

Werribee South Boatsheds – Baileys Beach & Campbells Cove

OVERVIEW

The Werribee South boatsheds are located on coastal Crown land as defined in the Coastal Management Act 1995. Wyndham City Council (WCC), in its role as the appointed committee of management pursuant to the Crown Land (Reserves) Act 1978, administers the 143 boatsheds along the Baileys Beach and Campbells Cove foreshores.

The boatsheds are simple, free-standing, non-commercial, non-residential structures used by private individuals and families primarily for storing boats, beach equipment, as change facilities and for shade and shelter. It is important to note that the boatshed precinct offers no electricity, no running water, and no toilets. Council has installed a dump point for use by boatshed owners using porta-pottis.

COUNCIL'S BOATSHED MANAGEMENT POLICY

Council's Boatshed Management Policy applies to all boatsheds along the Baileys Beach and Campbells Cove foreshores. A copy is attached for your information. When a licence is transferred, boatshed purchasers are required to sign a form stating they have read and understood the document. The most important items being:

- . no overnight or long-term habitation is permitted;
- . boatshed alterations require the written consent of Council, an approved Planning Permit, and where required, a Building Permit and must comply with all statutory regulations; and
- . a licence can be revoked if a licensee fails to comply with the licence conditions, the Policy, the Planning Scheme or a notice to undertake repairs or maintenance on the structure.

BOATSHED LICENCE

The Licence grants the owner the right to access their boatshed structure and all ancillary items such as stairs, decks, slipways or concrete ramps contained within the boundary as depicted on each individual boatshed's Licensed Area Plan. The licensee is responsible for ensuring the Licensed Area is maintained in a good condition and there are no safety hazards present.

Other than the items depicted on the Licensed Area Plan, the licensees have no 'ownership'. Licensees do not have exclusive use of the land surrounding their boatshed, i.e. the general public are welcome to use boatshed stairs, walk between boatsheds to access the foreshore, and there are areas at the eastern end of Campbells Cove Road where the public will drive between the sheds to launch their boats into the water. Licensees should not block access to the public.

The recently introduced new licences were subject to the licensees booking boatshed inspections. Council building inspectors checked for external and internal structural integrity, asbestos, overall appearance, fire extinguisher compliance, and ensuring no boatsheds have unauthorised toilets, or unauthorised extensions based on the 2001 building footprints. An Inspection Report will have been issued if any works were required and a 2-year interim licence commenced the day of the inspection, the end of which time such works must be completed – a purchaser/s should be aware this same time period will apply if a boatshed is purchased during the 2-year interim period. Upon completion of required works, the boatshed owner can book a follow-up inspection and if approved, they are granted a 10-year licence. Failure to remedy the inspection action items by the due date will place the new licensee in breach of the Licence.

THINKING OF PURCHASING A BOATSHED?

Subject to WCC approval, the boatshed licence may be transferred to another person/s, after a sale has been negotiated. The licence provides the licensee with the right to occupy the site subject to conditions such as maintaining the structure in good condition, payment of the annual licence fee and municipal rates charges, and maintaining current public liability insurance cover. An indicative amount for each is:

Annual council rates apply to all boatsheds and on average these range between \$300-400 per annum. Please check if any instalments are due during negotiations with the vendor/s.

Annual boatshed licence fees are due on 1 April each year with the charge incurring an annual CPI increase. Invoices will be sent out late April after the quarterly CPI figures have been released. The 2019 charge was \$361.00 p.a.

Public liability insurance (PLI) is a mandatory licence requirement, and can be obtained through your own insurer. Alternatively, it is included in the \$80 annual membership (due around August/September) with the Wyndham Boatshed Association (WBA). If purchasing a boatshed around the third quarter of the year, please check that the annual payment has been paid by the vendor/s.

When the boatshed is sold, all owners named on the current Licence, and all purchasers to be listed on the new Licence must attend a Licence Transfer meeting with a staff member from Strategic Property Management at the Council offices, 45 Princes Hwy, Werribee to facilitate the licence transfer. Photo id, i.e. drivers licence, will be required from all parties.

If obtaining PLI cover through the WBA, payment of the \$80 membership fee prior to the Licence Transfer meeting is preferred. A Membership form will be made available for completion at the meeting. Membership payment details are:

Comm Bank BSB: 063541 **Account Number:** 10548454 **Reference No:** Boatshed No _____

Please note that from 1 July 2021, all licence transfers will be subject to a transfer fee which will cover a mandatory boatshed inspection. Any items for repair must be rectified before approval will be granted to sell the boatshed and transfer the Licence.

WHEN IS A PLANNING OR BUILDING PERMIT REQUIRED FOR WORKS TO A BOATSHED?

The whole of the Wyndham municipality is affected by the WCC Planning Scheme and the Building Act and Regulations. This means: -

- . Non-structural routine repairs and maintenance do not require planning or building approval.
- . Replacement of wall cladding (including the replacement of cement sheeting with weatherboard) and roof covering do not require planning or building permits.
- . Replacement of like for like such as steps, decking, bracing, and restumping (where only a couple of stumps need replacing) do not require a planning permit but may still require a building permit.

If any structural works are carried out without permission, the WCC reserves the right to require reinstatement of the shed to its former state prior to the works.

All works on boatsheds, other than routine maintenance and repairs, require consent from Department of Environment, Land, Water & Planning (DELWP) as part of Council's planning approval process. As such, please anticipate a longer-than-usual approval time.

CAN I CONNECT MY BOATSHED/BATHING BOX TO UTILITY SERVICES?

No. In accordance with DELWP and WCC policy, permission will not be given to connect boatsheds to the electrical power grid, drainage, sewerage, water, mains gas, telecommunications or similar services. DELWP will allow laser sheeting on sections of the roof to allow natural light to enter the boatshed. Boatsheds may install a solar panel (panels not to extend beyond 5% of the boatshed's roof space). No more than two 45 kg gas bottles may be installed externally along the rear wall of the boatshed (proof to be provided upon request that they have been fitted by a qualified gas plumber), and it is recommended that they be caged to prevent tampering, or being stolen. No new rain water tanks will be permitted.

FURTHER INFORMATION

If you have an interest in purchasing a boatshed, you can contact the Wyndham Boatshed Association (WBA) to obtain further information on what membership offers, and to discuss their requirements. Their website address is <http://www.wba.org.au/>.

We hope the information above has been helpful regarding boatshed ownership, however if you still have further queries, please contact Kerryn De Luca from Strategic Property Management at Wyndham Council on 9742 0749 or email property.management@wyndham.vic.gov.au