

# Avalon Preservation Trust

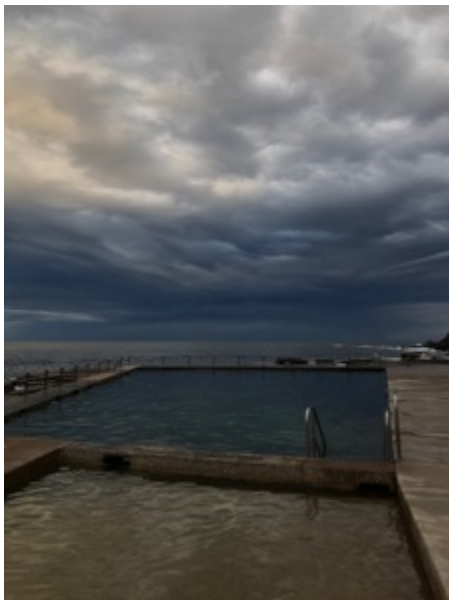
incorporated as  
Avalon Preservation Association



7 September 2021  
**BULLETIN** No. 104

Dear APA Members and Friends,

APA have been communicating directly with Northern Beaches Council (NBC) and provide information on the following projects in Avalon and surrounds.



Avalon Beach pool Aug 21 (photo R Baker) & poisoned spotted gum, Palmgrove Road Sept 21 (photo C Baker)

## **MAINTENANCE, DAMAGE, VANDALISM**

**Avalon Beach Rockpool:** Planned maintenance of the concrete surrounds to the pool is currently underway. For safety reasons the pool may need to be closed during this period. Council has erected explanatory signs.

**Bilgola Plateau Park:** Young mountain bike riders have been damaging bushland and building jumps in Bilgola Plateau Park. Council staff have visited the site. Initially Council will erect signs advising the fines imposed for damaging bush land.

Unfortunately, similar damage is being done to bushland throughout Northern Beaches and has increased during the current period of home schooling. Council has a wonderful purpose-built facility - Bare Creek Bike Park at Belrose, which local families should be encouraged to use.

<https://www.northernbeaches.nsw.gov.au/things-to-do/recreation-area/bare-creek-bike-park>

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[www.avalonpreservationassociation.org.au](http://www.avalonpreservationassociation.org.au)

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Council proposes a new beginner bike park opposite Avalon PS, however there are no funds for this in this financial year's budget - and this will not address the needs of teenagers.

Finding suitable locations for young mountain bikers is a difficult problem to solve as mountain bike parks take up large areas, can be unattractive, and need to be located away from houses

**Tree Poisoning:** Happening more frequently. Latest is a significant canopy spotted gum on Palmgrove Road. It is on public land beside the road, several houses up the street from Angophora Reserve. A pipe has been placed into the tree, and most likely a weed killing agent used, according to Council Tree Protection Officers. It is unlikely the tree can be saved. A sign will be erected at the site to alert the community to this low act. Please advise Council of any suspicious tree activity, or trees that look like they may be unwell, so they can be assessed.



*Bush care volunteers planting Spotted Gum saplings in Palmgrove Park- part of Wagstaffe Endangered Ecological Community. (photo Marita Macrae). We loved the above comment & photo from Avalon's Tony Edwards on fb - NBC are working towards solving the problems around the Woolies laneway and drain. (Reproduced with permission from T Edwards)*

**Drainage of Woolworths loading dock lane:** As part of the nearby culvert remediation, Council has installed 3 inflow grates to allow ponding water to drain away. Council has also requested Woolworths' building management investigate the drainage system from the building's roof, which does not appear to be correctly connected to the public stormwater system.

**Naming of new creative space** under Avalon Golf Course club house. Council have confirmed that this space will be formally renamed "Avalon Beach Creative Space".

## DEVELOPMENT APPLICATIONS

**521 Barrenjoey Road, Bilgola Bends.** This application is currently being assessed by Council. We encourage members and all residents to view Council website and APA Facebook page for further information (link follows) Major concerns include: the site is located in a landslip zone, there is potential for disruption to Bends traffic during construction, and the proposed building breaches the 8.5m height limit. The site is also within the Pittwater and Wagstaffe Spotted Gum Forest which is listed as an Endangered Ecological Community.

Exhibition concluded on 31/8/21, however Council will continue to receive submissions prior to determination. Email NBC at [council@northernbeaches.nsw.gov.au](mailto:council@northernbeaches.nsw.gov.au)

<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Public/XC.Track/SearchApplication.aspx?id=1992562>

A number of blocks along the Bends are owned by Transport NSW. At the August Northern Beaches Council meeting, Councillor Alex McTaggart successfully moved a Motion for Council to complete an audit of land ownership on The Bends. If blocks currently owned by Transport NSW were transferred into Council ownership and added to current reserves, an environmental corridor could be created, protecting this area from future development. The Council plans to put this proposal to State Planning Minister Rob Stokes.



