community Use
-  Natural Area - Foreshore
-  Park

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> .
Maintenance / minor works	Examples (including but not limited to the following): <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
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	
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 occur over a total of more than 7 continuous days.	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> .
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	
Vehicle 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)

<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
--

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



Refer: Mona Vale North Master Plan for North Mona Vale and Basin Beach

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 dirctional, safety and interpretive information

legend

- Existing Vegetation
- Existing Grassed Area Refer Note #1
- Proposed Small Tree Planting Refer Note #4
- Existing Picnic Tables Refer Note #1
- Proposed Large Tree Planting Refer Note #5
- Proposed Low Garden Planting Refer Note #2



beaches draft plan of management







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 turfed 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.

