

CAMPBELL'S COVE AND BAILEY'S BEACH BOATSHEDS PRECINCT

HERITAGE DESIGN GUIDELINES AND PERMIT EXEMPTIONS

Werribee South, City of Wyndham

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Prepared for

CITY OF WYNDHAM

Prepared by

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Quality Assurance Register

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Referencing

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INTRODUCTION

These heritage design guidelines and permit exemptions have been prepared for the Campbell's Cove and Bailey's Beach Boatsheds Precinct, Werribee South. The boatsheds are in two groups, each with distinct aesthetic characteristics and landscape qualities.

This incorporated plan sets out design guidelines (for the Bailey's Beach boatsheds) and permit exemptions (for both groups of boatsheds) from the provisions of the Heritage Overlay in accordance with VPP Clause 43.01-3. The document applies only to the Campbell's Cove and Bailey's Beach Boatsheds Precinct, Werribee South.

Bailey's Beach

Bailey's Beach includes approximately 14 boatsheds, with a hard-paved apron and integrated slipways and ramps. The boatsheds in this group, the majority of which are built into the cliff face, are of one and two levels and generally have gabled roofs. They are constructed of varied materials, including masonry, concrete, sheet metal and timber.

Campbell's Cove

Campbell's Cove, to the east of Cunningham's Road, comprises approximately 130 detached boatsheds set in vegetated sand dunes. The age and presentation of the boatsheds vary considerably, with some likely to date to the mid-twentieth century. As is the case with the Bailey's Beach group, the Campbell's Cove boatsheds are typically modest and informal structures, often demonstrating evidence of construction in multiple phases. The boatsheds are almost all of one level. The majority are timber framed with cladding, variously, in weatherboard, fibre board, plasterboard and sheet metal.

The heritage design guidelines have been prepared to guide development within the mapped extent of the heritage precinct to ensure that the identified heritage values of the place are conserved. It is noted that the area of the foreshore between the two groups of boatsheds is not of heritage significance. The interiors of the boatsheds are likewise not significant.

City of Wyndham Boatshed Management Policy (2016)

Wyndham City Council is the Committee of Management for the Werribee Foreshore Reserve under the provisions of the *Crown Land (Reserves) Act 1978*. The foreshore reserve includes the Campbell's Cove and Bailey's Beach Boatsheds precinct.

The City of Wyndham Boatshed Management Policy (adopted on 29 March 2016) articulates the rights and responsibilities of boatshed licensees and states Council's policy framework for the on-going management and control of boatsheds located within the foreshore reserve.

The key purpose of the Boatshed Management Policy is to provide for the protection and improvement of the reserve for the benefit and use of all coastal users, including boatshed licensees consistent with the aims and obligations described in:

- The *Crown Land (Reserves) Act 1978*, and associated regulations;
- The *Coastal Management Act 1995*;
- The Victorian Coastal Strategy; and
- All other laws, regulations, statutes, and local laws relevant to the use of the coastal reserve.

The Boatshed Management Policy describes the rights and responsibilities of boatshed licensees. These include:

Each licence includes a plan of the Licensed Site including the Building Footprint, based on measurements taken in 2001 but in some instances amended as necessary. The Licensed site plan includes dimensions for the site boundaries, and all permanent improvements on the site including the boatshed and peripheral elements including decks, (open or roofed), stairs, water tanks, paved areas, and 'Ancillary Improvements' including slipways, boat ramps, and stairs physically separated from the boatshed and peripherals but constructed to service the aligned Boatshed. The Building Footprint, for the purposes of this policy and the licences, comprises only the boatshed itself, but the peripheral elements are also identified, acknowledged and distinguished to ensure that they are separately defined from the Boatsheds 'for the record' and not built on. In some instances action has been taken to force licensees to remove building extensions constructed over these areas in defiance of this policy and the licence conditions, usually on the pretext that the Licensee assumed that the Building Footprint included all decks, hardstand areas etc. This policy explicitly forbids extensions of the boatsheds beyond the existing wall lines. Enclosure of roofed areas over decks by adding walls is also not permitted. The Building Footprint and the measurements depict the full extent of the allowable area within the Licensed Site which may be occupied by a boatshed. Any extension of a boatshed beyond the 2001 Building Footprint measurements may be deemed unauthorised and Council may enforce removal of such extensions prior to renewing the licence for affected boatsheds. Please note building setback and separation distances shown on the Licenced Area plans are taken from the eaves lines, not the boatshed walls, so care should be taken to ensure that buildings are not extended into those areas.

