

NOOSA PLANNING SCHEME POLICY 25— DOMESTIC MARINE USES IN NOOSA WATERS ESTATE ¹

Introduction

The purpose of this Planning Scheme Policy is to—

- provide design criteria for domestic marine structures within 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 within Noosa Waters Estate.

Application of this Policy

This policy applies to the waterways of Noosa Waters Estate within the lock system. For property owners with a swimming pool on their canal frontage, this policy must be read in conjunction with Section 235 of the Qld Building Act concerning pool fencing. Refer to Planning Scheme Policy No. 4 - Domestic Marine Uses Outside of Noosa Waters Estate (PSP 4) in relation to areas outside Noosa Waters Estate.

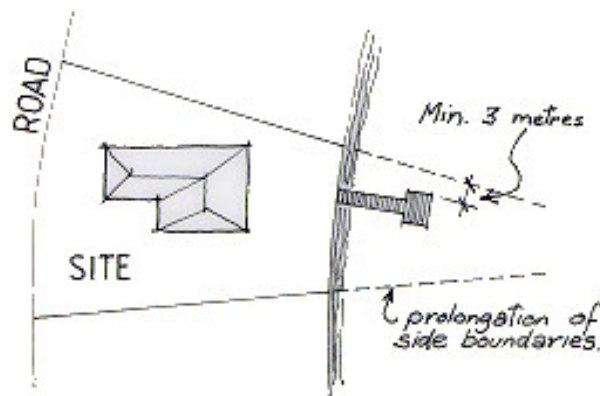
The waterways of Noosa Waters are subject to different Council and State controls than to other waterways in Noosa Shire. Noosa Council is the sole approving authority for any structures in Noosa Waters. Levies are charged to manage and enforce this policy.

1. Jetties

Siting criteria

- 1.1 No jetty 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 1.1).

Figure 1.1



¹ Refer to Planning Scheme Policy No. 4 - Domestic and Commercial Marine Uses (PSP 4) in relation to areas outside Noosa Waters Estate

- 1.2 Jetties must not extend past the 10m quayline.
- 1.3 Vessels moored at jetties must not extend across the prolongation of the boundaries as indicated in Section 1-1.

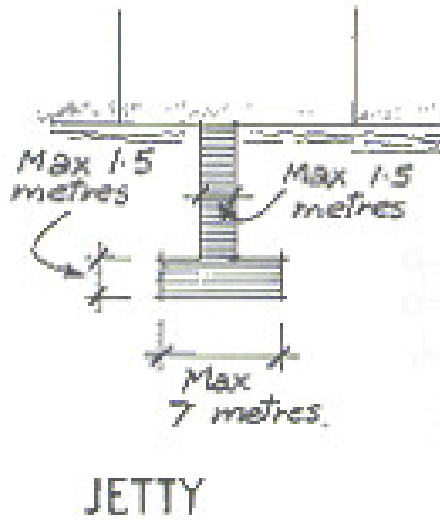
Siting Criteria on Narrow Lots, in Canal Heads or Canal Bends or on Sites Adjoining These Lots

- 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 this is not possible, Council may favourably consider a jetty—
 - a) that is located not less than 1m from the prolongation of either side boundary;
 - b) that is not more than 1.5m in width;
 - c) that has no jetty head;
 - d) where the applicant can demonstrate that safe access and manoeuvrability can be achieved;
 - e) where there is an existing jetty on the neighbouring property adjacent to the prolongation of the boundary or within the 3m setback area, the applicant can demonstrate that safe access and manoeuvrability can be achieved for both the neighbouring property and the subject property; and
 - f) where there is no existing shared jetty on either prolongation of the side property boundaries.
- 1.6 For sites that adjoin those described in Section 1.4, Council prefers that any jetty is located well away from the common boundary.

Design and Dimensions

- 1.7 The maximum width of a jetty walkway shall be 1.5m.
- 1.8 Council will consider an additional lower-level platform, or siding, along the jetty walkway as long as it is no wider than 500mm and not exceeding 2m², and does not interfere with the prolongation of boundaries as indicated in Section 1.1 and 1.4-1.6.
- 1.9 The maximum length of a jetty head shall not exceed 7m (see Figure 1.2).

Figure 1.2



- 1.10 The maximum area of "Y" & "T" shaped jetty heads, or other shaped jetty head, shall be 10.5m² excluding any walkway. A walkway with a minimum length of 3m shall be provided to these types of jetty heads (see Figure 1.3).

