

Installation of pontoons and Boat Ramps

Guidelines

Pontoons

All applications for pontoons must conform to the following guidelines:

1. All applications for pontoons and other foreshore structures in natural waterways must be in accordance with the Tweed River Domestic Structures Strategy (2008).
2. Pontoons for installation in canals and natural waterways are to be designed and constructed to withstand the expected loading from wind, wave action, berthing loads, flood and debris loads, and be in accordance with the Relevant Australian Design Standards.
3. All materials used in the construction are to be suitably corrosion resistant.
4. The pontoon and walkway is to be suitably tied to anchor blocks at ground level behind the revetment wall and be structurally independent of the revetment wall. The pontoon gangway abutment block should be located within private property.
5. Pontoons are to be wholly located within the waterway allocation of the lot. The waterway allocation is illustrated in figure 1. The waterway allocation extends 12m from the revetment wall, measured as an extension of the lot's side boundaries. The outside edge of the pontoon is to be no less than 1.5m from the side boundary of the waterway allocation.
6. Private domestic pontoons for single lot use may be no more than 10m in length. Larger pontoons may be considered for shared private or commercial use.
7. While dry docks are permitted, Council may request evidence that addition of dry docks (and associated vessels) does not lead to exceedance of pontoon design loads as described in clause 2 above.
8. Boats moored at the pontoon must not exceed the width of the lot's canal or waterway frontage.
9. The property owner must consent in writing to:
 - a) Remove the structure, at no cost to the Council, if directed, to permit canal maintenance;
 - b) Maintain the structure in a safe and tidy condition;
 - c) The owner shall obtain Public Liability Indemnity Insurance to the value of \$20,000,000 and documentary evidence of this is to be supplied prior to the finalisation of the license agreement;
 - d) A license agreement shall be entered into with Council/NSW Land and Property Management Authority in respect of the use of that part of the public land (canal/drainage easement/natural waterway etc) owned by Council or the Crown, occupied by the proposed pontoon;
 - e) Fees will be applicable in accordance with Councils fees and charges, or as determined by NSW Land and Property Management Authority.
10. The design must present a low visual profile and be aesthetically acceptable.

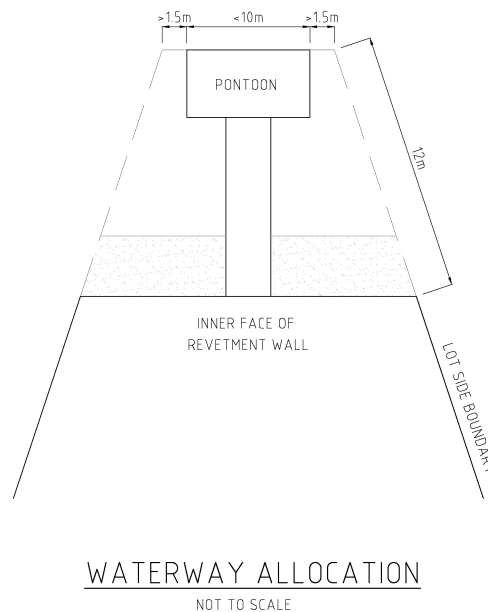


Figure 1 – Waterway Allocation

Boat Ramps

Ramps are to be constructed of concrete and must conform to the relevant Australian Standards, as well as the following guidelines:

1. Concrete to be not less than 150mm thick on the canal side of the revetment wall.
2. Isolation joints are to be provided on either side of the revetment wall so that the slabs are not supported by it and can move independently.
3. Adequate cut-off walls are to be provided to prevent scouring under the slabs. Cut-off walls of 600mm depth at the end of the slab and 300mm at the side of the slab as a minimum should normally be provided.
4. Ramps should be wholly located within the frontage of the lot. Boat ramps should be no wider than 3.5m.
5. The outer end of the ramp is to be no more than 100mm above the level of the beach.
6. The owner shall obtain public liability insurance to the value of \$20,000,000 and documentary evidence of this is to be supplied to Council.
7. If required, a license agreement shall be entered into with NSW Crown Lands for use of that part of the public land or waterway owned by the Crown, occupied by the boat ramp.
8. Fees will be applicable in accordance with Council's fees and charges, or as determined by NSW Land and Property Management Authority.

Applications

Development Applications must be submitted in accordance with Development Application Checklist - pontoons and Boat Ramps.