



ALTERATIONS AND ADDITIONS TO EXISTING BOATSHED

18 REDNAL STREET MONA VALE

We have conducted a brief review of existing boatsheds with habitable rooftop terraces in the Pittwater Waterways area of Northern Beaches Council LGA. We have found at least eight (8) separate residences with habitable rooftop terraces over existing boatsheds. Two (2) were approved by Council in 2009 and 2018. The rest are existing boatsheds shown on site surveys where Development Applications have been submitted or in photographic images available online. All eight (8) are forward of the established building line and the foreshore building line. The review was conducted using NSW Government aerial photographic mapping services (SIXMaps). A physical review from waterways was not conducted and we assume that such a search would provide numerous other examples. The search was limited to the Pittwater area. Searches of the Warringah and Manly areas may provide additional results.

Our review demonstrates that there is a significant existing precedence within the Pittwater area of the Northern Beaches Council LGA for the use of boatshed rooftop terraces as outdoor private open spaces. Council has approved roof top terraces over boatsheds forward of the building line where it is clear these terraces are to be used as outdoor private open space. We have provided a summary table below of these boatshed rooftop terraces and supporting documentation relating to their use as outdoor private open space.

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Address	Lot/Plan Type	Stamped Plans	Link to Plans	Habitable outdoor terrace over boatshed?	Boatshed within site boundary?	Boatshed forward of Foreshore Building Line?
9a Riverview Road Avalon Beach	Lot 3 DP614334	No		Yes	Partial	Yes
5 Florence Terrace Scotland Island	Lot 111 DP 12749	No		Yes	Yes	Yes
22 Cabarita Road Avalon Beach	Lot 8 DP 17704	No		Yes	No	Yes
27 Riverview Road Avalon Beach	Lot 1 DP 17761	Yes N0627/06	https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=drXR1yAVYpc%253d	Yes	Partial	Yes
56 McCarrs Creek Rd Church Point	Lot 23 DP 11691	Yes N0585/16	https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=wl%252fFzdCOMt8%253d	Yes	No	Yes
64 Hudson Parade Clareville	Lot 101 DP 605991	Yes DA2018/0101	https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=NWE SXtbXr6Q%253d	Yes	Yes	Yes
96 Prince Alfred Parade Newport	Lot 20 DP13457	Yes NO472/08	https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=%252bBPiVaGvsOQ%253d	Yes	Yes	Yes
132 McCarrs Creek Rd Church Point	Lot A DP 347026	Yes NO518/16	https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=3r%252f%252babDJnjU%253d	Yes	Partial	Yes

