



Coorong District Council Information Guide 9

Planning & Development

Jetties, pontoons & Boat ramps

Introduction

Boating facilities, pontoons, jetties, and boat ramps are types of development that can be established successfully if sited, designed and operated properly. If they aren't, then they have the potential to cause environmental harm.

The purpose of this information guide is to outline a generally acceptable design criteria relating to the construction of these facilities in the Coorong District Council area, and generally assist applicants in seeking Development Approval.

This is a guide only. Various factors may influence the design and subsequent assessment, including zoning, site characteristics, the number of existing structures on the land or nearby land, ownership and other government agency policies.

Any over-water or underwater development carries with it an inherent risk of environmental harm both in its construction and ongoing operation. Vessel facilities are generally constructed or are manufactured to operate in low energy, sheltered environments to benefit the types of operations performed (i.e. vessel storage/maintenance). These environments, such as rivers, bays and estuaries are ecologically significant and are known to be more sensitive to the influx of pollutants than higher energy, more exposed environments.

The construction of mooring structures for river craft, including houseboats, are considered development under the Development Act 1993 and therefore any proposals for such development must undergo assessment and obtain development approval. Vessel facilities require careful consideration to avoid environmental harm.

Council Requirements

- Jetties may be up to a maximum of 1.4 metres wide and protrude up to a maximum of 8 metres measured at the riverbank from pool level (as determined by SA Water).
- Jetties should be constructed upon land in association with an existing dwelling.
- Jetties are to be designed to withstand flood waters.
- Jetties cannot be located:-
 - ⇒ within 100 metres from a ferry crossing;
 - ⇒ within 150 metres of a lock;
 - ⇒ where it may affect the safety of swimmers, skiers or other river users or create a navigational hazard (the maximum length of 8 metres may not be appropriate in all circumstances).

Referral process

As part of the assessment process, Council is required to refer jetty, pontoon and boat ramp applications to the Department of Environment, Water and Natural Resources (DEWNR) for direction (i.e. either to recommend refusal or approval with conditions). On behalf of the Minister responsible for administering the River Murray Act, this department assesses the application against the provisions of the Act. Please note that this mandatory referral can take up to eight weeks to complete. Council's assessment is unable to be finalised until a response has been received from this department.

The following is a list of criteria required for jetty and pontoon structures by the Department for Water:-

Jetties

Jetties should be designed so that a minimum 70% of available light reaches the water surface. This can be achieved by using a combination of:

- orientating the jetty north-south where possible;
- making the average height of the jetty above pool level equal to its width;
- using translucent deck material (i.e. mesh, grating); or
- deck slats suitably spaced;

Structures designed for single users should be 'I' shaped. 'L' or 'T' shaped structures should only be built if it is to be used as a communal structure.

Landings are generally not deemed acceptable structures (decking over the riverbank parallel to the flow).

Pontoons

Areas of highly variable river height, steep embankments or deep river frontages may require a floating terminus on a gangway (pontoon). Pontoons require a certain area for stability and do not provide light penetration. Consequently they are discouraged where the water depth is less than 1.5 metres.

- The gangway is to be a maximum of 1.4 metres wide and of a steel or aluminium construction.
- The gangway is to have mesh or punch plate decking to allow 70% light penetration.

Land Ownership

Not all allotments have direct frontage to the River Murray (i.e. privately owned land to the waters edge). In many circumstances a section of Crown Land exists between privately owned allotments and the waters edge.



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Privately Owned Allotments with Direct River Frontage

New jetties and pontoons (as well as replacement or upgrading of existing jetties or pontoons) are appropriate.

However the “river bed” is considered Crown Land and accordingly if any posts or supports associated with a jetty or pontoon are fixed/ attached to the “river bed” a licence will be required from DEWNR (an annual licence fee applies).

Crown Land

In situations where a strip of Crown Land exists between privately owned allotments and the waters edge, a new jetty or pontoon (as well as replacement or upgrading of an existing jetty or pontoon) is appropriate.

A licence will be required from DEWNR for the jetty or pontoon and an annual licence fee will apply.

Council Land

In some circumstances Council will own land (or Crown Land will be under Council’s care and control) between privately owned allotments and the waters edge.

In this situation new jetties or pontoons will not be approved. Only replacement or upgrading of existing jetties or pontoons will be supported. A copy of an existing licence from DEWNR should be submitted with any development application to replace or upgrade a jetty or pontoon.

