

# **APPENDIX 6**

## PRIVATE STRUCTURES - LANDINGS, JETTIES AND PONTOONS

### **Permits/Approval required**

- Licence relating to Community Land under s.202 of the Local Government Act 1993.
- Development Consent under s. 32 of the Development Act 1999

## **Development Application – Guidelines**

### APPROVAL FOR LANDINGS, JETTIES AND PONTOONS

Applications for these structures are assessed against the provisions of the Development Plan and the Building Code of Australia, under the Development Act and Regulations 1993, and when compliance has been met approval is granted under delegation. Two stages are involved in this process:

#### 1. FIRST STAGE ASSESSMENT – PLANNING

The planning assessment is made by assessing the proposed structure against the provisions in the City of Victor Harbor Development Plan particularly the Residential (Lakeside) Zone 5 Objectives and Principals. These provide that:

- Not more than one landing, jetty or pontoon or similar structures are to be constructed in the lake for each residential development site, except in the case of duplex housing development, where two landings, jetties or pontoons may be allowed.
- Landings, jetties and pontoons or similar structures should
  - Maintain the safe use and enjoyment of the lake for recreational purposes;
  - Project no more than 5 metres into the lake as measured horizontally from the lake boundary;
  - Be constructed of durable low maintenance material appropriate to a water environment; and
  - Be simple and attractive structures, similar in type and dimension to that shown in the attachment to this annexure.

#### 2. SECOND STAGE ASSESSMENT – BUILDING

Section 4 of the Development Act 1993 provides that a pontoon permanently moored for fixed to land as a “building” subject to the Building Codes of Australia.

The application is checked for compliance with this code and in particular the following matters are considered:

- The supporting posts of the proposed structure are not to be CCA treated pine (permapine). Note: Currently the supporting posts approved as complying are reinforced concrete posts protected by sewer grade PVC piping.
- Ensuring that the timber used in the structure above water is the correct durability class in accordance with the National Timber Framing Code and has the correct level of treatment in accordance with the Preservative Treatment Code.
- Ensuring that all metal connections, fixings and fittings are protected against the effects of corrosion in accordance with the National Timber Framing Code.

## **Licence Application – Guidelines**

Private structures on the Lake reserve also require a Licence under section 202 of the Local Government Act. The issuing of a Licence by Council will be subject to:

1. Compliance with all requirements relating to development approval as required under the Development Act and Regulations, Victor Harbor Development Plan, and the Building Code of Australia.
2. The structures are to be maintained at all times in a safe, functional and aesthetically appropriate standard in accordance with Building Code standards and to the satisfaction of Council. Failure to do so may result in Council undertaking any necessary maintenance work, or demolition of structures and restoration of the reserve to its original condition, at the License 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 of 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.