



Wagstaffe to Killcare Community Association Inc.

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Gosford City Council
PO Box 21, Gosford, NSW 2250
by email: Gosford_LEP_submissions@gosford.nsw.gov.au

Attn: **DLEP 2009 SUBMISSIONS**

MORE CONSISTENT ZONING FOR BRISBANE WATER FORESHORE ON BOUDDI PENINSULA

This Association, and indeed the residents of the Bouddi Peninsula, consider all the accessible foreshores (i.e. not residential with waterfront access) of Brisbane Water to be a valuable community resource for recreation purposes and as public open space.

It is extremely disappointing therefore to find that more than 75% of this resource in this area has been zoned R2 Residential instead of the appropriate RE1 Public Recreation. This contrasts starkly with the rest of Brisbane Water (nearly 100 kilometres) where only 1% (600 metres of Henderson St, Saratoga) is zoned Residential and 99% is zoned either Public Recreation RE1, or Environmental Protection E1 or E2.

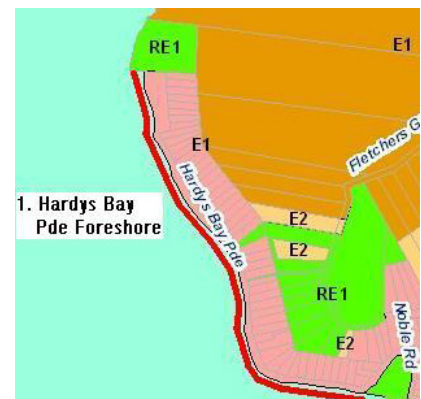
To Council's credit Brisbane Water is for the most part a 'swathe' of green around the waterfront. However, surprisingly considering the proportion of the Bouddi Peninsula occupied by National Parks, this area is the exception.

The Bouddi Peninsula exceptions occur around the waterfronts of Hardys Bay, Pretty Beach and Wagstaffe and have been zoned R2 in the DLEP. This Association submits that these are anomalies which should be corrected by rezoning to RE1 - Public Recreation consistent with current and past usage, with south-eastern Hardys Bay foreshore and with the rest of Brisbane Water foreshore.

The areas of concern are:-

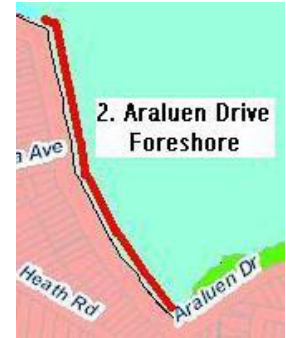
1. The R2 zoned foreshore land along Hardys Bay Parade, Killcare extending from the small RE1 area at the extreme north of Hardys Bay Parade to the southern end where it meets the existing RE1 foreshore area near Noble Rd.

This foreshore is narrow in parts, widening at the northern end. It includes a public jetty.



2. The R2 zoned foreshore land along the 'no through road' section of Araluen Drive, from the intersection with Heath Rd to the northern end of Araluen Drive adjacent to No. 188.

This area includes public toilets, picnic shelter with seating and tables, a public jetty, etc.



3. 'The Dogtrack' - the R2 zoned foreshore land starting at the northern end of Araluen Drive (No. 188) and ending at the Pretty Beach Boat Ramp adjacent to the intersection of Heath Rd and Pretty Beach Rd.

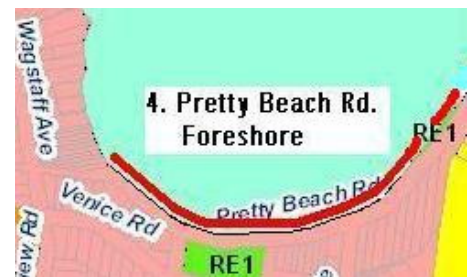
This area is bordered by a long established grove of mangroves of high conservation value and a public picnic area at the Pretty Beach end.

Note: 'The Dogtrack' is the subject of a separate detailed submission.



4. The R2 zoned foreshore land starting at the Pretty Beach Boat Ramp adjacent to the intersection of Heath Rd and Pretty Beach Rd and finishing with a small triangle of land adjacent to No. 1 Wagstaffe Ave.

This area includes a boat launching ramp, fish cleaning table, public toilets, public wharf, public seat at the western end and a significant listed mangrove tree estimated to be five hundred years old. It also includes a short section of foreshore opposite the Pretty Beach correctly zoned RE1 in the DLEP



5. A small piece of land on the foreshore at the eastern end of Mulhall St, Wagstaffe zoned R2.

This area includes Wagstaffe Wharf. It consists of a grassed area with public seating and it is heavily used by local people waiting for the ferry and by families using the beach. It is immediately adjacent to the Wagstaffe Hall block, already zoned RE1.

6. The area of Mulhall St. known as 'Wagstaffe Square', bounded by Wagstaffe Ave. on the western side, Wagstaffe Hall on the southern side, the area detailed in 5. above to the east and No. 57 Wagstaffe Ave on the northern side, zoned R2.

Wagstaffe Square is the focus of many community activities. On Australia Day it is occupied for Council's flag raising ceremony, speeches, etc.

7. A small piece of land zoned R2 at the extreme northern end of Wagstaffe Avenue, Wagstaffe where this street meets the water.

This area includes a small beach and is used for swimming.



The locations of the above areas are also illustrated in Attachment 1. Map of Brisbane Water Foreshores of Bouddi Peninsula.

In Conclusion:

The Association requests that each of the areas of waterfront land listed above be rezoned to RE1 (Public Recreation) under DLEP 2009. This is fully consistent with current and past community usage which is clearly evidenced by the numerous public recreation facilities contained within these areas.

We request furthermore that these rezoned areas include the adjacent road reserve. In the case of The Dogtrack it is essential that the southern boundary coincide with the adjacent property boundaries.

Yours faithfully

**Graeme Anderson
President**

Attachment: Map of Brisbane Waters Foreshores of the Bouddi Peninsula showing the foreshores referred to.

Attachment 1. Map of Brisbane Water Foreshores of Bouddi Peninsula

