

Statement of Environmental Effects

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Development Application for the demolition of an old boatshed and replacement with a **new boatshed** with associated site and landscaping works
967 Barrenjoey Rd, Palm Beach

Introduction

An old boatshed currently exists at the abovementioned property on the western boundary, partially sited on freehold land and the adjoining crown land subject to a waterfront facilities license. Refer attached survey plan.

Significant replacement works are required as its timber framework is rotting and asbestos sheet cladding and roofing is cracking and failing. Refer attached photographs.

It is contended that rebuilding the boatshed in its current configuration is not worthwhile, especially because it is of a size which is not practical for the storage of waterfront equipment, small dinghies, kayaks and the like. For example, it has less than 50% of the floor area permitted by Pittwater 21 DCP, D15:15 Councils guidelines for boatsheds.

Furthermore, given its position below the Mean High-Water Mark (MHW) and partially on Crown Lands, it contravenes the current preferences of both Council's D15:15 and Crown Lands policy that where possible boatsheds be positioned above MHW and wholly on freehold land.

It is therefore requested that Council consent to demolition of the current boatshed, site works and construction of a new boatshed, consistent with the guidelines laid out in Pittwater 21 DCP D15:15.

Due to the steeply sloping nature of the site behind the MHW, some excavation and retaining works will be required to accommodate the proposed boatshed wholly within the freehold site. As such, it is proposed the boatshed will be "built into " the sloping bank and will have a roof top garden, continuing the landscaping down from the slope and significantly concealing the built form as viewed from Pittwater.

Detailed Assessment

1. Setbacks

-The proposed development is in the area beyond the Foreshore Building Line along the western boundary fronting Pittwater. The DCP specifically allows boatsheds within this area.

- The site plan shows the current boatshed extends west beyond the MHWL into the leasehold Crown lands licensed area. It is proposed that the old boatshed be demolished, and the new boatshed be constructed wholly within the freehold site, and therefore moved eastwards off the crown lands and not beyond the MHWL.

The result will be better public access along the waterfront, consistent with Crown Lands recommendations and Councils guidelines outlined in Pittwater 21 DCP D15:15.

-The site plan shows the proposed boatshed complies with the minimum 1-meter set back from the southern boundary with 965 Barrenjoey Rd, as outlined in the DCP.

2. Consistency with Pittwater 21 DCP D15:15, Councils Guidelines for Boatsheds in the Waterways Precinct.

Detailed guidelines for permitted boatshed development are contained in D15:15. The proposed new boatshed is consistent with these guidelines as set out below (using the same roman numbering within the guidelines)-

- (i) The proposed development **will be wholly on freehold land** and above MHWL
- (ii) It will be less than 4.5m high, it will be less than 6m long and will be 4m wide internally. Therefore the **floor area will be less** overall than implied by Councils guidelines.
- (iii) The demolition of the old boatshed and siting of the new boatshed behind the MHWL will result in **improved public accessibility** along the waterfront and crown lands.
- (iv) The proposed boatshed roof will be deep landscaped **and not used for recreational or observational purposes**. Due to the steeply sloping nature of the land it will not be practical to create a pitched roof as shown in the indicative illustration shown in D15:15. Furthermore, a concrete slab roof will be required for structural

purposes and the roof garden above will allow the structure to blend and marry into natural ground levels at the rear of the proposed boatshed.

- (v) The tone and colour of the materials **will be consistent with DCP objectives** and **will respect the natural environment**. See the schedule of materials and landscape plan which show
 - Deep planting on the roof consistent with landscaping on the slope behind.
 - Concrete roof spandrels will be sandy render
 - Exposed walls/doors will be timber planking in charcoal tones
 - External ground surfaces will be sandstone paving and timber deck boards.
- (vi) The proposed boatshed floor **level** is at RL 2.65 and therefore **complies with Councils guidelines**. The subject property is identified as being affected by estuarine wave action and tidal inundation on Councils Estuarine Hazard Mapping. Council has adopted 2.65 AHD for the site for its planning guidelines. The proposed boatshed will be constructed with concrete and masonry floor, roof and frame structure so will be storm resistant.
- (vii) As shown in the plans it is proposed that **the boatshed is fully enclosed** with walls and doors as required by Council guidelines.
- (viii) No electrical equipment is proposed below RL 2.65



Photographs 1 and 2 show current degraded condition of existing shed