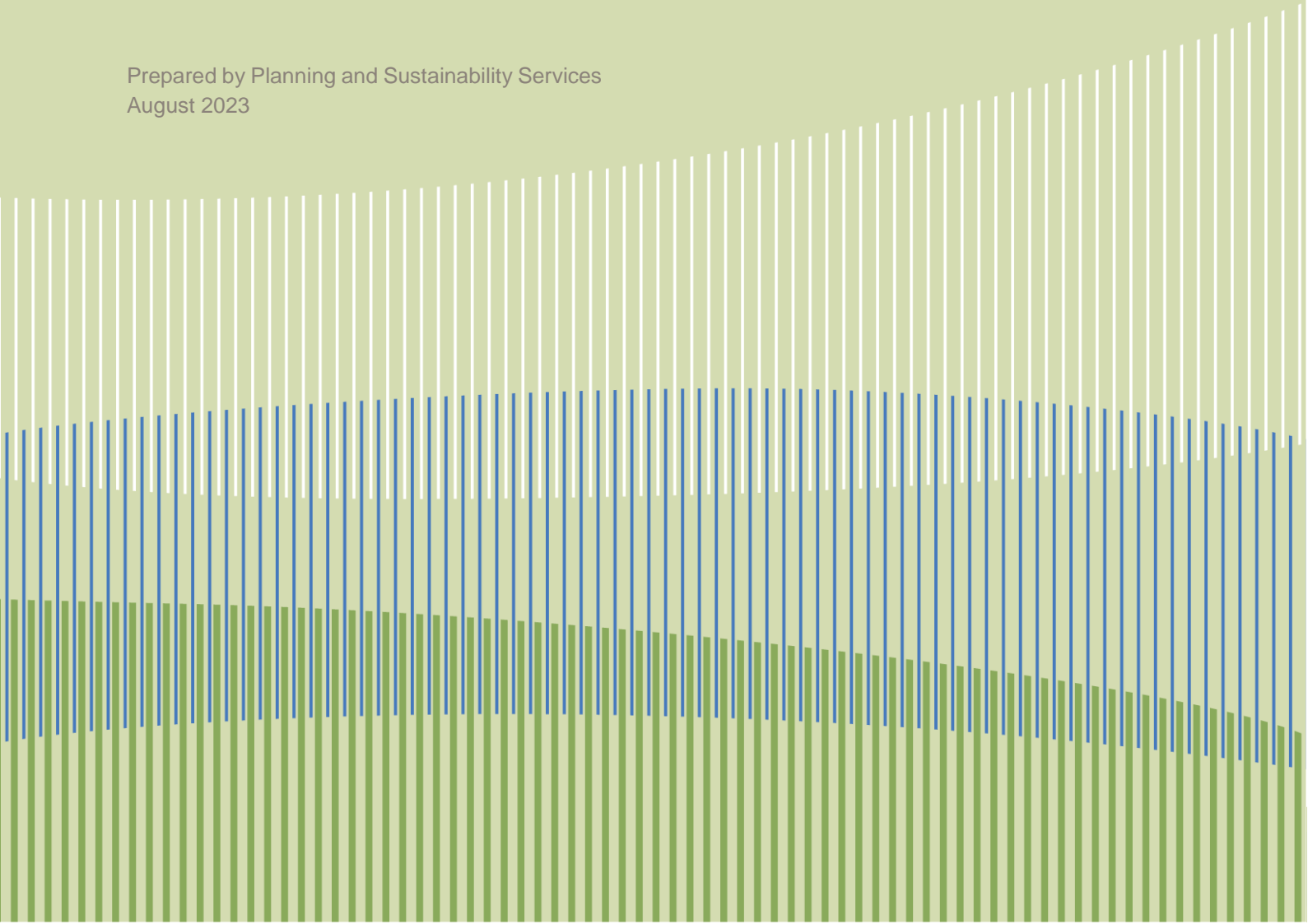


# Local Planning Policy

## Boating Facilities and Moorings

Prepared by Planning and Sustainability Services  
August 2023



## Background

Boating facilities are synonymous with the Shire's artificial canal waterways. There are a number of types of boating facilities, such as boat lifters, davits, floating boat docks, fixed jetties, floating jetties and mooring piles. Boating facilities are primarily used to moor vessels and watercraft in a secure manner. Some boating facilities also provide platforms for recreational activities such as fishing and crabbing.

