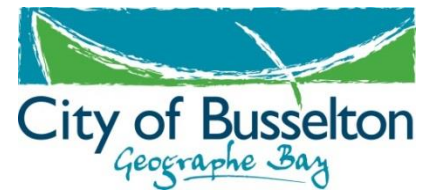


Local Planning Policy No. 1.3

PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



1. HEAD OF POWER AND SCOPE

This Policy has been adopted pursuant to *Planning and Development (Local Planning Schemes) Regulations 2015*, Schedule 2 (Deemed Provisions), Clause 4 and applies to all private Jetties and boat lifting structures across the whole of the City.

2. PURPOSE

The purpose of this Policy is to outline the minimum requirements for the construction of Jetties and boat lifting structures with the intention of ensuring that:

- 2.1 Structures are appropriate in scale, structural design and context to the surrounding environment; and
- 2.2 Matters of safety and navigation are appropriately considered; and
- 2.3 The amenity of the waterway and surrounding residents is maintained.

3. INTERPRETATION

Terms should be interpreted in the same way as they would be interpreted if they were contained or within the Scheme, other than those terms defined below:

“Canal Cul-de-sac Head” means the terminus of a canal with only one entrance.

“Davit” means a structure located on a jetty and which is capable of mechanically moving a vessel from a waterway to a dry lot.

“Floating Boat Lifting Structure” means a floating structure, attached to mooring piles assuring the vessel is out of the water, i.e. a floating pontoon/boat dock.

“Floating Jetty” means a moveable structure, constructed on mooring piles on a floating pontoon.

“Jetty” means a structure connected to a body of water that, wholly or in part, may be used for the purpose of launching or landing a vessel and the configuration can be one of the following arrangements-

- a) Finger shaped;
- b) Floating Jetty;
- c) Land Backed;
- d) ‘L’ shaped; or
- e) ‘T’ shaped.

“Jetty Envelope” means a designated area as defined by an endorsed envelope plan in which the jetty is to be wholly constructed and contained within.

“Land Backed Jetty” means a Jetty constructed parallel to the canal wall.

“Mechanical Boat Lifting Structure” means a solid metal structure, on pylons which lifts a vessel out of water.

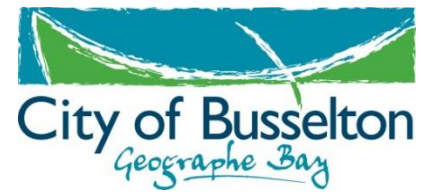
“Mooring Piles” means steel piles to secure a vessel by attaching the vessel to the piles.

“Primary Walkway” means the walkway the vessel is moored at.

“Revetment Mattress” means the sloped rock section of a canal wall which protects the vertical limestone block retaining wall from scour and undermining.

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“Scheme” means the *City of Busselton Local Planning Scheme No. 21* (as amended).

“Secondary Walkway” means a walkway which is not intended to support the mooring of a vessel.

4. POLICY STATEMENT

4.1 JETTIES

Note 1 : Under Part 6 Clause 6.1.1(c) of the Scheme, development approval is not required to be obtained from the City for a Jetty on a canal in the ‘Port Geographe Development Special Control Area’ where it is contained wholly within a specified mooring envelope and is in accordance with the design standards approved by the local government, as outlined below.

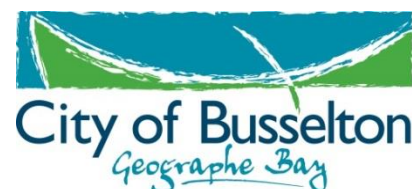
Where a Jetty is not located within a Mooring Envelope (as defined by the Scheme) and/or does not satisfy any of the policy provisions below, a development application will be required. As part of the assessment of the development application the development will be assessed against, and required to meet, the Purpose of this Policy.

- 4.1.1 Jetties should be designed such that all vessels moored when parked at the Jetty will be wholly contained within the lots designated Mooring Envelope (where one exists); and
- 4.1.2 Jetties should have no structures built on them and should not have a roof structure; and
- 4.1.3 Jetties should not place a horizontal surcharge load on a canal wall. This will be required to be demonstrate through engineering details at the building permit stage; and
- 4.1.4 Piles associated with a Jetty are to be located so as not to penetrate any Revetment Mattress. Where piles are proposed to penetrate a Revetment Mattress, certification from a structural engineer will be required to be provided at the building permit stage confirming there will be no associated structural impact; and
- 4.1.5 The Primary Walkway should be limited to a minimum width of 1.2m and a maximum width of 2.0m, except for a Land Backed Jetty which has an allowable maximum width of 2.5m; and
- 4.1.6 The Secondary Walkway should be limited to a minimum width of 0.9m and a maximum width of 2.0m, except for a Floating Jetty which has an allowable maximum width of 2.5m; and
- 4.1.7 Jetties should be used for the purpose of accessing a moored or stored vessel only; and
- 4.1.8 With the exception of structures contained wholly within private land (i.e. jetties within dams on private properties), there is a general presumption against any Jetty or boat lifting structure being supported outside the Port Geographe Development Area given the likely significant adverse impacts on local character, coastal amenity and environmental values. In addition, any such structure is likely to require at least partial construction over Crown land managed by the City. There is a general presumption against private development on City land, except as outlined in the ‘Private Works on City Land, including private coastal protection works on City land Policy’.

