



# PRIVATE BOAT RAMP POLICY

**Adopted Date:** 24 April 2019  
**Policy Number:** GRC 0011  
**Policy Type:** Strategic  
**Responsible Officer:** Chief Executive Officer  
**Department:** Executive

| Version | Decision Number or CEO Approval | Decision Date    | Status / History    |
|---------|---------------------------------|------------------|---------------------|
| 1       | Adopted 24 April OM-076/19      | 24 April 2019    | Review October 2019 |
| 2       | Reviewed OM-239/19              | 27 November 2019 | Review October 2021 |
| 3       |                                 |                  | Review October 2024 |

## 1. SCOPE

The purpose of this policy is to establish a framework for the construction, use and maintenance of private boat ramps at the Goondiwindi Waterpark Estate.

The objectives of this policy are to:

- Enable the use and occupation of Council owned land for private boat ramps;
- Address adequately Council's liability in relation to private boat ramps on Council owned land;
- Provide transparency and clarity in relation to the approval requirements for boat ramps on Council owned land,
- Establish guidelines and parameters in relation to the installation and construction requirements for private boat ramps on Council owned land; and
- Allow for the safe use of the Goondiwindi Natural Heritage and Water Park, and safety of residents.

## 2. BACKGROUND

Council owns the freehold title to a portion of land at the Goondiwindi Waterpark Estate between the waterway and the private residential land. Council has previously entered into easement arrangements with the owners of these private residential land. Under the easement arrangements, an owner of relevant land may apply to Council for permission to install a boat ramp.

The purpose of this policy is to establish and clarify Council's regulatory framework where boat ramps are constructed on Council owned land.

## 3. DEFINITIONS

**Applicant** for the purposes of this policy means the owner of the private residential land, which directly adjoins the Council owned land (easement) between applicant's rear boundary and the waterway.

**Boat ramp** means an inclined ramp structure constructed for the purpose of accessing the waterway and extending into the waterway from an adjoining property.

**Council owned land** for the purposes of this policy means the Council owned land between the private residential land and the waterway covered by easements at the Waterpark Estate as depicted in *Appendix B*.

#### **4. POLICY STATEMENT**

Council recognises the benefits provided to landowners at the Goondiwindi Waterpark Estate through the provision of private boat ramps that provide access to the Goondiwindi Natural Heritage and Water Park.

This policy has been established to define and clarify Council's requirements for the placement of boat ramps on Council owned land, whilst allowing for the safety of residents using the boat ramps and the waterpark users. In order to facilitate this, there are some properties deemed unsuitable for boat ramps under this policy due to sight considerations to users of the waterpark. The properties deemed unsuitable are indicated on the map included as *Appendix C*.

#### **5. GENERAL REQUIREMENTS APPLICABLE TO BOAT RAMPS**

- a. The construction, installation and maintenance of boat ramps on Council owned land is to be undertaken in accordance with the provisions of this policy, the conditions of approval and relevant provisions of the Design Criteria for Boat Ramps Manual (October 2015) or other relevant superseding guidelines.
- b. Applicants are to satisfy themselves that appropriate approvals have been obtained where required from the Department of Transport and Main Roads, Queensland and the Department of Natural Resources Mines and Energy, Queensland. The applicant must also provide evidence of public liability insurance adequately covering the boat ramp.
- c. It is the responsibility of the applicant to maintain the boat ramp in a safe, servicable and tidy condition at all times.
- d. A boat ramp must not be modified, extended or changed without the prior approval of Council.
- e. Provision is to be made for the access of Council and its servants or contractors across any boat ramp installed on Council owned land.
- f. An approval issued by Council for a boat ramp may be cancelled at any time with notice in writing to the landowner in circumstances where:
  - (i) the structure in the opinion of Council has become unsafe or presents a danger to boating or other property or to the general public;
  - (ii) the adjoining landowner does not hold the insurance coverage requirements as specified in this policy; or
  - (iii) the Council considers it necessary for any other reason.
- g. Boat ramps are not to be used for commercial purposes.