9A RIVERVIEW ROAD AVALON BEACH



9a Riverview Road boatshed with rooftop terrace viewed from Pittwater

5 FLORENCE TERRACE SCOTLAND ISLAND

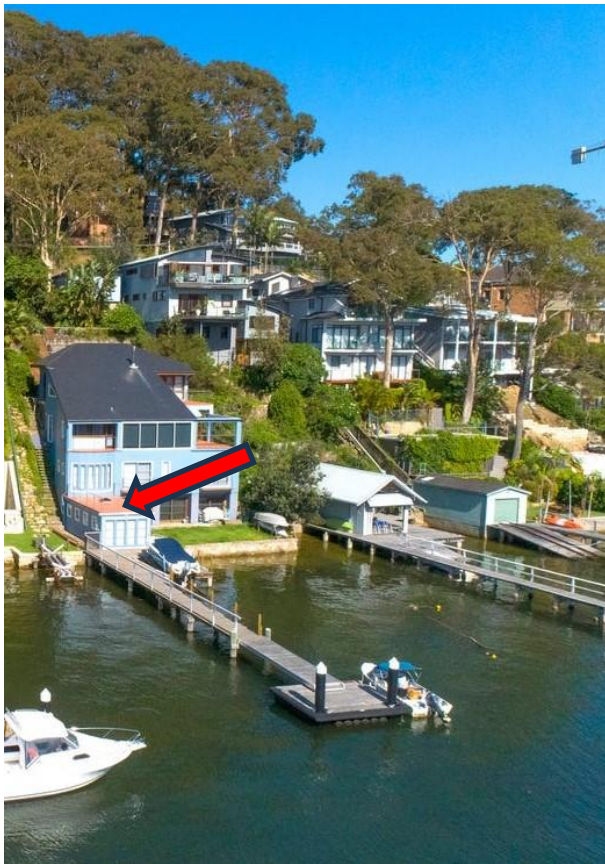


5 Florence Terrace boatshed with rooftop terrace viewed from Pittwater



5 Florence Terrace boatshed rooftop terrace deck view to Pittwater

22 CABARITA ROAD AVALON BEACH



22 Cabarita Road boatshed rooftop terrace viewed from Pittwater



22 Cabarita Road boatshed rooftop terrace overhead view

27 RIVERVIEW ROAD AVALON BEACH



27 Riverview Road boatshed rooftop terrace overhead view



27 Riverview Road boatshed rooftop terrace viewed from Pittwater

56 MCCARRS CREEK ROAD CHURCH POINT



56 McCarrs Creek Road view from boatshed rooftop deck terrace to dwelling



56 McCarrs Creek Road view to boatshed rooftop deck terrace from dwelling

64 HUDSON PARADE CLAREVILLE



64 Hudson Parade boatshed rooftop terrace viewed from Pittwater

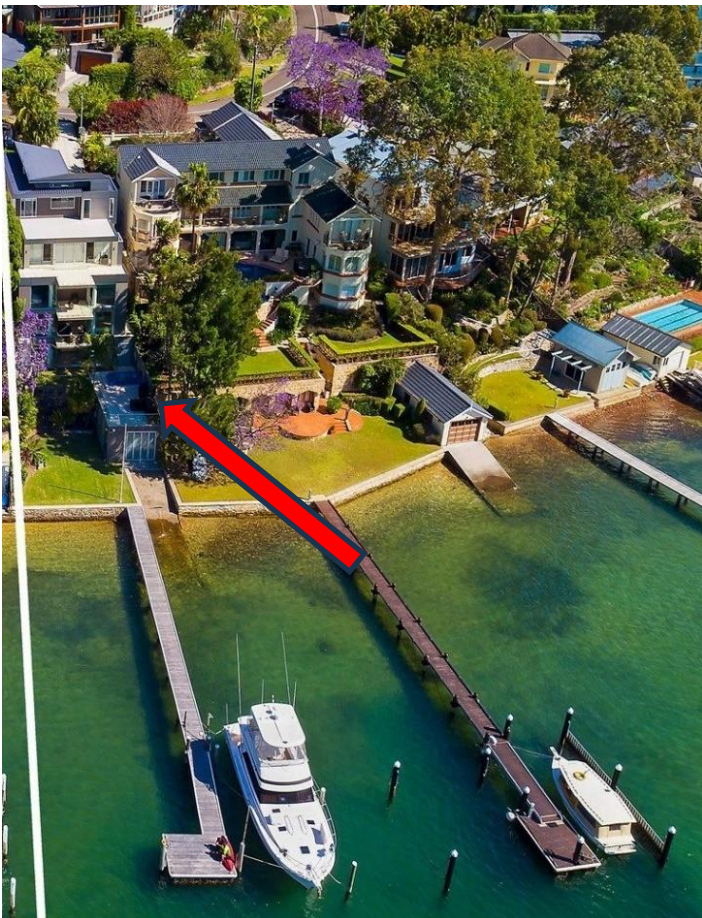


64 Hudson Parade boatshed rooftop terrace view from dwelling

96 PRINCE ALFRED PARADE NEWPORT



96 Prince Alfred Pde boatshed rooftop terrace viewed from Pittwater



96 Prince Alfred Pde boatshed rooftop terrace overhead view

132 MCCARRS CREEK ROAD CHURCH POINT



132 McCarrs Creek Rd boatshed rooftop terrace viewed from Pittwater



132 McCarrs Creek Rd boatshed rooftop terrace view to Pittwater

It is our understanding that the existing boatshed roof terrace at 18 Rednal Street has been used as an outdoor private open space since the mid-1970s. The current owners have used it as an outdoor private open space since they purchased the property in 2008.

As demonstrated by the numerous examples of boatsheds with rooftop terraces within the foreshore areas of Pittwater, the use of boatshed roofs as terraces is relatively common within Pittwater and have been approved by Northern Beaches Council as recently as 2018 under the current Pittwater Development Control Plan.

The subject boatshed roof has been used as a terrace continuously for nearly fifty years. We have demonstrated that there is widespread use of rooftop terraces above boatsheds in Pittwater. The current proposal provides increased amenity for both the occupants and neighbours in terms of visual privacy. There are no reasons why the current proposal to use only half of the boatshed terrace as private open space, protected by a privacy screen for overlooking to and from 20 Rednal St, and the other half as a low planter bed, should not be supported by Council.

Yours faithfully,



Richard Cole
RICHARD COLE ARCHITECTURE