

APPENDIX 5

PRIVATE STRUCTURES - STEPS INTO THE LAKE

Permits/Approval required

- Licence relating to Community Land under s.202 of the Local Government Act 1993.

city of
Victor Harbor



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ENCOUNTER LAKES

PRIVATE STRUCTURES - STEPS INTO LAKE

Steps into the Lake that meet the requirements prescribed below are exempt from requiring Development Approval under the Development Act. However, a property owner of a site with direct access to the Lake is required to make application for a Licence under Section 202 of the Local Government Act to build steps into the embankment of the Lake. The granting of a Licence will be subject to the following conditions:

1. The steps shall consist of the following dimensions:
 - a) width shall be no less than 750mm and no greater than 1500mm.
 - b) risers shall be no less than 115mm and no greater than 190mm
 - c) treads shall be no less than 240mm and no greater than 355mm.
2. Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosing's.
3. A steel handrail shall be erected on at least one side of the steps and shall be protected by hot dip galvanising or a means not less effective than galvanising. Height of the handrail shall be no less than 865mm and no greater than 1000mm above the nosing of the steps.
4. The steps shall be built out of Bluestone to match the existing bank and are to be set in 3:1 cement mortar.
5. The applicant is to ensure when preparing the site for concrete, that only large rocks are moved and there is no disturbance to smaller (graded) rocks over the geotextile fabric.
6. The steps and handrail shall be maintained at all times in a safe, functional and aesthetically appropriate standard and to satisfaction of

Council. Failure to do so may result in Council undertaking any necessary maintenance work, or demolition of the stairs and restoration of the bank to its original condition at the Licence holder's cost.

In addition to the structural and aesthetic standards set out in this document for private structures on the Lake reserve, other conditions and requirements may be relevant to an application for a Licence. These may include, but are not necessarily limited to, matters pertaining to registration and renewal timeframes, inspections and engineer certifications, public liability, and relevant charges.

Application for Licence for private structures in the Lakes reserve is to be made in the appropriate form and accompanied by the fee as set out in Council's Schedule of Fees and Charges.