Whilst boating facilities are seen as an important aspect of the use and enjoyment of the canals, it is just as important to ensure they are developed and used in an appropriate manner to ensure the amenity, use, safety and enjoyment of the canals is not compromised.

This policy therefore seeks to set out the objectives and requirements under which the Shire will support boating facilities and moorings in each of the five canal estates. Appendix 1 indicates the location of the canal estates.

## Application/Definition

This policy applies to boating facilities either within an artificial canal waterway or on land directly abutting an artificial canal waterway in situations where the Western Australian Planning Commission has provided the Shire with the delegated authority to determine an application for a boating facility. This policy does not apply to boating facilities within the natural waterways of the Shire.

'Artificial canal waterway' means an artificial channel for navigational, ornamental and recreational purposes.

'Boating facility' means a boat lifter, davit, floating boat dock, fixed jetty, floating jetty or similar structure or apparatus used primarily for the berthing, mooring or raising of vessels and watercraft.

'Boat lifter' means a structure supported by pylons that mechanically lifts a vessel or watercraft out of the water on a submersible frame for storage purposes.

'Canal End' means an area where a canal terminates and there is no through passage for water vessels.

'Davit' means a crane-like mechanical device usually fitted with arms used for suspending, lifting or lowering watercraft, which can be mounted on a jetty or adjacent to a canal wall.

'Floating boat dock' means a vessel or watercraft mooring device, generally attached to a fixed or floating jetty, of which a vessel or watercraft is driven onto in order to raise it above the waterway.

'Fixed jetty' means a structure fixed into the bed of the waterway, generally consisting of wooden or steel piles and a walkway platform, used primarily to attach vessels or watercraft to.

'Floating jetty' means a structure, generally attached to piles and which floats on top of the waterway, used primarily to attach vessels or watercraft to.

'Highest astronomical tide' means the highest water level which can be predicted to occur under average meteorological conditions, which does not include storm surge.

'Mooring pile' means a pile, whether wooden or steel, used to secure a vessel or watercraft by attaching the vessel or watercraft to the pile.

## Development Approval Requirements

### Activities not requiring development approval

All proposals to develop boating facilities, except those specifically identified in this policy, either within an artificial canal waterway or on land directly abutting an artificial canal waterway that meet all of the objectives and requirements of this policy and any requirement of the Shire's planning framework that may be applicable for a particular site under a Local Planning Scheme, Structure Plan, Local Planning Policy or Local Development Plan are exempt from the need to obtain development approval.

## Activities requiring development approval

The development approval of the Shire will be required for boating facilities where they are to be located:

- Within 60m of a canal end in the Stage 1 Yunderup Canals (minor), Stage 2 Yunderup Canals and Murray Waters;
- Within or adjacent to all other lots where the development does not meet all of the objectives and requirements of this policy.

Where approval is required, applicants will need to clearly demonstrate that their proposal meets the objectives and requirements of this policy. Applicants must also meet any other requirement of the Shire's planning framework that may be applicable for a particular property under the Scheme or any applicable structure plan, local planning policy or local development plan.

## Objectives

The objectives of this policy are to:

Ensure boating facilities do not cause adverse impacts to the visual amenity of the Shire's artificial canal waterways.

Ensure boating facilities do not compromise the use and safety of nearby land or any existing boating facilities.

Ensure boating facilities do not adversely impact navigation within an artificial canal waterway and pose a navigation hazard.

Ensure boating facilities do not interfere with public areas or public access to artificial canal waterways.

