

# NOOSA PLANNING SCHEME POLICY 4—DOMESTIC MARINE USES OUTSIDE OF NOOSA WATERS ESTATE

## **Purpose of Policy**

The purpose of this Planning Scheme Policy is to—

- provide design criteria for domestic and commercial marine structures within the Shire other than in Noosa Waters Estate; and
- ensure that the safety, amenity, rights and privileges of the public and other property owners are not prejudiced, without unduly limiting what a person may do on the foreshore or on tidal land fronting their site.

## **Application of this Policy**

This policy applies to the foreshores, tidal lands and waterways of Noosa Shire, with the exception of Noosa Waters Estate. (Refer to Planning Scheme Policy No. 25 - Domestic Marine Uses in Noosa Waters Estate (PSP25) in relation to Noosa Waters Estate.)

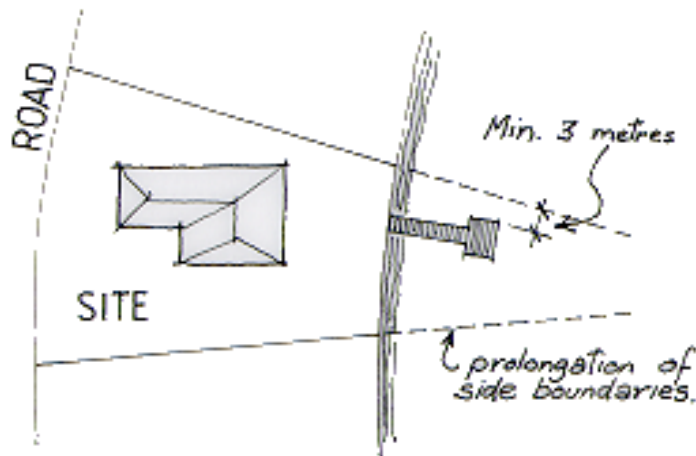
## **1. Design Criteria**

The following design criteria shall apply and a summary diagram explaining the provisions is shown as Figure 2.1 at the rear of the policy.

### ***Siting criteria***

- 1.1 No jetty or pontoon shall be located closer than 3m to the prolongation of the boundaries, except as allowed in Sections 1.4 to 1.6 below (see Figure 1 below).

**Figure 1**

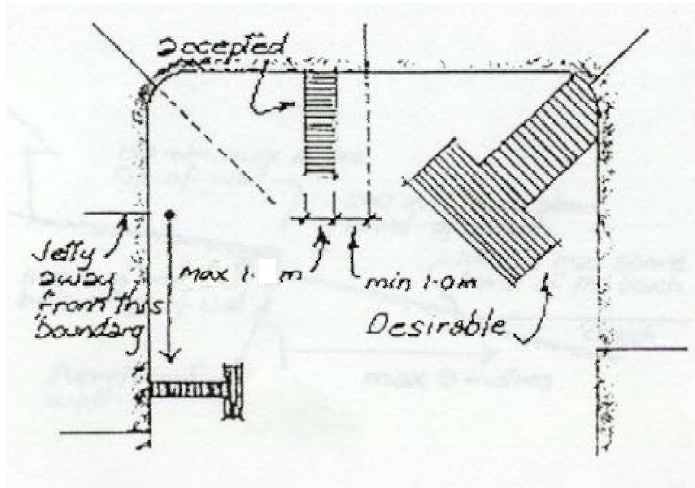


- 1.2 Council is unlikely to approve boat lifting devices (including boat storage devices), except for on Noosa North Shore.

- 1.3 Only one jetty or pontoon will be allowed per lot, regardless of whether the lot comprises multiple housing or a detached house.

**Siting Criteria on Narrow Lots, in Canal Heads or Canal Bends or on Sites Adjoining These Lots** (see Figure 2)

**Figure 2**

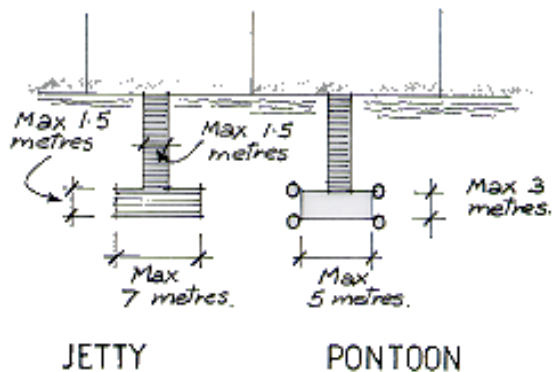


- 1.4 On narrow lots where the canal frontage is generally less than 15m, including those lots located in canal bends or on lots located in the head of the canal, Council is more likely to favourably consider a joint application be made with the adjoining owner.
- 1.5 If a joint application is not possible, Council may favourably consider a jetty or pontoon—
- a) that is located not less than 1m from the prolongation of either side boundary;
  - b) that is not more than 1.2m in width;
  - c) that has no head;
  - d) where there is no existing jetty adjacent to the boundary; and
  - e) provided when a boat is berthed it does not encroach over the prolongation of a side boundary.
- 1.6 For sites that adjoin those described in 1.4, Council prefers that any jetty or pontoon is located well away from the common boundary.

