



PRIVATE STRUCTURES

Water front property owners in Encounter Lakes and Franklin Island may apply to Council to install a structure on the lake edge. Any new proposed pontoon, jetty or landing will require Development Approval and a Private Structure Permit.

What needs Council approval?

All new pontoons, jetties, and landings will require Development Approval. Steps into the lake that meet the requirements of Appendix 5 of the Encounter Lakes Management Plan (ELMP) do not require Development Approval or a Private Structure Permit.

Requirements of Steps into the lake?

The steps shall consist of the following dimensions:

- Width no less than 750mm and no more than 1500mm;
- Risers no less than 115mm and no more than 190mm; and
- Treads no less than 240mm and no more than 355mm.

Treads must have a slip-resistant finish. A steel handrail shall be erected on at least one side of the steps. Steps shall be built out of bluestone.

(Further information is available within Appendix 5 of ELMP.)

Requirements of Pontoons, Jetties, and Landings?

Applications for structures (pontoons, jetties, and landings) are assessed against the provisions of the Victor Harbor (City) Development Plan, the National Construction Code, the Development Act 1993 and Development Regulations 2008, and the Encounter Lakes Management Plan.

What are the main criteria for assessing Private Structures?

Criteria applying to the assessment of private structures include (but are not limited to):

- The structure should be ancillary to an existing dwelling.
- The structure shall maintain the safe use of the lake for recreational purposes.
- The structure shall not project more than 5.0 metres into the lake.
- The structure shall not be constructed using CCA treated pine (permapine).
- The timber used for the construction of the structure shall be in accordance with the National Timber Framing Code.
- All metal components shall be protected against corrosion.

Want to know more?

The above information is advisory and a guide only to give you a general understanding of the key points associated with the development assessment system. It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or for further assistance concerning the use and development of land. Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

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