

# Private Pontoon / Structures

## Encounter Lakes / Franklin Island

Residents of Encounter Lakes who have pontoons, jetties or landings constructed between their property and the lake, require a permit from Council for these structures.

For the purpose of public safety and in the interest of lake residents, any structure built on and/or between the Lake (public land) and the adjoining property is to be licensed by Council. The adjacent land owner having the responsibility of applying to Council for a permit.

These permits provide the necessary framework to deliver established standards in relation to construction, maintenance and insurance.

### Existing Structures

All existing pontoons, jetties and landings on the Lakes require the adjacent property owner to submit an application to Council for a Private Pontoon / Structure Permit. Permits are not transferable to new property owners. Fees apply

### New Structures / Alterations to Existing Structures

All new / proposed or alteration to a pontoon, jetty or landing for the Lakes require the adjacent property owner to submit a Development Application. New Structures also need to submit a Private Pontoon/Structure Permit application form. Fees apply

### Steps

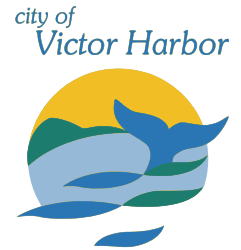
Private steps forming part of the rock revetment which meet the Encounter Lakes / Franklin Island's Management Plan Guidelines for private steps are exempt from requiring a permit or development approval. There is no fee payable. Non-compliant steps will need a permit. Fees apply.

However, the property owner must obtain **written consent** from Council before building or modifying steps as part of the lake rock revetment wall.

Applications may be submitted:

- *By post* – PO Box 11, Victor Harbor SA 5211
- *By email* – [localgov@victor.sa.gov.au](mailto:localgov@victor.sa.gov.au)
- *In person* – deliver to the Civic Centre 1 Bay Road, Victor Harbor.

For further information please phone: (08) 8551 0500



# Private Pontoon / Structures

## Encounter Lakes / Franklin Island

### Landowner consent

Applications for **new** private pontoon / structures and steps are to be submitted on a private pontoon / structure permit application form and are assessed against the provisions of the Encounter Lakes Franklin Island Management Plan (Appendix 5 and 6).

Documents to be submitted with completed private pontoon / structure permit application forms for new private pontoon / structures and/or steps includes:

#### Private pontoons / structures and steps

1. Site plan - scaled to a recommended 1:100 or 1:200 showing:
  - 1.1. All boundaries on the site, including measurements and site area, north point and scale;
  - 1.2. Location of existing buildings, identifiable landmarks and easements on the site;
  - 1.3. Adjoining properties, showing approximate locations and outline of existing buildings;
  - 1.4. Demonstration of private structure maximum of 5 metres from the lake edge;
  - 1.5. Details of proposed materials for step and private structure construction.
2. Engineers footing construction report and any other structural details;
3. Step and balustrade details

#### Steps only

Please refer to the "Guidelines for private steps" (appendix 5\*) for recommended design and construction of private steps. Landowner consent is still required but applications are exempt from requiring Development Approval.

Documents to be submitted with complying and non-complying steps includes:

1. Site plan - scaled to a recommended 1:100 or 1:200 showing:
  - 1.1. All boundaries on the site, including measurements and site area, north point and scale;
  - 1.2. Location of existing buildings, identifiable landmarks and easements on the site;
  - 1.3. Adjoining properties, showing the locations and outline of existing buildings;
2. Step and balustrade details – including proposed materials

\*Appendix 5 and 6 are extract of the Encounter Lakes Franklin Island Management Plan and are to be read in conjunction with this information sheet.



## PERMITS/APPROVAL REQUIRED

### References

Licence/permit relating to Community Land under S.202 of the Local Government Act 1999 and/or Council By-Law No. 4

Encounter Lakes Franklin Island Management Plan

Private steps – Landowner consent

Private steps forming part of the lake rock revetment which meet the Encounter Lakes/Franklin Island Guidelines for Private Steps (complying) are exempt from requiring a permit or development approval.. However, the adjoining property owner must obtain written consent from Council before building or modifying steps as part of the lake rock revetment wall.

### ENCOUNTER LAKES FRANKLIN ISLAND - GUIDELINES FOR PRIVATE STEPS (complying):

- 1) The steps shall consist of the following dimensions:
  - a. width shall be no less than 750mm and no greater than 1500mm
  - b. risers (R) shall be no less than 115mm and no greater than 190mm
  - c. treads (T) shall be no less than 240mm and no greater than 355mm
  - d. slope relationship (2R+T) no less than 550mm and no greater than 700mm
- 2) Treads must have a slip-resistant finish or a suitable non-skid strip near the edge of the nosings.
- 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 adjoining property owner's cost.

**Note: Steps which are considered as 'exempt' from requiring a permit or Development Approval must still obtain written landowner consent from Council before making any modification to the lake rock revetment wall by completing and submitting the private pontoon / structure permit application form. Development approval is not required**