

NOTE: This Chapter should not be read in isolation. You may need to consider other chapters of this DCP when preparing your application.



# CHAPTER G23: JETTIES, WHARF AND BOATING FACILITIES, MOORINGS, MOORING PENS AND BOAT LAUNCHING RAMPS

# Chapter G23: Jetties, Wharf and Boating Facilities, Moorings, Mooring Pens and Boat Launching Ramps

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### Amendment history

Version Number	Date Adopted by Council	Commencement Date	Amendment Type
1	14 October 2014	22 October 2014	New
2	23 June 2015	1 July 2015	Amendment

## Chapter G23: Jetties, Wharf and Boating Facilities, Moorings, Mooring Pens and Boat Launching Ramps

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### 1 Purpose

The purpose of this Chapter is to outline controls and guidelines for the placement of [jetties](#), [wharf or boating facilities](#), [moorings](#), [mooring pens](#) and [boat launching ramps](#).

### 2 Application

This Chapter applies to all land in Shoalhaven where [jetties](#), [wharf or boating facilities](#), [moorings](#), [mooring pens](#) and [boat launching ramps](#) are permitted with [development consent](#).

**Note:** If your proposal is within the boundaries of the Jervis Bay Marine Park, your proposal must address the Marine Park Acts 1997 and will be referred to the Jervis Bay Marine Park Authority.

### 3 Context

This Chapter outlines the controls that must be addressed in a [development](#) application for [jetties](#), [wharf or boating facilities](#), [moorings](#), [mooring pens](#) and [boat launching ramps](#). This Chapter encourages the appropriate location of these land uses so that valuable waterfront reserve/[public land](#) is retained. This will provide access to the water for the general public and maintain the visual amenity of foreshore areas.

**Note:** A private waterway structure located off a Crown reserve for public recreation will only be supported where the holder of the structure tenure is Council, or the structure is for community use and has the support of Council. A waterway structure and/or wet area located in a public waterway, whether off private land or not, requires a Crown tenure to cover its occupation of the Crown waterway.

### 4 Objectives

The objectives are to:

- i. Retain areas of public foreshore and adjoining water and maintain them so as to highlight their natural character and primary purpose.
- ii. Extend public foreshore access to the fullest extent.
- iii. Ensure that [development](#) has regard for and is sympathetic towards the existing character of adjoining land when viewed from the waterway.
- iv. Promote an equitable use of the waterway amongst adjoining landowners through the minimisation of encroachments by individual waterfront [structures](#) in front of adjoining waterfront properties.
- v. Encourage innovative design and the use of shared [structures](#) where appropriate, to minimise the extent of individual residential waterfront development.

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- vi. Minimise fragmentation and alienation of shallow inshore areas, particularly those that adjoin public foreshore recreation reserves and/or which afford or have potential for public foreshore access or which are important estuarine habitats.
- vii. Ensure that **development** has regard for and does not adversely affect important estuarine flora including seagrasses, mangroves and saltmarshes or fauna habitats and fishing grounds which may be in proximity to the proposed development.
- viii. Ensure that development does not encroach onto navigation channels or adversely affect the use of ferries or other service vessels.
- ix. Ensure that **structures** or their usage do not obstruct water circulation or cause rubbish accumulation in a manner which is likely to adversely affect water quality, cause weed accumulation or exacerbate sediment accretion, or erosion, particularly to adjoining waterfront land.
- x. Encourage the retention and preservation of identified heritage items and conservation areas.
- xi. Maintain the principle of public access to the waterways, minimise private waterway obstruction and minimise exclusive use of intertidal and underwater land.

