

B 12/12/23 Updated survey information

A 12/12/23 Raised roof and clestory windows moved behind M.H.W.M.

Alterations & Additions

214 Hudson Parade,

Clareville NSW 2107

-Northern Beaches Council-

For Mr. Patrick & Mrs. Nicole Heller

Copyright : This design and drawings are not to be used or

reproduced wholly or in part without written permission of Utz-Sanby

Architects. All dimensions are given in millimetres. All dimensions

are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227 www.utzsanby.com ARCHITECTS

Drawing No.

DA-02

XX

Project No.

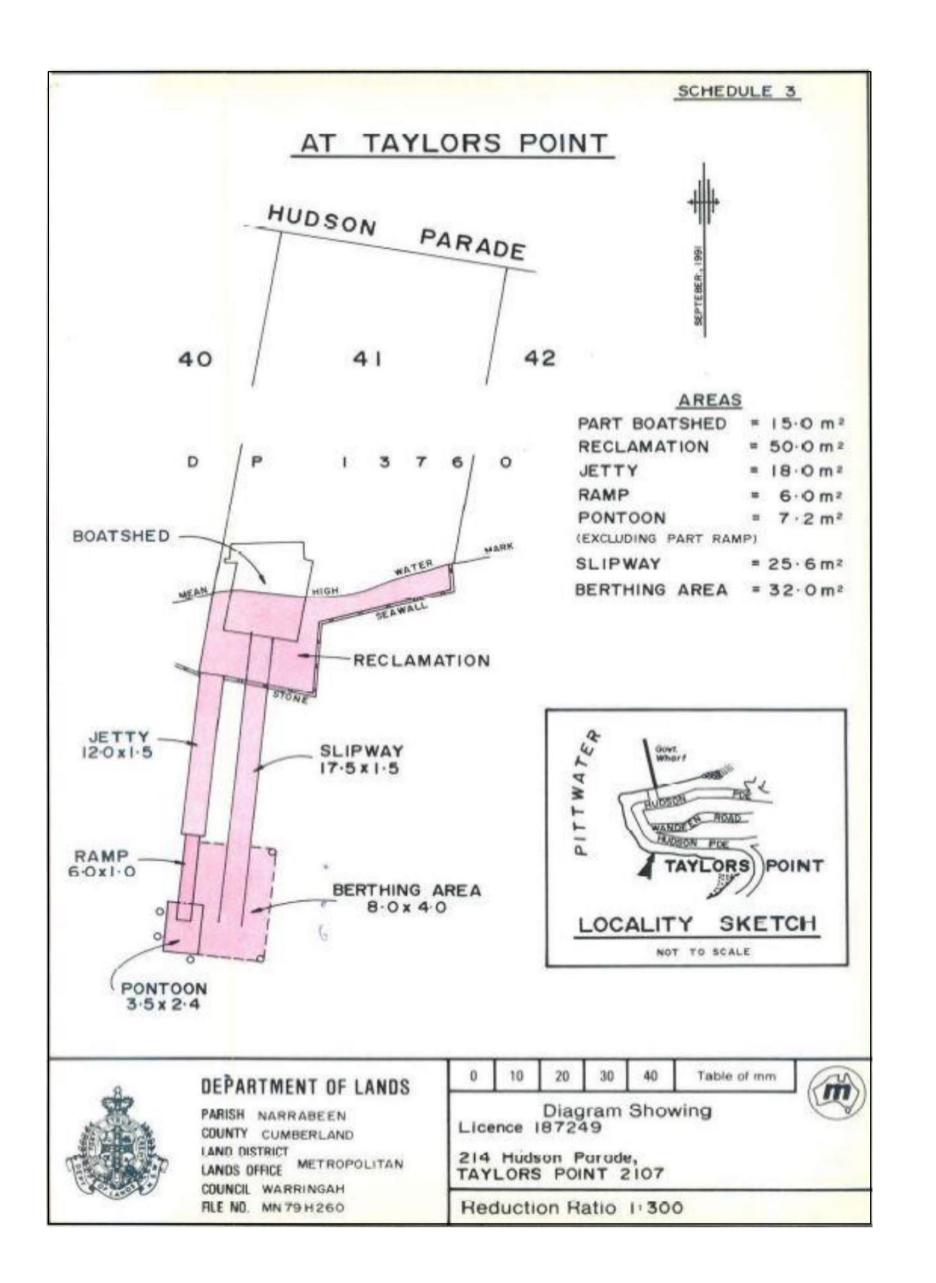
2019

1:100@A1

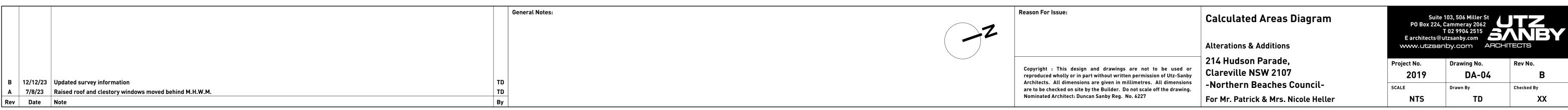


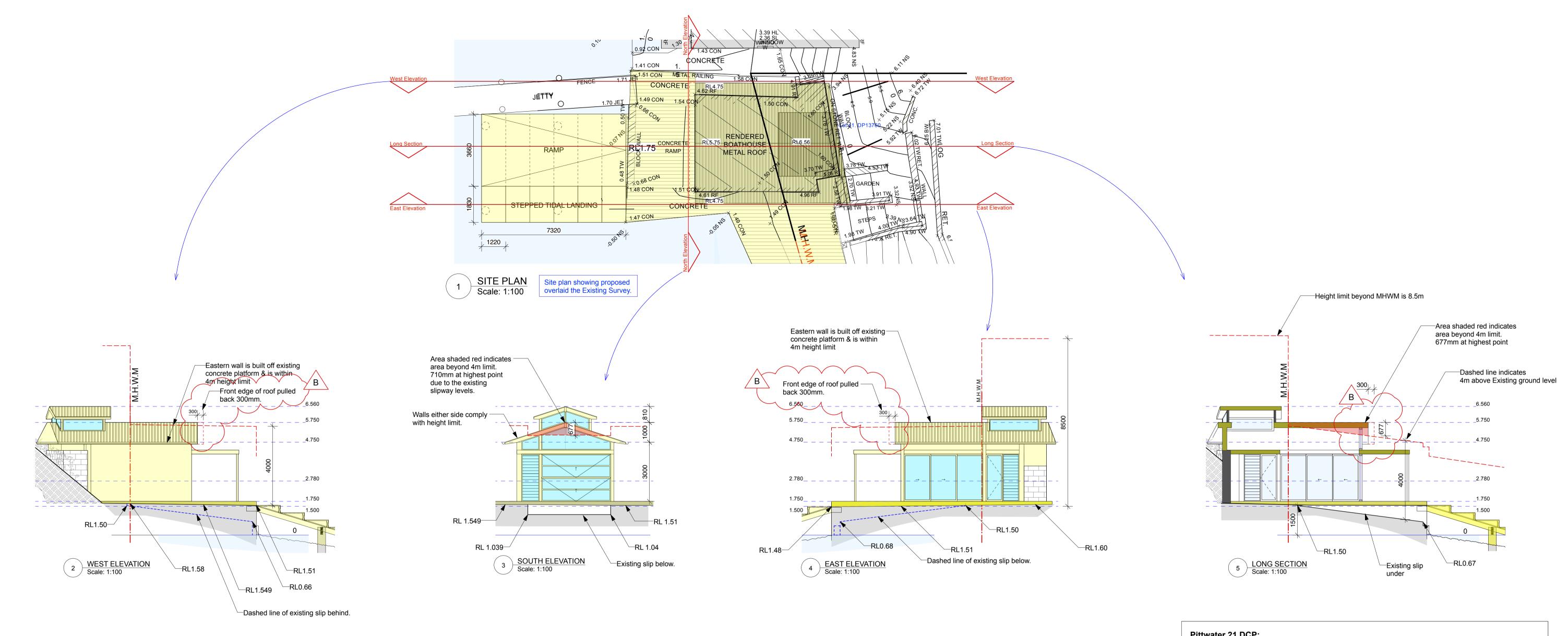






1 EXISTING CROWN LANDS CALCULATION DIAGRAM
Scale: NTS





Pittwater LEP 2011:

Max height is 4m below MHWM. Max height is 8.5m behind MHWM.

At the maximum point the roof is 677mm above this control or 16.9% variation.

Pittwater 21 DCP:

c) Boatsheds Boatsheds shall meet the following criteria:

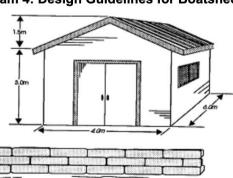
- Boatsheds shall be located above mean high water mark on freehold land, where practicable. Where this cannot realistically be
- achieved, as much of the proposed boatshed as is practical must be located above mean high water mark to minimise encroachment onto the littoral zone below mean high water mark.
