

Natural Environment Referral Response - Coastal

Application Number:	DA2021/0201
Date:	06/05/2021
Responsible Officer	Thomas Prosser
Land to be developed (Address):	Lot 22 DP 11691 , 54 McCarrs Creek Road CHURCH POINT NSW 2105 Lot LIC 565381 , 54 McCarrs Creek Road CHURCH POINT NSW 2105 Lot 221 DP 752046 , 54 McCarrs Creek Road CHURCH POINT NSW 2105

Reasons for referral

This application seeks consent for land located within the Coastal Zone.

And as such, Council's Natural Environment Unit officers are required to consider the likely impacts on drainage regimes.

Officer comments

The application has been assessed in consideration of the Coastal Management Act 2016, State Environmental Planning Policy (Coastal Management) 2018 and has also been assessed against requirements of the Pittwater LEP 2014 and Pittwater 21 DCP.

The DA is refused as the proposal of construction of a new enclosed link between the existing boathouse and the existing bathroom/laundry outbuilding cannot be supported.

The proposed link will change the characteristic and criteria of a boatshed, as stipulated under the clause D15.15 c) Boatsheds of the Pittwater 21DCP. With the proposed link, boatshed and bathroom will be under a same roof and will become one entity, not as separate as at present.

Pittwater 21 Development Control Plan » Section D Locality Specific Development Controls » D15 Waterways Locality » D15.15 Waterfront development

c) Boatsheds

Boatsheds shall meet the following criteria:

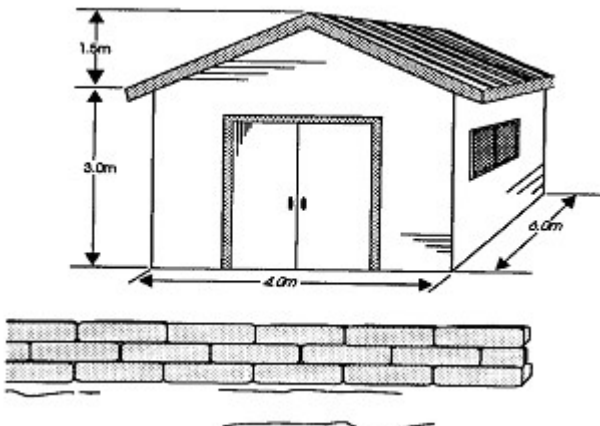
- i. Boatsheds shall be located above mean high water mark on freehold land, where practicable. Where this cannot realistically be achieved, as much of the proposed boatshed as is practical must be located above mean high water mark to minimise encroachment onto the littoral zone below mean high water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

The DA will be further assessed if and when the proposal of construction of a new enclosed link between the existing boathouse and the existing bathroom/laundry outbuilding is withdrawn from the DA.

The proposal is therefore unsupported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

Recommended Natural Environment Conditions:

Nil.