**5 Controls**

**5.1 Jetties**

<b>Performance Criteria</b>		<b>Acceptable Solutions</b>	
P1	Private <b>jetties</b> , where located off <b>public land</b> , are sited to limit impact on public use of the <b>public land</b> and are minimised.	A1.1	The <b>jetty</b> will not adversely impact on the public use of the public land.
		A1.2	The <b>jetty</b> is for a <b>community</b> or communal use, or is the result of an approved commercial purpose where water access is essential.
<i><b>Note:</b> Council favours the phasing out of existing <b>jetties</b> which would be replaced with communal <b>jetties</b>.</i>			
P2	Private <b>jetties</b> , where located off absolute waterfront private land, are sited to minimise impact on the waterway and adjoining lands.	A2.1	The <b>jetty</b> is located at least: <ul style="list-style-type: none"> <li>• 12 metres from any other <b>jetty</b>.</li> <li>• 15 metres from any <b>public road</b>.</li> </ul>
		A2.2	The overall length of the end of a "T" or "L" shaped <b>jetty</b> has a maximum length of 4 metres.
		A2.3	There are no buildings or <b>structures</b> erected on the <b>jetty</b> , including <b>fences</b> and shelters.
		A2.4	There are no obstructions or fencing erected that restricts public access where public access along the frontage below high water mark is available.
<i><b>Note:</b> Figure 1 depicts acceptable solutions A1.1, A1.2 and A2.1 – A2.5.</i>			



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### 5.2 Wharf and boating facilities

There are no performance criteria or acceptable solutions for private [wharf or boating facilities](#). [Development](#) applications for [wharf or boating facilities](#) will be considered on their merits.

### 5.3 Moorings and Mooring Pens

Apart from [moorings](#) at Riviera Keys at Sussex Inlet (section 5.5 below), there are no performance criteria or acceptable solutions for [moorings](#) and [mooring pens](#). [Development](#) applications for [moorings](#) and [mooring pens](#) will be considered on their merits.

### 5.4 Boat Launching Ramps

Apart from [boat launching ramps](#) at Panorama Waters Estate at Basin View (section 5.5 below); there are no performance criteria or acceptable solutions for [boat launching ramps](#). [Development](#) applications for [boat launching ramps](#) will be considered on their merits.