Site Plan Details

The following details must, where applicable, be provided on a properly scaled site plan, drawn to a minimum scale of 1:200 (other scales may be required depending upon the nature of the development and size of the site):-

- All boundaries of the site including all measurements and site area;
- Any easements covering the property;
- A north point and scale;
- Plan of all existing buildings and a description of their respective uses;
- Plan outlining the proposed work showing distances to boundaries and other buildings located on the property;
- Existing and proposed landscaping together with a landscaping schedule showing new planting species to be planted;

- Location and nature of retaining walls;
- Location of existing trees and other vegetation adjacent to the proposed development;
- Existing contours of the land and finished floor levels of proposed building work if the property slopes significantly; and
- Identification of normal pool level on the site plan.

Additional Plans and Information

- Elevation plans showing external building materials, finishes and colours to be used;
- Size, location of footings, structural components (scale 1:100);
- Structural details and calculations; and
- Stair and balustrade details if required.

How long will it take to receive approval?

If all of the information required is supplied at the time of lodgement, you can expect a decision within approximately 12 weeks.

Other Information

It is recommended that prior to carrying out any maintenance or repairs to existing jetties or pontoons you contact Council’s Development and Environmental Services Team to determine if Development Approval is required.

Marina & Mooring Structures

Department for Planning, Transport and Infrastructure provide an Information document in relation to Marina and Mooring facilities - “Marina and Mooring Structure Development along the River Murray in South Australia”.

This document is designed to assist developers and other proponents in preparing for development applications. Please refer to the following website for a copy of the document.

https://www.sa.gov.au/_data/assets/pdf_file/0016/20527/Guide_Marina_and_Mooring.pdf

Development Information Guides are intended to help applicants to submit applications which are complete, well prepared, and can be processed efficiently. The information provided is intended as a general guide only and applicants are encouraged to refer to Coorong District Council’s Development Plan and to seek advice from our staff if necessary.

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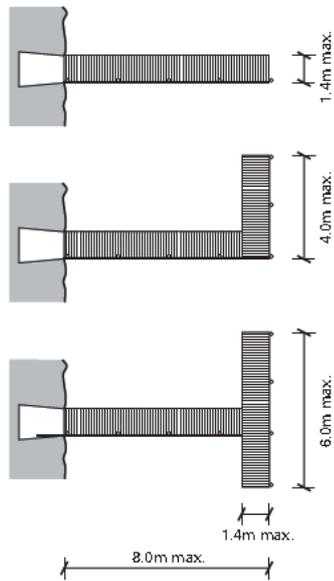
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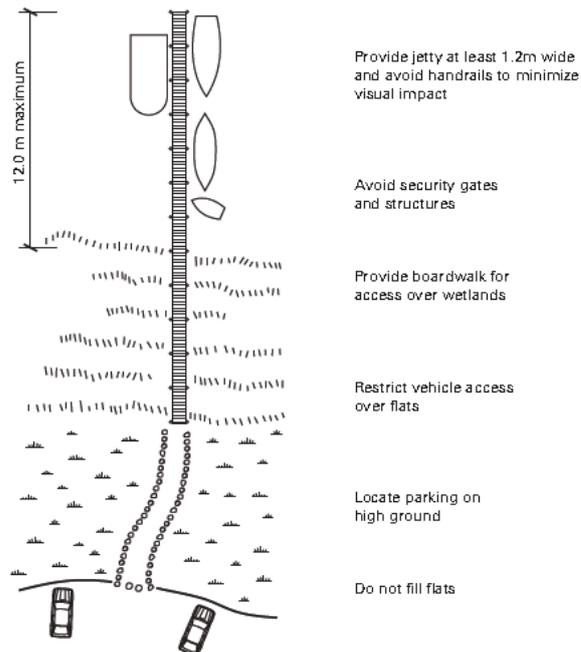
The Coorong District Council
Table Section
Table CooD/3 - Design and Siting Standards for River and Lake Structures

River and Lake Structures Design and Siting Standards

Fixed landing layout



Fixed landing access



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Table CooD/3 - Design and Siting Standards for River and Lake Structures

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River and Lake Structures	Design and Siting Standards
Floating landing (jetty)	
Floating landing (cross section)	
Fixed landing	

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Table Section

Table CooD/3 - Design and Siting Standards for River and Lake Structures

River and Lake Structures	Design and Siting Standards
Fixed landing (construction details)	<p> Moulded hardwood top rail oil finish Sawn hardwood decking Hardwood structure Hot dipped galvanized fixings Minimize number of piles and use cantilever rather than braced structures to minimise trapping of flood debris Durable hardwood piles Minimum 200mm diameter </p> <p> Moulded hardwood top rail oil finish Sawn hardwood decking minimum 40mm thickness Hardwood structure Hot dipped galvanized fixings Durable hardwood piles minimum 200mm diameter </p>