Note 2: Notwithstanding the above, a Building Permit is required for the construction of all Jetties which should include a certification of structural integrity by a certified structural engineer. In addition, all jetties require a Jetty Licence issued by the Department of Transport. The City may seek comment from the Department of Transport during the assessment process.

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PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



4.2 BOAT LIFTING DEVICES AND STRUCTURES

The term boat lifting structure includes a Davit, Floating Boat Lifting Structure and Mechanical Boat Lifting Structure. All boat lifting structures require development approval and should have regard to the following provisions and the Purpose of this Policy:

- 4.2.1 Prior to an application for a boat lifting structure being submitted to the City, an associated Jetty is to be constructed or otherwise approved by the City and licenced by the Department of Transport; and
- 4.2.2 Boat lifting structures should be wholly located within the designated Jetty and/or Mooring Envelope (where one exists); and
- 4.2.3 No boat lifting structure should place a horizontal surcharge load on a canal wall. This will be required to be demonstrate through engineering details at the building permit stage; and
- 4.2.4 Piles associated with a boat lifting structure are to be located so as not to penetrate any Revetment Mattress. Where piles are proposed to penetrate a Revetment Mattress, certification from a structural engineer will be required to be provided at the building permit stage confirming there will be no associated structural impact; and
- 4.2.5 Floating boat lifting structures are preferred for use in Canal Cul-de-sac Heads; and
- 4.2.6 Mechanical Boat Lifting Structures will only be supported where it can be demonstrated by the Applicant that the structure will not detrimentally impact on the amenity of adjoining owners, the navigability, accessibility and useability of the canal; and
- 4.2.7 Davits will only be supported in Marinas and where it can be demonstrated by the Applicant that the structure will not detrimentally impact on the amenity of surrounding properties; and
- 4.2.8 No boat should be suspended from the Davit or Mechanical Boat Lift Structure at any time.

5. RELATED DOCUMENTATION / LEGISLATION

- 5.1 *Private Works on City Land, including private coastal protection works on City land Policy.*

6. REVIEW DETAILS

Review Frequency		2 yearly		
Council Adoption	DATE			
Council Adoption	DATE	27/01/21	Resolution #	C2101/004
Previous Adoption	DATE	10/3/2010	Resolution #	C1003/069

* Policy number changed from LPP 11 to LPP 1.3 on the 11th May 2020. The change is administrative only, no resolution by Council required.

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PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



APPENDIX 1

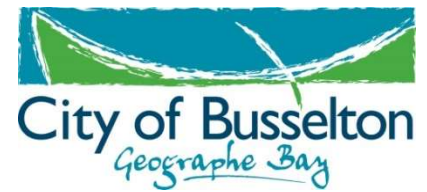
Private Jetties Checklist

(To be completed by the applicant and included in the information provided with a planning application and building licence forms)

Application and Plan Information	Yes	No
Has the landowner signed the Development and Building Licence Application Form?	<input type="checkbox"/>	<input type="checkbox"/>
Does the proposed jetty only require a building licence?	<input type="checkbox"/>	<input type="checkbox"/>
Have the plans provided the following:		
- Appropriate Scale (1:100 or 1:200)	<input type="checkbox"/>	<input type="checkbox"/>
- The width and length of the proposed jetty	<input type="checkbox"/>	<input type="checkbox"/>
- The dimensions of the subject lot, jetty envelope and mooring envelope	<input type="checkbox"/>	<input type="checkbox"/>
- The correct alignment of the canal wall in relation to the proposed structure	<input type="checkbox"/>	<input type="checkbox"/>
- Location of all mooring piles.	<input type="checkbox"/>	<input type="checkbox"/>
Details of Jetty		
Is the proposed structure within the jetty envelope?	<input type="checkbox"/>	<input type="checkbox"/>
Is the width of primary walkway between 1.2m and 2.0m? (for finger, 'T' and 'L' shaped jetties only)	<input type="checkbox"/>	<input type="checkbox"/>

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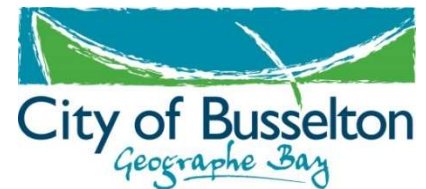
PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