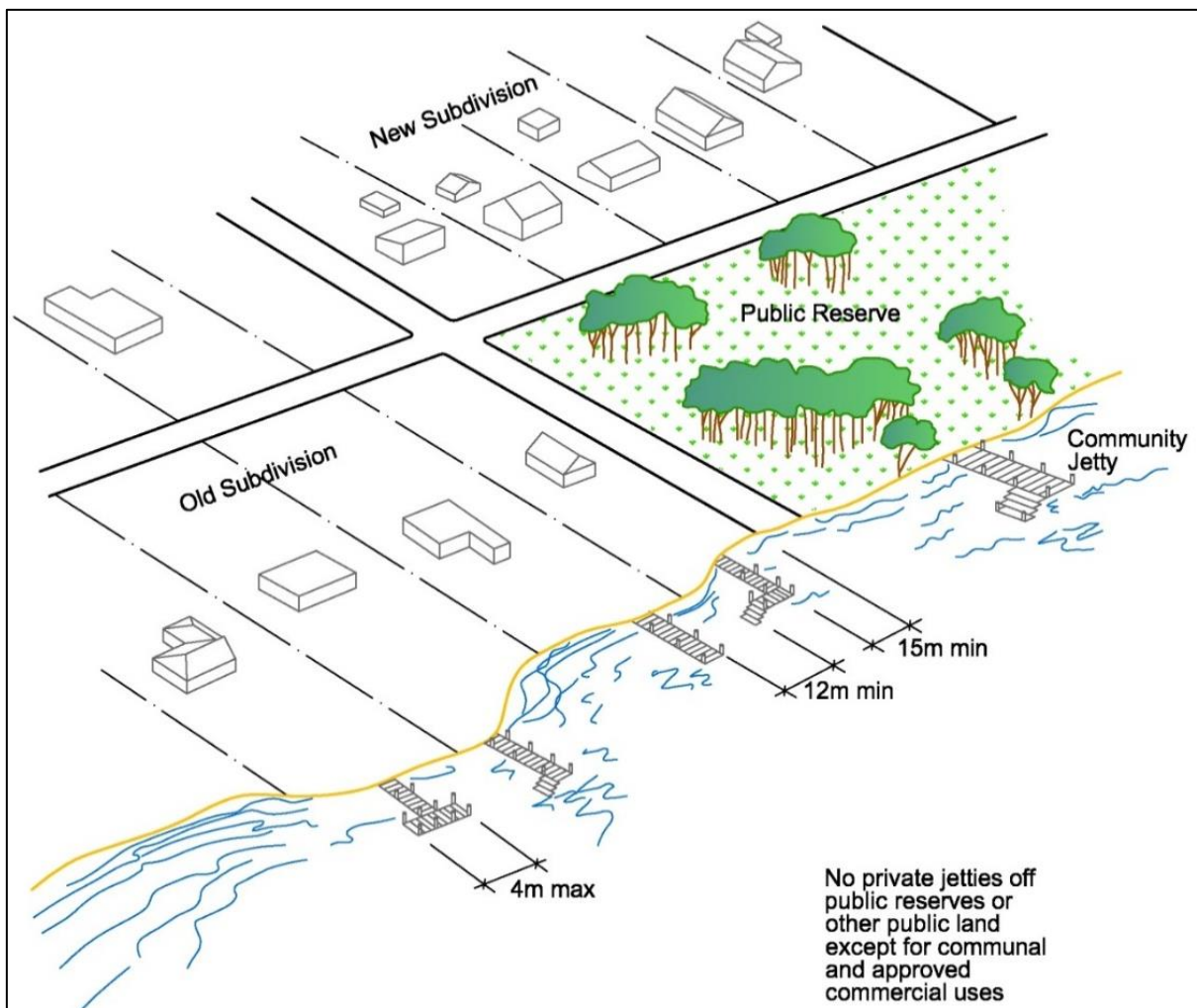


Figure 1: Controls for private jetties off public and private land

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**5.5 Area Specific Controls**