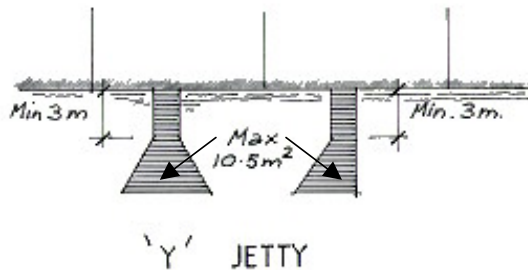
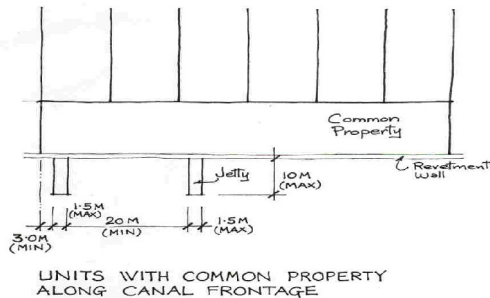


Figure 1.3

- 1.11 The use of timber materials is preferred.
- 1.12 Jetties must have independent support structures and are not to be supported by the revetment wall.
- 1.13 The "seep" holes in the revetment wall must not be obstructed by any jetty.
- 1.14 Jetties are not to be constructed alongside (parallel) to the revetment walls.
- 1.15 Ladders including those used as "Doggie Ramps" are permissible provided they are safe, low-key structures and fitting with the amenity of Noosa Waters. These structures are not to be fastened to the revetment wall, are less than 0.5 m wide and on a 45 degree slope or greater.
- 1.16 Temporary or permanent roof structures, patios, pergolas, shade sails, tarpaulins etc. are not permitted on jetties.
- 1.17 All jetties must have a Council registration number clearly displayed at the end of the jetty.

- 1.18 For lots comprising detached houses or duplex dwellings, a maximum of one jetty per development is constructed.
- 1.19 Unit developments with common property along canal frontage must meet the following requirements-
- a) A maximum of 2 jetties per complex;
 - b) Jetties are shared between unit owners;
 - c) A minimum of 20m separation is provided between each jetty;
 - d) The jetty is setback a minimum of 3m from the prolongation of boundaries; and
 - e) Jetty heads and pontoons are not constructed (see Figure 1.4).

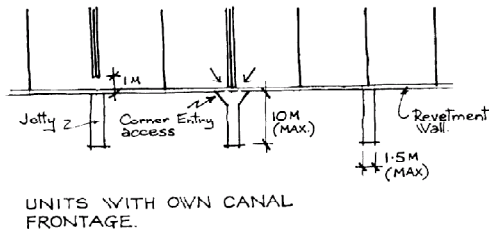
Figure 1.4



AND

- 1.20 For unit developments where each unit has its own individual canal frontage (i.e. no common property along canal frontage)-
- a) A joint application with the adjoining owner is made (Council is unlikely to support a jetty application for the exclusive use of one unit owner); and
 - b) Jetties are constructed as follows-
 - i) The jetty is shared between two unit owners;
 - ii) The jetty straddles the common boundary of the two units;
 - iii) Jetty heads and pontoons are not constructed; and
 - iv) Fencing between the two properties is setback a minimum of 1m from the revetment wall, or construct a corner entry access, to allow for efficient access to the jetty by both owners (refer Figure 1-5).

Figure 1-5



2. Walkways Serving Jetties

- 2.1 Walkways shall have at least one rigid handrail fitted and have a minimum width of 750mm.
- 2.2 The maximum width of a gangway or walkway shall be 1.5m.
- 2.3 The walking surface of jetties shall be constructed level with the top of the revetment wall.
- 2.4 Water reticulation systems shall be fitted with a mechanical backflow prevention device.
- 2.5 Any electrical reticulation system carrying electricity in excess of 24 volts is not to extend beyond the revetment wall.

3. Boat Lifting Devices

- 3.1 Boat lifting devices will only be approved in the absence of any boat ramp.
- 3.2 Boat lifting devices can include cable and winch, pneumatic float, floating pontoon, sea pen, gantry, davit or hoist.
- 3.3 Council will permit boat lifting devices subject to the following conditions—
 - a) Only one boat lifting device and a jetty hoist is allowed per jetty, with the exception of shared jetties, where one boat lifting device shall be permitted on either side of the jetty;
 - b) The structure must be located in conjunction with an approved jetty;
 - c) The structure must not extend into the waterway beyond the end of the approved jetty and shall be no greater than 4m in width, or 2m in width for a hoist;
 - d) The structure may be securely attached (not ropes, chains or straps) to an existing jetty provided a structural engineer certifies that the jetty is structurally capable of supporting the structure;
 - e) The structure must be located adjacent to the walkway to the jetty and generally perpendicular to the revetment wall. No structure will be approved on the jetty head;
 - f) The outermost projection of the structure and any hoist must be setback a minimum of 1m from the prolongation of the side boundary; and
 - g) For twin jetty structures with central boat lifting devices:

- i) Will only be approved in the absence of any jetties;
- ii) The twin structure is not to exceed 10m in length and are to be no greater than 7m in width; and
- iii) Each jetty is a maximum of 1.5m wide.

4. General Requirements

- 4.1 Design drawings for jetties and boat lifting devices 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;
- 4.2 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.
- 4.3 The integrity of the revetment wall is to remain intact. Any fixings to the revetment wall not approved by Council are to be removed and the revetment wall repaired.
- 4.4 Pontoons are **not** permitted unless part of an approved boat lifting device.
- 4.5 Vessels must not be rafted together.
- 4.6 Boat ramps are **not** permitted in Noosa Waters.

POLICY HISTORY

Amendments to this policy were adopted by Council on 20 September 2007. This policy was originally adopted by Council on 3 November 2005 and effective 3 February 2006. It is based on a superseded planning scheme policy dating back to 1991.