

Avalon Preservation Trust

incorporated as
Avalon Preservation Association



October 2021

BULLETIN No 105



Photo: J Baker

SAVE THE DATE ANNUAL GENERAL MEETING

Dear APA members and friends,

We warmly invite you to our 2021 Annual General Meeting

Time: **7pm Thursday 11 November 2021**

Place: Avalon Beach Surf Life Saving Club

Guest Speaker: Angus Gordon OAM, "Climate Change - Fact or Fiction?"

Supper: followed by our AGM.

[Come and hear more about Avalon Beach and meet the committee.](#)

APA has been communicating directly with Northern Beaches Council (NBC) to obtain information on the following in Avalon Beach and surrounds.

MAINTENANCE, DAMAGE, VANDALISM

Angophora Reserve and dogs

Under the current 'Plan of Management' dogs are only permitted in this reserve on-leash and on existing paths. The dog policy will be reviewed next year providing the opportunity to change the reserve to a Category 1, Wildlife Protection Area. This will mean that no dogs are permitted on or off leash. The presence of dogs has a negative impact on wildlife. Currently there are many

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dogs running unrestrained through the park. In the meantime rangers have been asked to enforce the dog on-leash rule.

Careel Creek Clean Up

Recently work to Careel Creek was undertaken in the vicinity of Barrenjoey High School. The southern section of the creek is owned by Council and the northern Crown Lands. Crown Lands provided some funds to Council for the clean-up.

Careel Creek poses many challenges including:

- balancing the removal of weeds, such as Phoenix palms with the need to reduce erosion of the banks of the creek; and,
- balancing the retention of mangroves with the need to permit adequate water flow.

The positive news is that no acid sulphate soils were found and, the clearer channel has resulted in increased water flow for both stormwater and tides.

To provide base information for the ongoing care of the creek, Council has surveyed the banks of the creek and installed monitors to track water levels resulting from tidal flow and stormwater events. This will assist in planning future maintenance. Council has a proposal to install pollution traps and booms. Neighbours will be encouraged to replace weedy screening plants with indigenous vegetation.

Council will be employing a bushcare company for ongoing maintenance. Maintenance will include:

- stabilising the banks with indigenous planting;
- replacing weeds with indigenous planting; and,
- removing snags to enable water flow.

Council will endeavour to obtain additional funds from Crown Lands.

Over a number of years, Sutherland Shire has had success in maintaining similar tidal mangrove creeks and has prepared an informative report. Northern Beaches Council is using this report to assist with the ongoing maintenance and management of Careel Creek.



Careel Creek (behind Barrenjoey High) following clean up works Photo Marita Macrae

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Illegal Bike Tracks being Constructed in Bush Land

Crescent Reserve, Plateau Park, Angophora Reserve, Toongari Reserve, Palmgrove Park, Catalpa Reserve, Stapleton Park & many others across the whole LGA.

Following numerous reports of vandalism of bush land Council has been repairing damage, erecting fences and installing warning signs. Council has been meeting with schools and principals to try to educate children and parents and to try to find a long term solution.

Council is working with mountain bike clubs in areas such as Manly Dam, to try to prevent damage. Unfortunately, without a local mountain bike club in Avalon it seems it will be difficult to regulate bike tracks, encourage standards and set rules. A long term strategy is required in Avalon Beach to provide facilities for local mountain bikers and protect precious bush land.

DEVELOPMENT APPLICATIONS

General worsening trend of very large houses and loss of trees and native vegetation.

There is a current Council review of Local Environment Plans LEP and Development Control Plans DCP, the controls used to enforce compliance with existing rules. It is the general view that current rules are adequate. Unfortunately land owners and developers attempt to bend/flout these rules and Council appears to have difficulty enforcing the rules.

It is not in the interests of real estate agents to inform new buyers prior to their purchase. It has therefore been suggested that new buyers/residents need to be informed of development controls/constraints regarding E4 and R2 zones, secondary dwellings, 60:40 ratios etc. New buyers and residents also need to be informed of the determination of local residents to ensure that these rules are followed for the benefit of all and to ensure that "the natural beauty of the area is preserved".

To this end APA is considering preparing an information brochure and/or information evenings for new residents.



Photo Angophora Reserve Opening 1938 - Geoff Searl



Taylor's Point Pool C Baker

DA for 521 Barrenjoey Road, Bilgola Bends

This application has not yet been determined. Council is preparing an audit of land ownership around The Bends which will determine the number of blocks in private ownership located in this land slip zone. The audit is due to be presented at this October's Council meeting.

DA for 189 Riverview Road

It is understood that due to the number of objections to this development the applicant is amending plans.

27-29 North Avalon Road, Seniors Living

Council's Planning and Legal staff have reviewed the Land and Environment Court judgement and unfortunately can find no grounds on which to appeal this decision.

Difficulty of accessing Council's list of new Development Applications in Avalon.

APA in discussion with Council to make access and navigation of DAs on the website much simpler.



FUTURE COUNCIL WORK

Coast Walk

Bilgola Beach, The Serpentine section: Council advises the route through Bilgola Beach is still being discussed with Bilgola Beach residents.
Footpath and parking design for South Ave headland: Council advises the revised design is not yet ready for wider community consultation.
Barrenjoey Road footpath between The Serpentine and Surfside Walkway, (see photo of existing conditions): Outcome of community consultation not yet complete so yet to be presented to Councillors.

Council has been advised that due to the unevenness of the unformed path along this section of Barrenjoey Road a resident/pedestrian has recently been injured.

COUNCIL DOCUMENTS

LEP/DCP- Local Character Statement

Council is aiming to have a draft of the new LEP on exhibition by mid 2022 and will work with APA and others in developing the Local Character Statements. It is assumed that the new statements will be similar to the existing ones (These stand up reasonably well almost ten years after first being developed.) APA has been advised that Council is not looking to 'harmonise' the current number of Local Character Statements as then they would no longer be 'local'.

Avalon Preservation Association aims:

- *To preserve the natural beauty of the area through promoting proper planning of all future development;*
- *To express positively in appropriate quarters the point of view of the residents with regard to any proposed development, and to protect the residential amenity of the area; and,*
- *To work with and assist local government in any efforts to improve and beautify the locality and where appropriate to instigate such improvements.*

These aims are as relevant today as when first written.



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