## Requirements

### General Requirements Applicable to All Canal Estates

1. Boating facilities, with the exception of boat lifters and davits, are to be set back a minimum of 1.5m from the side boundary of the property. Where there is no side boundary extending into the canal waterway, the side setback measurement is to be taken from the point as if the side boundary was extended into the canal waterway in a continuous straight line.
2. Vessels and watercraft, including any attachment such as a motor or anchor, to be of a length so that when attached to, tied to, or on top of a boating facility they do not encroach within 1.5m of the side boundary of the property. Where there is no side boundary extending into the canal waterway, the side setback measurement is to be taken from a point as if the side boundary was extended into the canal waterway in a continuous straight line.
3. Boat lifters and davits to be set back from a side boundary so as to ensure the vessel it holds does not encroach within 1.5m of that side boundary. Where there is no side boundary extending into the canal waterway, the side setback measurement is to be taken from a point as if the side boundary was extended into the canal waterway in continuous straight line.
4. The width of any part of a fixed or floating jetty is not to exceed 2.5 metres (including piles), with exception to the canal ends where only narrow fixed or floating jetties will be considered in accordance with requirement no. 12 of this Policy.
5. The top of floating jetties and floating boat docks is not to extend beyond 400mm above the water level at the highest astronomical tide.
6. Boat lifters are not to raise the base of a vessel higher than 600mm above the water level at the highest astronomical tide.
7. Davits are not to raise the base of a vessel higher than 600mm above the water level at highest astronomical tide.

8. Davits are not permitted to raise a vessel directly over a jetty or canal landing.
9. Davits are not to place a load on the canal landing or jetty that would cause the landing or jetty to give way or become structurally unstable.

**Note: Requirements 1, 2 and 3 do not apply to those lots at canal ends where shared jetty arrangements are required.**

### Stage 1 Yunderup Canals Specific Requirements

*Minor canals (all canals in the estate except the estuary access canal)*

10. Fixed and floating jetties are not to extend beyond 2.5 metres into the waterway as measured from the canal wall.
11. Vessels and watercraft are only permitted to be moored parallel to the canal wall and are not to extend any further than 6 metres into the canal waterway, when moored, as measured from the canal wall.
12. Mooring piles are not permitted due to the narrow width of the canals.
13. Only small and narrow shared fixed or floating jetties will be permitted in the canal ends. No other type of boating facility will be permitted. It must be demonstrated that the jetty will not restrict navigation within the waterway, cause adverse amenity impacts and prevent nearby landowners from using and enjoying the waterway.

**Note: Requirements 10 and 11 do not apply to those lots at canal ends where shared jetty arrangements are required.**

*Estuary access canal (the canal between Tanderra Place and Moyup Way)*

14. Fixed and floating jetties are not to extend beyond 3.5 metres into the waterway as measured from the canal wall.
15. Vessels only permitted to be moored parallel to the canal wall and are not to extend any further than 7 metres into the canal as measured from the canal wall.
16. A maximum of two mooring piles are permitted.
17. No mooring pile is permitted within 1.5 metres of the side boundary of the property as if the side boundary was extended into the canal waterway in a continuous straight line.
18. No mooring pile is permitted to be situated any further than 8 metres into the canal waterway as measured from the canal wall.

### Stage 2 Yunderup Canals (The Moorings) Specific Requirements

19. Boating facilities shall not extend into the canal waterway any further than the rear boundary of the property.
20. Vessels, when moored, shall not extend into the canal waterway any further than the rear boundary of the property.
21. For lots 380 to 389 Murray Waters Boulevard and lots 376 to 379 Kiap Road, only shared fixed or floating finger jetties will be permitted. No other type of boating facility will be permitted. It must be demonstrated that the jetty will not restrict navigation within the waterway, cause adverse amenity impacts and prevent nearby landowners from using and enjoying the waterway.
22. A maximum of two mooring piles are permitted.
23. No mooring pile is permitted within 1.5m of the side boundary of the property as if the side boundary was extended into the canal waterway in a continuous straight line.
24. No mooring pile is permitted to be situated any further into the canal waterway than the rear boundary of the property.

