



LOGGING AN APPLICATION FOR A JETTY/PONTOON

The purpose of this information sheet is to outline generally acceptable design criteria relating to the construction of jetties/pontoons in the Mid Murray Council.

This is a guide only. It should not be assumed that maximum dimensions can be achieved in all circumstances. 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.

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).

Department of Environment and Water (DEW) Referral

As part of the assessment process, Council is required to refer jetty/pontoon applications to the DEW for direction (i.e. either to recommend refusal or approval with conditions). On behalf of the Minister for the River Murray this department assesses the application against the *River Murray Act 2003*.

Please note that this mandatory referral can take anywhere up to eight weeks to complete. Council's assessment is unable to be finalised until a response has been received from this department.

DEW Policies

DEW have the following criteria for jetty and pontoon structures:-

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 however pontoons 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.

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 the Department of Environment and Heritage (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 the Department of Environment and Heritage 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 the Department of Environment and Heritage 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.

Site Plan Details cont'd

- 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.
- Identification of 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.
- Stair and balustrade details if required.

Example of Fees as at 1/7/2018

Lodgement Fee	\$64.00
Planning Assessment Fee	\$39.75
River Murray Act Referral Fee	\$379.00
Building Rules Assessment Fee	\$69.50
Total Fees Due	\$552.25

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.

Checklist

- Development Application form (completed & signed)
- Technical Regulator's Declaration (completed & signed)
- Payment of fees
- Three copies of site and building plans

Other Information

It is recommended that prior to carrying out any maintenance or repairs to existing jetties or pontoons you contact Council's Planning Department to determine if Development Approval is required.

Any other queries should be directed to Council's Environmental Services Section on (08) 8564 6020.

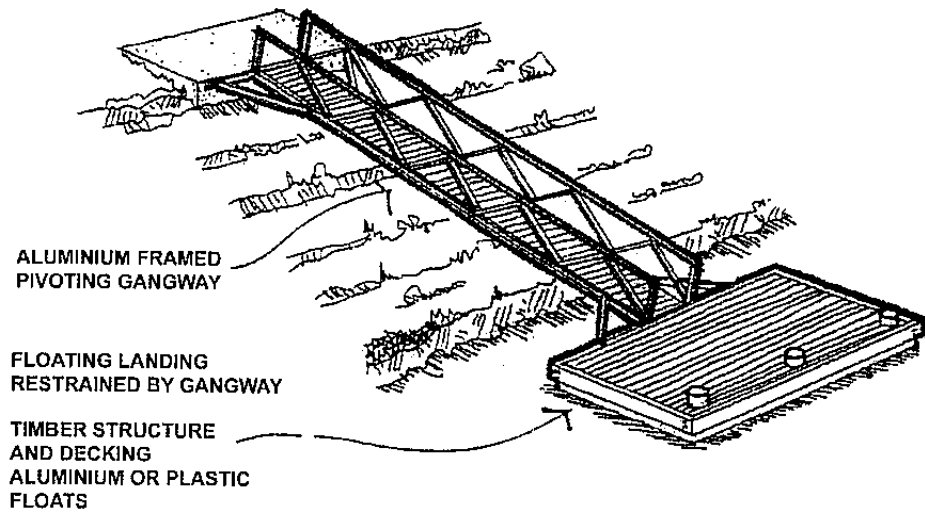


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Floating Landing



Fixed Landing