**Design Dimensions and Materials**

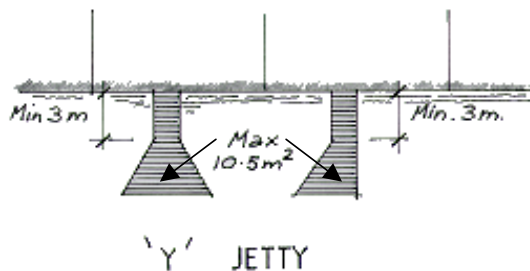
- 1.7 The maximum width of a jetty, jetty head or associated walkway shall be 1.5m.
- 1.8 For jetties on the Noosa North Shore only, Council may vary the width of the jetty head to a maximum of 2m.
- 1.9 The maximum length of a jetty head shall not exceed 7m (see Figure 3).
- 1.10 A pontoon shall have a maximum width of 3m and a maximum length of 5m (see Figure 3).

**Figure 3**



- 1.11 The maximum area of "Y" & "T" shaped jetty heads shall be  $10.5\text{m}^2$  excluding any walkway. A walkway with a minimum length of 3m shall be provided to these types of jetty heads (see Figure 4).

**Figure 4**



- 1.12 The use of timber materials is preferred.

***Gangways and Walkways Serving Jetties and Pontoons***

- 1.13 All gangways and walkways shall have at least one rigid handrail fitted and shall comply with the following—

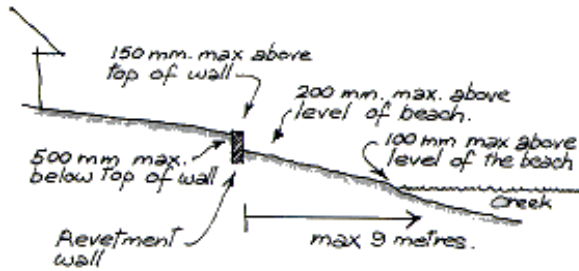
- a) For detached houses, shall have a minimum width of 750mm; or
- b) For other residential uses—
  - i) The gangway for single berth pontoons shall have a minimum width of 900mm;
  - ii) The gangway for multiple berth pontoons shall have a minimum width of 1.2m if fitted with one handrail and 900mm if fitted with a handrail on each side; and
  - iii) The primary walkway to multiple berth pontoons shall have a width of 1.5m.

- 1.14 The maximum width of gangway or walkway shall be 1.5m.

- 1.15 Water reticulation systems shall be fitted with a mechanical backflow prevention device.
- 1.16 Any electrical reticulation system carrying electricity in excess of 24 volts is not to extend beyond the revetment wall.

**Boat ramps** (see Figure 5)

**Figure 5**



- 1.17 The levels of a boat ramp surface at the revetment wall shall be not more than 150mm above the top of the wall, not more than 500mm below the top of the wall and not more than 200mm above the existing beach.
- 1.18 The ramp shall not extend into a canal more than 9m from the revetment wall.
- 1.19 The ramp shall be constructed at a uniform grade and shall be no steeper than 1 in 5 (20%).
- 1.20 The outer end of the ramp shall be no more than 100mm above the level of the beach.
- 1.21 No part of the ramp is to extend closer than 1m to the prolongation of the side boundaries of the property.

**Shelter Structures for North Shore Jetties**

- 1.22 Council may agree to light roofed timber shelter structures associated with jetties on the North Shore. The purpose of the structure is to cover boats in circumstances where all weather motor vehicle access is not available to the site. This section of the policy does not apply to sites that may be readily accessed by motor vehicles.
- 1.23 A cantilevered structure off the jetty is preferred but Council may agree to separate foundations in the waterway. (Approval is more likely for a cantilevered structure as it is unlikely to involve foundations in the Fish Habitat Reserve Area).
- 1.24 Any shelter structure must comply with the following—
  - a) There must be a general head clearance of 2.4m between the jetty surface and the underside of the roof structure;
  - b) The roof structure must not exceed 3m in height above the jetty surface level;
  - c) The roofed area must not exceed dimensions of 6m by 3m. The length of the structure is to be generally perpendicular to the riverbank. Lattice is permitted to be attached to the structure but not a solid wall;

- d) The roof must be of curved form and may be of rolled metal or durable fabric;
- e) Colours of the shelter structure must be of natural tones appropriate to the North Shore setting. Applications for approval shall indicate the intended colour scheme.