In addition to the above, the Boatshed Management Policy addresses a breadth of considerations including but not limited to:

- The administration of boatshed licenses;

- The statutory context (legislative framework);
- Considerations relating to the use of boatsheds;
- The management of change to existing boatsheds;
- The replacement of boatsheds; and
- Services, facilities and storage.

DELWP Standards for Bathing Box and Boatshed – Construction Guidelines, 2015

The Boatshed Management Policy is consistent with Standards for Bathing Boxes and Boatsheds issued by the Department of Environment, Land, Water and Planning (now the Department of Energy, Environment and Climate Action) in 2015. The Policy (Section 5.5) requires that, ‘modifications, including alterations, reconstruction, maintenance repair and removal, must be consistent with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015’.

As noted at Section 5.5 of the Boatshed Management Policy:

Council acknowledges that the [DELWP standards] do not take sufficient account of:

- the various construction materials and designs that have been utilised to construct many of the existing, long standing boatsheds in the Werribee South Reserve; and
- the specific topography of some sections of the Werribee South foreshore which differs from many other foreshore areas around Port Phillip Bay, which is implicit in the standards.

Where existing structures do not comply with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015, variations to these standards may be approved at the discretion of the Council. Any such variations must be compliant with the Building Code of Australia.

Similarly, proposed changes to or reconstruction of boatsheds may have some components approved by Council that are inconsistent with the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015 where warranted by the circumstances relevant to each instance e.g. the major repair or reconstruction of an existing boatshed where concrete has been previously used or is a more suitable material to suit the topography of the site; or the site topography renders the application of the DELWP Standards for Bathing Box & Boatshed – Construction Guidelines 2015 impractical.

DESIGN GUIDELINES AND PERMIT EXEMPTIONS

The two groups of boatsheds at Campbell's Cove and Bailey's Beach share common histories and associations but have different physical characteristics with different implications for management from a heritage perspective.

Campbell's Cove Boatsheds

The Campbell's Cove boatsheds (c. 130) are valued collectively, as a long-standing feature of the coastal reserve. Individual boatsheds have not been identified as significant.

Valued attributes of the boatsheds from a heritage perspective include their general consistency of scale and form and character (modest), their setting in the vegetated dunes and their relationship with the bay.

Permit exemptions

Works at Campbell's Cove within the mapped extent of the Boatsheds Precinct that are consistent with Wyndham City Council's Boatshed Management Policy 2016 and DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015 are permit exempt. This includes change to boatsheds (Boatshed Management Policy, Section 5.2) and the replacement of boatsheds (Boatshed Management Policy, Section 5.3).

Bailey's Beach Boatsheds

The Bailey's Beach boatsheds (c. 14) are valued collectively as a long-standing feature of the coastal reserve. Individual boatsheds have not been identified as significant.

Valued attributes of the boatsheds from a heritage perspective are their setting in the cliff face, their comparatively robust aesthetic (including the predominance of masonry, concrete, stonework and corrugated sheet metal) and the hard-paved apron with integrated slipways that connect the boatsheds.

Heritage Design Guidelines

Ground plane

The retention of a hard landscape treatment to the ground plane, consistent with the existing condition, is encouraged.

Construction materials

The use of concrete, brickwork, masonry and corrugated sheet metal is encouraged, to maintain the broadly consistent and cohesive aesthetic of the Bailey's Beach boatsheds.

Height

Replacement boatsheds at Bailey's Beach should be no higher than their predecessors.

Permit exemptions

DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015

Works within the mapped extent of the Boatsheds Precinct at Bailey's Beach that are consistent with Wyndham City Council's Boatshed Management Policy 2016 and the following sections of the DEWLP's Standards for Bathing Box & Boatshed – Construction Guidelines 2015 are permit exempt:

- 2.2.1, Building envelope

- 2.2.2, Openings
- 3.3, Structural integrity
- 3.4, Loading conditions
- 4.5, Roof
- 4.9, Roof sheeting and decoration

Slipways

Works to maintain the existing slipways at Bailey's Beach are permit exempt.

New slipways in the same the location as existing slipways are permit exempt.

(Note: Permits/approvals for works to slipways may be required under other legislation and/or for compliance with other statutory guidelines.)