**Note: Requirements 19, 20 and 24 do not apply to lots 380 to 389 Murray Waters Boulevard and lots 376 to 379 Kiap Road as these lots do not extend into the canal waterway.**

### Stage 3 Yunderup Canals (Batavia Quays) Specific Requirements

25. Fixed and floating jetties are not to extend beyond 3.5 metres into the waterway as measured from the canal wall.
26. Vessels only permitted to be moored parallel to the canal wall and are not to extend any further than 7 metres into the canal waterway, when moored, as measured from the canal wall.
27. A maximum of two mooring piles are permitted.
28. No mooring pile is permitted within 1.5 metres of a side boundary of the property as if the side boundary was extended into the canal waterway in a continuous straight line.
29. No mooring pile is permitted to be situated any further than 8 metres into the canal as measured from the canal wall.

### Murray Lakes Specific Requirements

#### **Canal wall properties**

30. Fixed and floating jetties are not to extend beyond 3.5 metres into the canal waterway as measured from the canal wall.
31. Vessels only permitted to be moored parallel to the canal wall and are not to extend any further than 7 metres into the canal waterway, when moored, as measured from the canal wall.
32. A maximum of two mooring piles are permitted.
33. No mooring pile is permitted within 1.5 metres of the side boundary of the property as if the side boundary was extended into the canal waterway in a continuous straight line.
34. No mooring pile is permitted to be situated any further than 8 metres into the canal waterway as measured from the canal wall.

#### **Beach properties**

35. Fixed and floating jetties are not to extend beyond 11 metres into the canal waterway as measured from the rear property boundary.
36. Vessels, when moored, are not permitted to extend into the waterway beyond 14.5 metres as measured from the rear property boundary.
37. A maximum of two mooring piles are permitted.
38. No mooring pile is permitted within 1.5 metres of the side boundary of the property as if the side boundary was extended into the canal waterway in a continuous line.
39. No mooring pile is permitted to extend into the canal waterway any further than 15.5 metres as measured from the rear property boundary.

### Murray Waters Specific Requirements

40. For lots 72-90 Pelican Road and lots 18-23 Willow Gardens, fixed or floating jetties shall not extend into the canal waterway any further than the rear boundary of the property. For all other lots, fixed or floating jetties shall not extend into the canal waterway any further than 1 metre from the rear boundary of the lot.
41. For lots 72-90 Pelican Road and lots 18-23 Willow Gardens, vessels only permitted to be moored parallel to the canal wall and are not to extend any further than 3.5 metres into the canal waterway, when moored, as measured from the rear property boundary. For all other lots, vessels only permitted to be moored parallel to the canal wall and are not to extend any further than 4.5 metres into the canal waterway, when moored, as measured from the rear property boundary.
42. No mooring piles are permitted due to the narrow width of the canals.