Is the width of the primary walkway between 1.2m and 2.5m? (for Floating jetties only)	<input type="checkbox"/>	<input type="checkbox"/>
Is the width of secondary walkway between 0.9m and 2.0m? (for finger, 'T', 'L' and Floating jetties only)	<input type="checkbox"/>	<input type="checkbox"/>
Is the width of the jetty between of 1.2 metres and 2.0m? (for land backed jetties only)	<input type="checkbox"/>	<input type="checkbox"/>
What type of jetty is proposed?		
- Finger	<input type="checkbox"/>	<input type="checkbox"/>
- Floating	<input type="checkbox"/>	<input type="checkbox"/>
- Land Backed	<input type="checkbox"/>	<input type="checkbox"/>
- 'L' Shaped	<input type="checkbox"/>	<input type="checkbox"/>
- 'T' Shaped	<input type="checkbox"/>	<input type="checkbox"/>
Is roofed structure, whether temporary or permanent, proposed to be erected on the jetty?	<input type="checkbox"/>	<input type="checkbox"/>
Do any associated piles penetrate the revetment mattress?	<input type="checkbox"/>	<input type="checkbox"/>
Is a boat lifting device proposed? (NB: Requires separate Planning Application)	<input type="checkbox"/>	<input type="checkbox"/>

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PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



APPENDIX 2

Boat Lifting Structures Guidelines

Approval of Boat Lifting Structure

Both planning and building licence approvals are required by the Shire of Busselton for all boat lifting structures within the Port Geographe canal waterways. These approvals are required prior to the Department for Planning and Infrastructure granting a licence for the structure. These approvals are required to:

- ensure that development within the Port Geographe canals maintains the existing visual amenity of the area;
- ensure that development within the Port Geographe canals are appropriate in scale, structural design and context to the immediate residential living environment;
- ensure that matters of safety, navigation and waterway amenity are appropriately considered in the approval process.

Assessment Process

An application for a boat lifting structure shall be made on the attached planning and building licence application forms which should be lodged together with the following:

The applicable planning application and building licence fees.

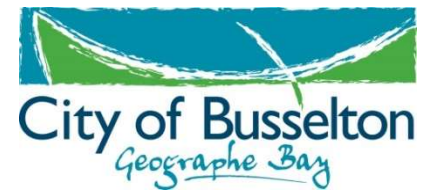
For a planning application, four (4) sets of scaled plans of the proposed structure, including a site plan (these can be submitted digitally if available).

For a building application, three (3) complete sets of scaled drawings of the proposed structure, including a site plan and two (2) copies of construction details indicating method of construction of the jetty endorsed in ink by a professional engineer. The engineer must also confirm that the jetty will not impact on the structural integrity of the existing canal wall.

In addition to the above information, the attached checklist must be completed and included in any planning application.

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PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



All applications for mechanical boat lifting structures require consultation with adjoining owners and community groups under the provisions of the Local Planning Policy – Private Jetties and Boat Lifting Structures Policy, such consultation shall be undertaken by the Shire unless written comments are obtained by the applicant. Consultation conducted by the Shire will incur a cost payable by the applicant. (NB: floating boat lifting structures will where it is determined that the structure has the potential to impact on the amenity of neighbouring residents).

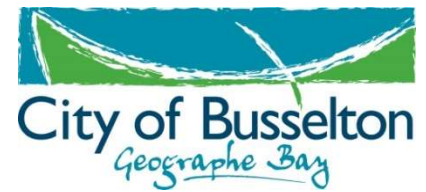
Once the Shire has granted planning and building licence approval to the structure, a separate application is required to be submitted to the Department of Planning and Infrastructure (Coastal Facilities) who will require the Shire's planning and building licence approval for the structure (letter and plans) prior to the issue of a jetty licence.

Assessment Criteria

- The structure is required to be located within the approved mooring envelope for the subject lot.
- A licensed jetty is required to be approved and constructed on the subject lot.
- The type of structure may be limited to a floating type in certain locations (such as in canal cul-de-sac heads).

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PRIVATE JETTIES AND BOAT LIFTING STRUCTURES



APPENDIX 3

Boat Lifting Structures Checklist

(To be completed by the applicant and included in the information provided with a planning application and building licence forms)

Application and Plan Information	Yes	No
Has the landowner signed the Development and Building Licence Application Form?	<input type="checkbox"/>	<input type="checkbox"/>
Have seven copies of the plan been Provided? (4 for planning & 3 for Building)	<input type="checkbox"/>	<input type="checkbox"/>
Have the plans provided the following:		
- Appropriate Scale (1:100 or 1:200)	<input type="checkbox"/>	<input type="checkbox"/>
- The proposed boat lifting structures width and length	<input type="checkbox"/>	<input type="checkbox"/>
- The dimensions of the subject lot, jetty envelope and mooring envelope	<input type="checkbox"/>	<input type="checkbox"/>
- The correct alignment of the canal wall in relation to the proposed structure	<input type="checkbox"/>	<input type="checkbox"/>
- Location of all mooring piles.	<input type="checkbox"/>	<input type="checkbox"/>
Details of the Boat Lifting Structure		
Is the proposed structure within the designated mooring envelope?	<input type="checkbox"/>	<input type="checkbox"/>
Has a licensed jetty been approved and constructed for the subject lot?	<input type="checkbox"/>	<input type="checkbox"/>
What will the height of the vessels keel be	_____	

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when the structure is in operation?

At what height will the top of the vessel be
when the structure is in operation?

What will the height of the structure be once
constructed or in operation at its highest point
in comparison to the canal wall?

What type of structure is proposed?

- Floating
- Mechanical