**5.5.1 Fixed Jetties and Moorings – ‘Riviera Keys’ at Sussex Inlet**

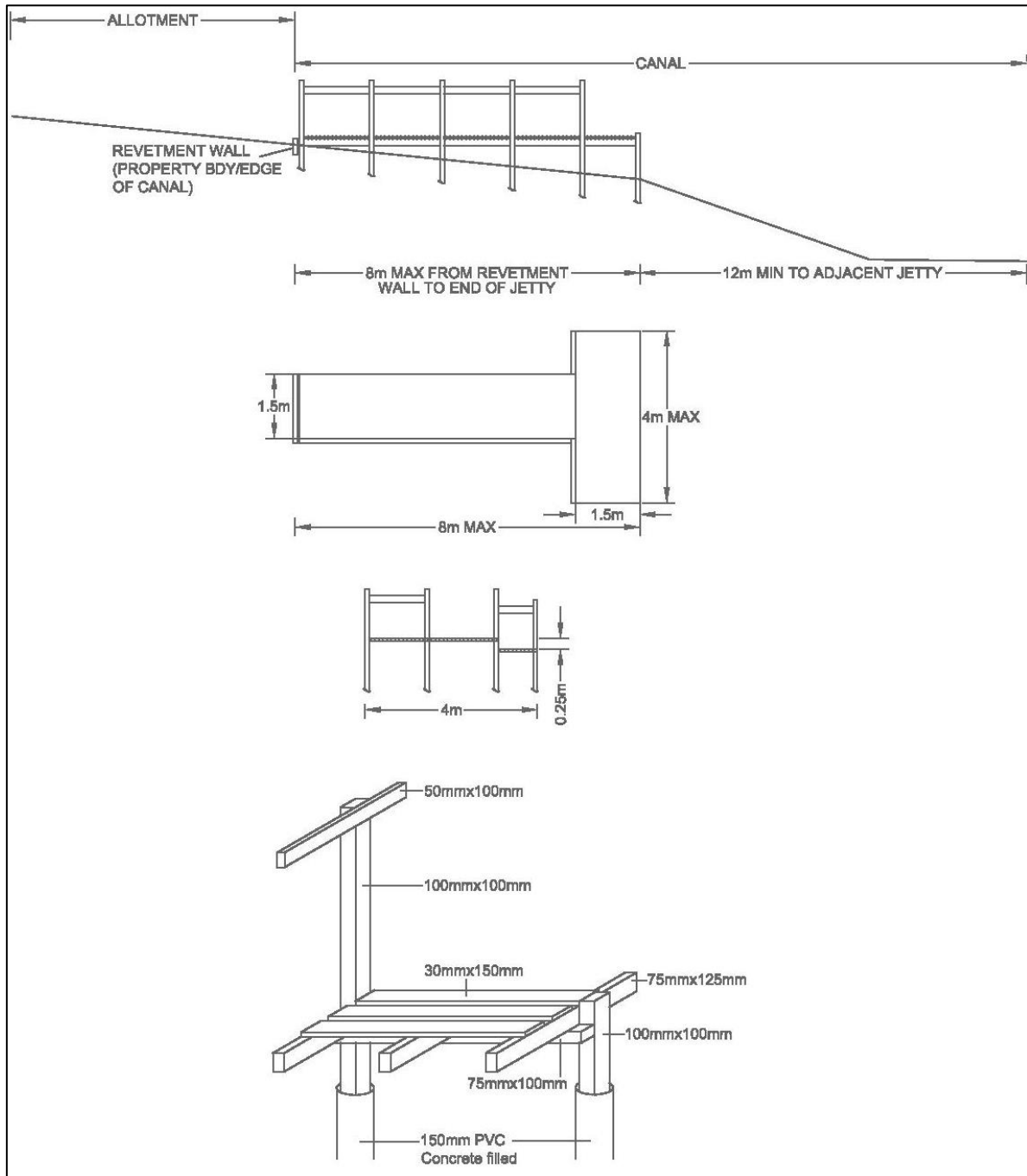
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<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P3 Fixed jetties and/or moorings in the drainage reserve of the ‘Riviera Keys’ canal subdivision at Sussex Inlet must be sited to minimise impact on adjoining lands, amenity and the canal.</p>	<p>A3.1 The jetty and/ or mooring is located on a lot with:</p> <ul style="list-style-type: none"> <li>• A frontage of at least 12 metres to the canal.</li> <li>• An existing or approved dwelling.</li> </ul> <p>A3.2 Each lots contains a maximum of:</p> <ul style="list-style-type: none"> <li>• 1 jetty and 1 mooring or</li> <li>• 2 moorings.</li> </ul> <p>A3.3 The jetty is designed in accordance with Figure 2.</p> <p>A3.4 The maximum length of the jetty is 8 metres from the revetment wall.</p> <p>A3.5 The "T" or "L" end of a jetty is to a maximum length of 4 metres.</p> <p>A3.6 The distance between a jetty and an adjacent jetty is to be at least 12 metres, measured between the end of the "T" or "L".</p> <p>A3.7 The “T” or “L” end is no closer than 3 metres from a radial extension of the side boundary of the property.</p> <p>A3.8 Any moored boat is able to be wholly contained in front of the property being served and be moored parallel to the canal.</p> <p>A3.9 There are no buildings or structures erected on the jetty, including fences and shelters.</p> <p>A3.10 There are no obstructions on the jetty within 2 metres of the revetment wall (safety handrails may be permitted).</p> <p>A3.11 Any steps deemed necessary are placed at either side of the jetty adjacent to the revetment wall.</p> <p>A3.12 A maximum of (2) two mooring piles is proposed per lot ((1) one if there is an existing or proposed fixed jetty).</p> <p>A3.13 Piles are proposed at a distance of 9 metres from the revetment wall so the moored boat is kept parallel to the canal.</p> <p>A3.14 Piles are located wholly in front of the property served.</p>