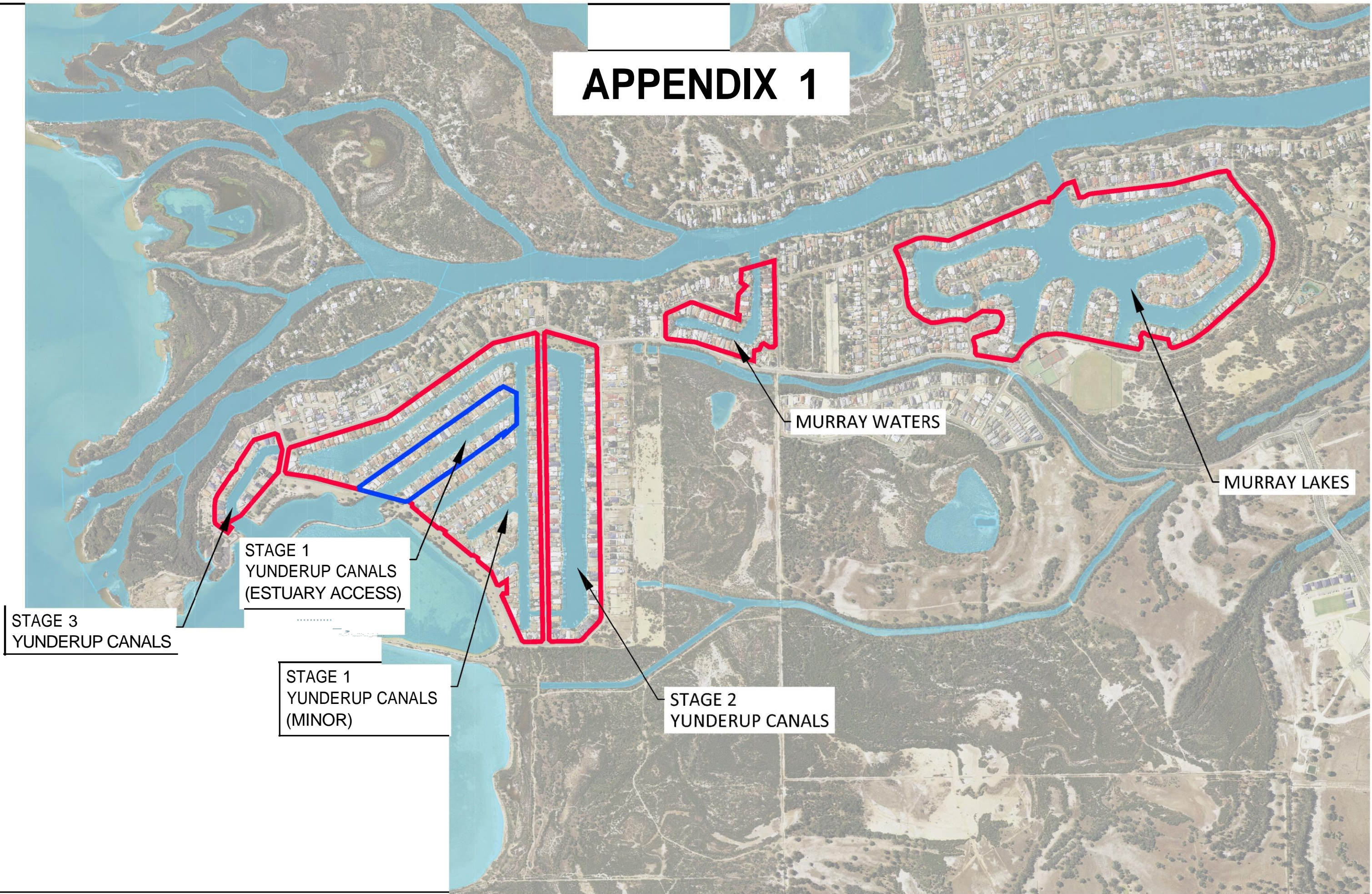
## Department of Transport Licensing Requirements

New private boating facilities and modifications to private boating facilities may require a jetty licence from the Department of Transport in accordance with Jetties Act 1926. This is to ensure that the boating facility meets all safety and maintenance standards and does not interfere with navigation.

## Administration

Directorate		Officer Title	
Planning and Sustainability		Director Planning and Sustainability	
Version	Decision to Advertise	Decision to Adopt/Amend	Current Status
1	OCM16/135 – 23/6/2016	OCM17/005 – 9/2/2017	Adopted
2		OCM23/114– 24/8/23	Adopted

# APPENDIX 1



MURRAY WATERS

MURRAY LAKES

STAGE 1  
YUNDERUP CANALS  
(ESTUARY ACCESS)

STAGE 3  
YUNDERUP CANALS

STAGE 1  
YUNDERUP CANALS  
(MINOR)

STAGE 2  
YUNDERUP CANALS



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