#### **6. REQUIREMENTS FOR INSTALLATION OF NEW WATERWAY STRUCTURES (INCLUDING ALTERATIONS AND ADDITIONS TO EXISTING STRUCTURES)**

- a. Proposals for any new boat ramp or any alterations and additions to existing structures over or within Council owned land must satisfy the following requirements prior to construction or installation works commencing:
  - (i) an application on the applicable form, *Appendix D*, including details (plans and specifications) of the proposed structure/s is to be submitted to Council for approval; and
  - (ii) the design and application documents for any proposed boat ramp are to comply with conditions deemed appropriate by Council and documentation submitted with

the application must be sufficient to satisfy any necessary approval requirements by Maritime Safety Queensland and the Department of Natural Resources Energy and Mines.

## **7. COMPLIANCE**

Failure to have structures appropriately approved will result in Council undertaking compliance actions to have the boat ramp removed, with any costs associated with such actions borne by the landholder.

## **8. REVIEW**

October 2024

This policy is to remain in force until otherwise determined by Council or replaced with a local law.

## **Appendix A**

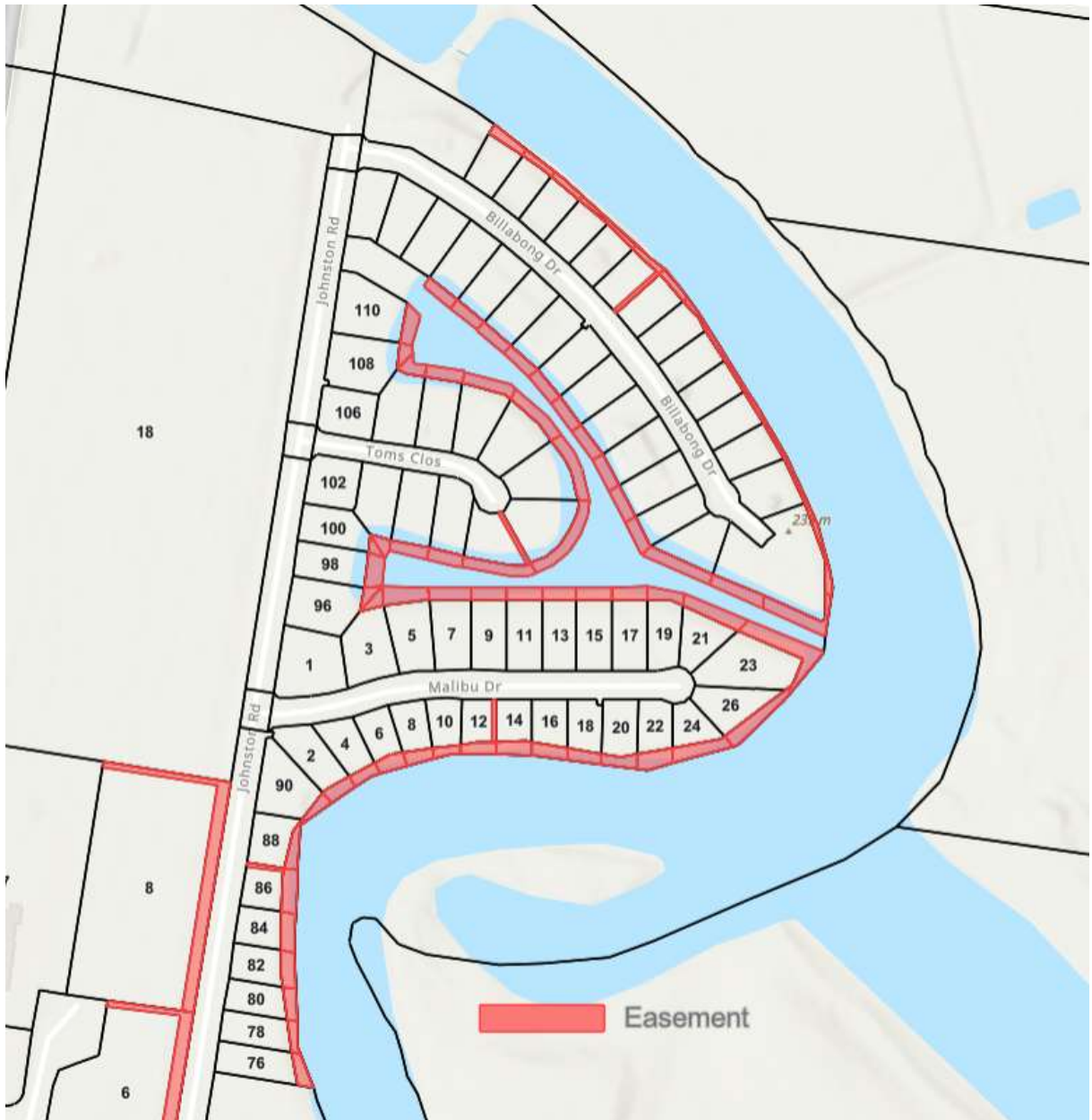
### MINIMUM SPECIFICATIONS

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

#### Boat Ramps:

1. Proposed plans must be supplied to, and approved by, Council prior to construction. These plans must include a longitudinal section of the proposed ramp to scale and indicating the location of property boundaries.
2. Concrete to be not less than 150mm thick and contain at least one layer of F82 mesh with 50mm minimum cover.
3. Concrete must be finished with a non-slip finish.
4. Adequate reinforced concrete cut-off walls are to be provided to prevent scouring under the slabs. Cut-off walls should be a minimum of 600mm deep.
5. Boat ramps should be wholly located within the frontage of the lot and should be no wider than 4.5 m.
6. The outside edges of the ramp should generally be at natural surface level across Council's land and must be constructed to not cause an obstruction to users of the waterway.