- width and 6.0 metres in length, as illustrated in Diagram 4. The use of lofts or similar design concepts shall not be permitted. Boatsheds shall not prevent or hinder public foreshore access. Alternative access must be provided where a proposed boatshed is

Boatsheds shall be one storey and no greater than 4.5 metres in building height above the platform on which it is built, 4.0 metres in

- likely to make existing foreshore access below mean high water mark difficult. iv. Boatsheds cannot be used for any other purpose than the storage of small boats and/or boating equipment. The incorporation of any internal kitchen facilities, habitable rooms, shower or toilet facilities shall not be permitted. Roof areas of boatsheds shall not be
- used for recreational or observational purposes. v. Boatsheds shall be constructed of low maintenance materials that are of a tone and colour which is sympathetic to the surrounding setting. Structures proposed along the western foreshores, McCarrs Creek, Horseshoe Cove, Salt Pan Cove, Refuge Cove,
- Clareville and Careel Bay are to have specific regard for the natural landscaped character of the area. Reflective materials and finishes for private boatsheds shall not be permitted. vi. The minimum floor level for proposed boatsheds shall be in accordance with the B3 Estuarine Hazard controls for foreshore
- development around the Pittwater Waterway. vii. Boatsheds shall be able to be entirely enclosed. Boatsheds which either partially or wholly do not incorporate appropriate wall
- cladding shall not be permitted, as such structures tend to become visually obtrusive when viewed from the waterway.
- viii. All electrical equipment and wiring shall be water tight below the designed flood/tidal inundation level.

Boatsheds which cannot meet these criteria are considered out of scale and character with the type of residential foreshore development that exists around the Pittwater Waterway. Boats which cannot be accommodated in the recommended size boatshed are considered inappropriate and should be accommodated using alternative facilities.

Diagram 4: Design Guidelines for Boatsheds



• See also B3 Estuarine Hazard Controls relating to boatsheds

Reason For Issue: General Notes: Suite 103, 506 Miller St Height Limit diagrams PO Box 224, Cammeray 2062 T 02 9904 2515 SANBY E architects@utzsanby.com **Alterations & Additions** www.utzsanby.com ARCHITECTS 214 Hudson Parade, Project No. Drawing No. Rev No. Copyright: This design and drawings are not to be used or Clareville NSW 2107 2019 DA-06 reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions -Northern Beaches Council-Checked By are to be checked on site by the Builder. Do not scale off the drawing. A 16/04/24 Issued for DA Nominated Architect: Duncan Sanby Reg. No. 6227 For Mr. Patrick & Mrs. Nicole Heller 1:100@A1 Rev Date Note