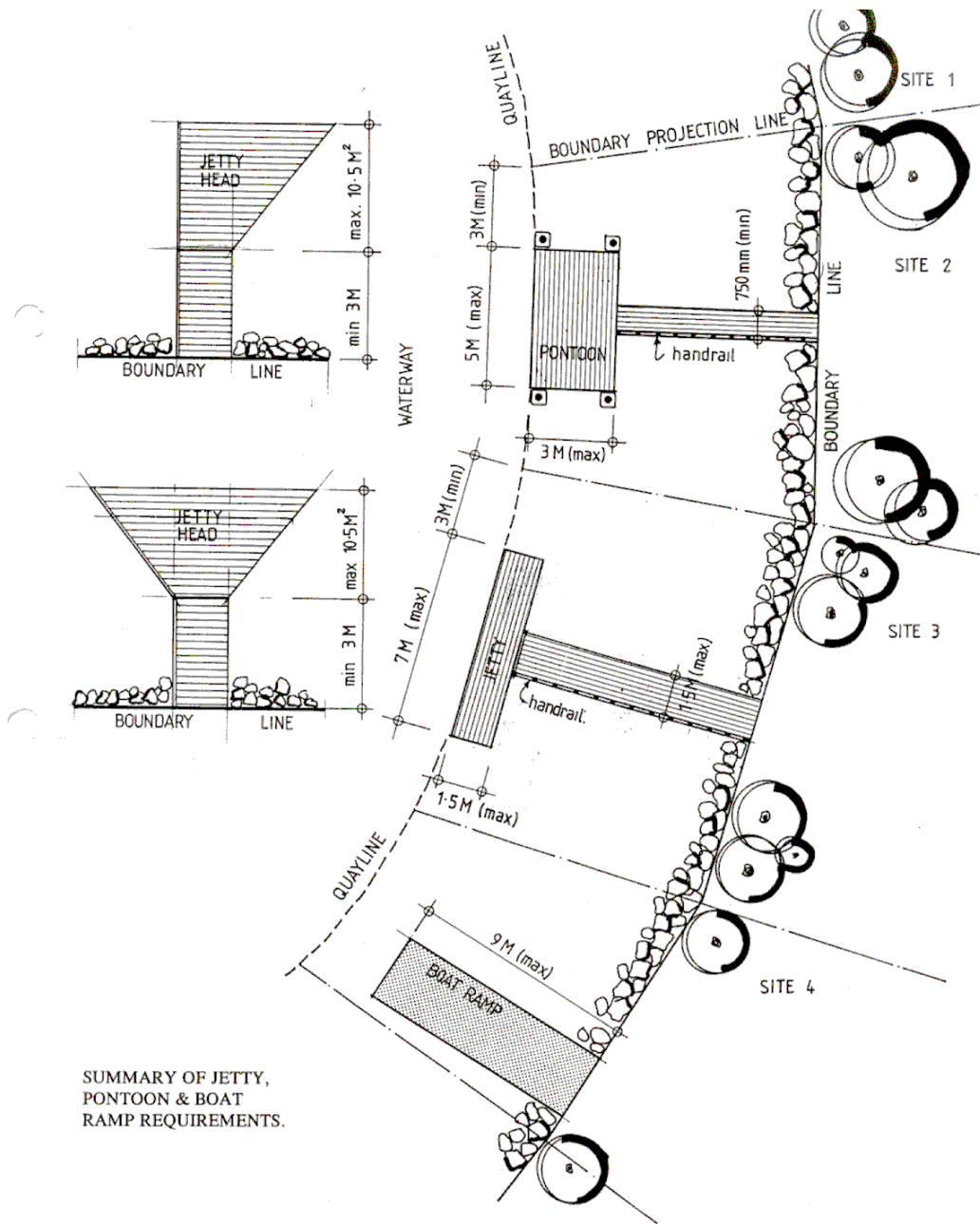
## 2. General Requirements

- 2.1 Design drawings for **Domestic marine uses** must be prepared by a Registered Structural Engineer and submitted with the application, and all construction work shall be supervised by the design engineer and certified by them prior to licensing by Noosa Council;
- 2.2 A licensed builder or civil contractor must carry out construction work. The name of the proposed contractor shall be submitted to Noosa Council for approval prior to work commencing.

### **Quayline**

- 2.3 In Noosa Sound where a quayline is set, a jetty or pontoon shall not extend into the waterway beyond the quay-line.
- 2.4 Where no quayline is set (areas excluding Noosa Sound), the maximum distance the jetty or pontoon extends into a waterway shall not exceed 10m, unless Council considers that a distance in excess of 10m is essential to safely access the jetty.
- 2.5 Quaylines shall be measured from real property boundaries except where a relevant State Government Authority permits the measurement from High Water Mean Springtime Tide (HWMST).

Figure 6 Summary diagram



SUMMARY OF JETTY,  
 PONTOON & BOAT  
 RAMP REQUIREMENTS.

**POLICY HISTORY**

*PSP4 was adopted by Council on 3 November 2005 and took effect 3 February 2006  
 It is based on a superseded planning scheme policy dating back to 1991*