**Appendix B**



**Appendix C**





# Application For Approval for Private Boat Ramp

**Postal Address**

LMB 7

Inglewood QLD 4387

**Engineering Services**

**Internet/Email**

Ph: 07 46717400

[www.grc.qld.gov.au](http://www.grc.qld.gov.au)

[mail@grc.qld.gov.au](mailto:mail@grc.qld.gov.au)

**Applicants shall make themselves familiar with Council's Private Boat Ramp Policy which is available by contacting Goondiwindi Regional Council or on Council's website at [www.grc.qld.gov.au](http://www.grc.qld.gov.au).**

|  |  |
|--|--|
| <p><b>1. Location of Private Boat Ramp</b></p> <p>The description must identify all land the subject of the application.</p> <p>The lot &amp; plan details (eg. SP / RP) are shown on title documents or a rates notice.</p> <p>If the plan is not registered by title, provide previous lot and plan details.</p> | <p>Street address <i>(Include no., street, suburb/locality &amp; postcode)</i></p> <p>-----</p> <p style="text-align: right;">Postcode</p> <p>Lot &amp; plan details <i>(include all Lots if Private Boat Ramp spans lot boundaries)</i></p> <p>-----</p>  |
| <p><b>2. Land Owner/s / Applicant requesting approval</b></p> <p>Include Company Name or Body Corporate Name as well as Contact Person/s Name</p>  | <p>Owner/s Name</p> <p>-----</p> <p>Contact Person <span style="float: right;">Email Address</span></p> <p>-----</p> <p>Phone Number <span style="margin-left: 100px;">Mobile Number</span> <span style="float: right;">Fax Number</span></p> <p>-----</p> <p>Address</p> <p>-----</p> <p style="text-align: right;">Postcode</p> <p>-----</p> <p>Signature <span style="float: right;">Date</span></p> <p>-----</p> |
| <p><b>4. Supporting Documentation</b></p>  | <p><input type="checkbox"/> Site Plan <i>(preferably 1:500) (This may be a copy of the registered survey plan with the buildings drawn showing distances to boundaries)</i></p> <p><input type="checkbox"/> Boat Ramp Details <i>(Plans and specifications must include a longitudinal section of the proposed ramp)</i></p>   |

| OFFICE USE ONLY |    |       |  |            |  |       |  |
|-----------------|----|-------|--|------------|--|-------|--|
| Fee:            | \$ | Date: |  | Receipt #: |  | Name: |  |