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<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P4 <b>Boat sheds</b> are sited to minimise impact on the waterway and adjoining lands.</p>	<p>A4.1 <b>Boat sheds</b> are wholly located on private property and have a minimum 5 metre setback to the site boundary adjacent to the canal.</p>



**Figure 2: Required design of jetties**

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**Note:** An appropriate standard two year licence agreement will be drawn up by Council's Solicitors, with an annual licence fee being fixed by Council in its Fees and Charges. The agreement is to state that:

- Construction and maintenance costs are to be at the expense of the owner of the adjacent lot;
- Council is not to be legally liable for any accidents that may occur due to the presence of the jetty or mooring piles; and
- The maintenance arrangements with the subdivider in relation to the access canal.

Before the construction of any jetty or mooring adjacent to any lot, a construction certificate application with proposed construction detail and siting must be submitted to Council and approved. In submitting a construction certificate application, you should refer to Consent No SF3350 (approval date of 12 January 1979), in Part 4 of the application form.

**5.5.2 Jetties and Boat Launching Ramps – ‘Panorama Waters Estate’ at Basin View**

<i>Performance Criteria</i>	<i>Acceptable Solutions</i>
<p>P5 Timber jetties and/or concrete boat launching ramps in the ‘Panorama Waters Estate’ at Basin View must be sited to minimise impact on adjoining lands, amenity and the waterway.</p>	<p>A5.1 The jetty and/ or boat launching ramp is located on a lot with an existing or approved dwelling.</p> <p>A5.2 The maximum length of any jetty is 8 metres from the rear boundary of the property.</p> <p>A5.3 The "T" or "L" end of a jetty is to a maximum length of 4 metres.</p> <p>A5.4 The distance between a jetty and an adjacent jetty is to be at least 12 metres, measured between the end of the "T" or "L".</p> <p>A5.5 The “T” or “L” end is no closer than 3 metres from a radial extension of the side boundary of the property.</p> <p>A5.6 Any moored boat is able to be wholly contained in front of the property being served and be moored parallel to the canal.</p> <p>A5.7 There are no buildings or structures erected on the jetty, including fences and shelters.</p> <p>A5.8 There are no obstructions on the jetty within 2 metres of the revetment wall (safety handrails may be permitted).</p> <p>A5.9 Any steps deemed necessary are placed at either side of the jetty adjacent to the revetment wall.</p> <p>A5.10 The proposed timber jetty and/ or concrete boat launching ramp extends from the rear boundary of</p>



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<b>Performance Criteria</b>	<b>Acceptable Solutions</b>
	one of Lots 1 -10.
	A5.11 A licence has been obtained for the proposed timber jetty and/ or concrete boat launching ramp, in accordance with Council's Deed of Agreement.

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### 5.5.3 Temporary and Portable Jetties – ‘Riviera Keys’ and ‘Panorama Waters Estate’

You will not need development consent if your proposal is for a portable jetty (e.g. Traveldock) for use within Council's waterways of Riviera Keys and Panorama Waters Estate, as long as you meet the following exempt criteria:

- The maximum length of the portable jetty is 8m (measured from the high water mark and extending into the waterway);
- A separation of 12m is maintained from an existing fixed jetty or mooring pile;
- The location of the portable jetty is temporary for a maximum period of seven (7) days; and
- The portable jetty is removed from the waterway between uses.

Where a portable jetty is used for a period less than 7 days a separate license agreement is not required from Council.

## 6 Advisory Information

### 6.1 Other legislation or policies you may need to check

**Note:** This section is not exclusive and you may be required to consider other legislation, policies and other documents with your application

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**Council Policies & Guidelines** • Nil.

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**External Policies & Guidelines** • Nil.

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**Legislation** • *State Environmental Planning Policy (Infrastructure) 2007.*  
• *Fisheries Management Act 1994*

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