*Powerful owl behind Avalon Bowlo, (these endangered birds are breeding currently. Please stay away from any you see, as they can be protective of their young) Aug 2021.- It's also tick season, and ticks are prolific in our reserves now. Beware! (photo by R Baker)*

**Palm Beach Fish & Chip Shop DA:** Site adjacent to Barrenjoey House. It is the view of Council staff that the application to modify the 2014 DA is not substantially the same as that of the original approval, therefore the amended plans will be required to be lodged as a new DA. It is understood however that demolition will begin shortly, as the 2014 DA does allow for the existing buildings to be demolished.

**Senior Citizens Development, 2 - 4 Nooal Road and 66 Bardo Road, Newport.** Council is maintaining its objection to this proposal.

**Seniors Living Development, 27-29 North Avalon Road,** despite well prepared opposition from neighbouring residents, this development was recently approved by The Land and Environment Court.

APA will continue to monitor seniors' developments and alert and, where necessary, object to Council and State government when/if they do not accord with the draft LEP.

**DA Notifications:** APA requested that these be again advertised in local magazines ie Pittwater Life, Peninsula Living etc. Council's response, "There are significant costs, resources and risks and no guarantee of equitable coverage for every resident across NBC. Even if published one would have to go to Council's website." – APA maintain these notifications should be published regularly.

## **NEW LEASES/LICENCES**

### **Woolworths Avalon**

New 10 year licence for loading dock, and separate 10 year licence for the car park and trolley bay. As these are both 10 year leases Council is continuing to work closely with their legal team to 'get them right'.

## **BUILDING WORK IN PROGRESS**

**Shore Brace Reserve**, 173 Riverview Road, encroachment onto adjacent reserve. The status of Council's progress is subject to privacy considerations; however, Council is working through the Orders process in accordance with the Local Government Act to ensure all the issues are resolved including the removal of the letterbox.

## **FUTURE COUNCIL WORK**

### **Coastal Walk:**

Bilgola Beach, The Serpentine section: It has been agreed that cyclists will remain on the road. Options for pedestrian connections are currently being investigated with Bilgola Beach residents. APA will be updated once investigations are complete.

Surfside Avenue and Headland car park section: A new car park design has been completed following a site meeting with residents and Council senior management. This will be released for wider consultation once Councillors have been briefed.

Barrenjoey Road section, between The Serpentine to south and Surfside Walkway to north: The outcome of community engagement on this part of the proposal has not yet been reported to the elected Council to determine the way forward.

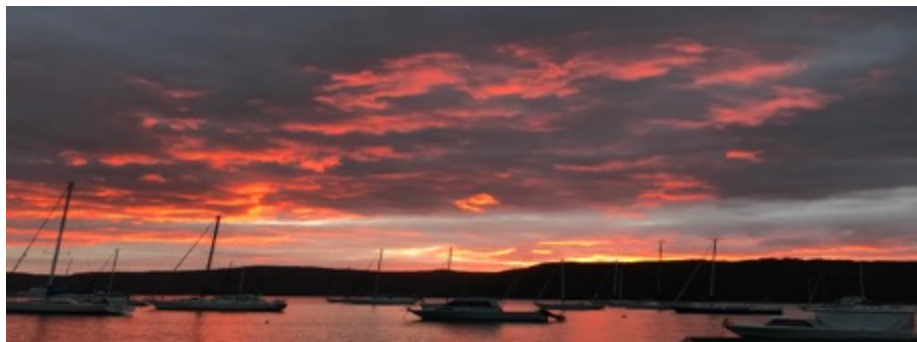
## **COUNCIL DOCUMENTS**

### **LEP/DCP - Local Environment Plan/Development Control Plan**

As part of the council amalgamation process, Northern Beaches Council is required to replace the separate LEPs and DCPs of the former 3 council areas with one LEP/DCP. Currently on exhibition online is a draft of the new LEP. Council's introductory video gives an overview of the process. We urge residents to view this document online (although submissions are now closed) at:

<https://yoursay.northernbeaches.nsw.gov.au/planning-our-sustainable-future/local-environmental-plan-and-development-control-plan>

The APA prepared a submission, and we will be involved further as the process progresses.







Sunset from Paradise Beach (photo by R Baker) & Avalon Beach looking north (photo by R Sayers)

### **Draft Local Housing Strategy**

The NSW government requires all Councils to prepare a Local Housing Strategy outlining how and where housing will be delivered to meet community needs now and into the future. After receiving residents' submissions and making amendments, the NBC Draft Local Housing Strategy was adopted by Council on 27/4/21 and has been forwarded to NSW government, Dept of Planning, Industry and Environment for approval. (The APA prepared a submission earlier in the year)

Council confirmed that updated Census information may need to be incorporated. Access to this information will take some time.

### **ANNUAL GENERAL MEETING**

**Thursday 11th November, 2021, 7pm**

Ocean Room, Avalon Beach Surf Club

If we are unable to meet in-person the AGM and talk may be transferred on-line. We'll advise closer to date.

**Speaker:** Angus Gordon OAM, Civil Engineer with a Masters in Water and Coastal Engineering. Angus has served as an expert to United Nations.

Title of Talk: *"Global Warming, Is it Real?"*

If you are having difficulty obtaining information from Council, APA may be able to assist. Contact APA via email and we will try to follow up on your behalf.