



Boatshed and Bathing Box Policy

VERSION NO.	3
APPROVAL	Council
	Date: 23 June 2025
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RESPONSIBLE EXECUTIVE	Chief Finance Officer
POLICY TYPE	Council
POLICY OWNER	Manager Property Services

REVISION RECORD	Version	Revision Description
20/11/2006	1	Adopted 20 November 2006
22/05/2017	2	Adopted 22 May 2017

1. Purpose

This Policy provides guidance for the maintenance and management of boatsheds and bathing boxes in the municipality of Kingston.

The Policy seeks to:

- Clarify Council's role as Committee of Management of the Foreshore Reserve.
- Provide clarity in relation to the transfer of licences and associated fees
- Provide transparency of the rights and obligations of Licence holders.
- Comply with relevant legislation.
- Ensure that boatsheds and bathing boxes are maintained in good condition and direct the upgrade, improvement, relocation or removal of boatshed and bathing box structures as determined by Council, as committee of management.
- Ensure that improvements and structural works on boatsheds and bathing boxes are not carried out without written consent.
- Provide for the protection of the amenity and use of the Foreshore Reserve by other beach users.
- Provide a fair and financially viable approach to boatshed and bathing box management arrangements.
- Acknowledge that boatsheds and bathing boxes may be damaged or may need to be modified or removed, brought about by projected increases (severity and frequency) in storm events, beach erosion, storm surges and inundation.

History

Bathing houses first appeared in Mordialloc in 1883 when the Shire of Moorabbin granted permission for their construction. Demand for bathing boxes surged in the early 1900s, and between Mordialloc Creek and the Patterson River, boatsheds and bathing boxes continued to be built up until the mid-1960s.

In 1934, Chelsea Council introduced restrictions on boatshed licences, requiring holders to reside in or own property within the City of Chelsea. Meanwhile, in 1920, the Shires of Mordialloc and Sandringham took over the management of a section of the Port Phillip foreshore from the Shire of Moorabbin. Unlike Chelsea, no residency requirements were imposed, and boatsheds could be leased annually.

Today, 190 boatsheds and bathing boxes remain an integral part of the City of Kingston. These vibrant, simple structures are a beloved icon of the city, which encompasses 13 kilometres of Port Phillip foreshore—including the largest unbroken beach in metropolitan Melbourne.

The State Government through - Department of Energy, Environment and Climate Action (DEECA) (formerly DELWP) has appointed Council as the Committee of Management of the Foreshore Reserves in the municipality of Kingston. Any policies or guidelines set by the Department of Energy, Environment and Climate Action (DEECA) will be the governing document. The management of the Foreshore Reserves in the area covered by this policy has been delegated to the Committee of Management under section 14 of the *Crown Land (Reserves) Act 1978*.

Any approvals for the use and development of coastal Crown land must be in accordance with section 65 of the *Marine and Coastal Act 2018 (Vic)* and the Kingston Planning Scheme.

This policy works in conjunction with the Guidelines for the management of existing bathing boxes and boatsheds on marine and coastal Crown land March 2022 (**Guidelines**).

This policy aims to formalise Council's commitment to transparent decision-making processes and freely available public access to Council information. It supports and promotes:

- a) increased community confidence and trust in Council through greater understanding and awareness.
- b) improved Council visibility and performance; and
- c) access to information that is current and easily accessible.

2. Scope

This Policy applies to the following Foreshore Reserves management by the Council as Committee of Management:

- Aspendale
- Edithvale
- Chelsea
- Bonbeach
- Carrum

Council as Committee of Management for the Foreshore Reserve, has overall responsibility for the management of the Foreshore Reserve, including the Boatsheds and Bathing Boxes site on the foreshore. Licences may be issued for a period of 9 years.

The Kingston Boatshed Association (KBA) is an incorporated Association. It was incorporated on 24 May 2002. The KBA's core objectives are to preserve and promote local heritage and culture and to represent licensees before Local and State Governments.

KBA is a key Foreshore Reserve stakeholder and point of reference for Council. While licensees are not required to be KBA members, the KBA nevertheless help facilitate mandatory annual Public Liability insurance for its members. Council is committed to continue to work with KBA to resolve issues that impact on its members.

3. Governance Principles and Council Plan alignment

3.1 Governance Principles

Principle (a) - Council actions are to be made, and actions taken in accordance with the relevant law

Principle (b) - priority is to be given to achieving the best outcomes for the municipal community, including future generations.

Principle (c) - the economic, social, and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.

Principle (d) - the municipal community is to be engaged in strategic planning and strategic decision making.

Principle (e) - collaboration with other Councils and Governments and statutory bodies is to be sought.

Principle (f) - the ongoing financial viability of the Council is to be ensured.

Principle (g) - regional, state, and national plans and policies are to be taken into account in strategic planning and decision making.

Principle (h) - the transparency of Council decisions, actions and information is to be ensured.

The aim of this Policy is to provide guiding principles and clarity that will enable the management of boatsheds and bathing boxes in a way that is consistent with Council's Council Plan, relevant legislation and DEECA's Guidelines in order to protect boatsheds and bathing boxes and manage them in a responsible way.

3.2 Council Plan Alignment

Strategic Direction: Well-governed - Council will be collaborative, accountable, transparent, responsive, well-informed, and efficient.

4. Policy Details

4.1 Responsibilities of Licensees

As the appointed Committee of Management for the Foreshore Reserve Council holds the right to issue a Licence for the occupation of Crown land on the Foreshore Reserve. No person shall be entitled to sub-let or transfer the right to occupy any part of the reserve or structure on the reserve.

An annual Licence fee is payable to the Council in line with Council's annually approved Fees and Charges. The income from Boatsheds and Bathing Boxes Licences assists Council in recouping part of the costs of managing the Foreshore Reserves.

Licensees are responsible for giving written notice to Council of their intention to renew their licence no earlier than six month and no later than 3 months prior to the expiration of the initial term Licensees are only eligible to hold and renew their licence whilst they are a

Permanent Resident or Rate payer of the City of Kingston.

Licensees must ensure that Council is always in possession of the correct and up to date contact details.

It is the responsibility of all Licensees to ensure that the necessary approvals and permits are obtained prior to carrying out any works, which require approval and or permits for their boatshed or bathing box.

[Apply for a planning permit - City of Kingston](#)

4.2 Transfer of Licenses

When transferring a Licence, the Licensee must comply with the following:

- a) The proposed Licensee must be a permanent resident or ratepayer of the City of Kingston. All notices will be mailed to the registered address. No PO boxes permitted.
- b) If one or all Licensees cease to be a rate payer or permanent resident of the City of Kingston, the Licensee(s) have a 6-month grace period (unless otherwise agreed by Council) to transfer the Licence after which Council may at its sole discretion cancel or revoke the Licence.
- c) There are no outstanding Licence fees payable to Council. Any outstanding or unpaid transfer fees and Licence fees will be added to the Licensee's account; and must be paid prior to transfer.
- d) An inspection of the inside of a boatshed and bathing box must be completed by a Council Officer. The internal and external structure must be compliant, and all required maintenance or rectification orders must be completed to Council's reasonable satisfaction and consistent with Policy prior to transfer.
- e) Either party pays the transfer and administration fee to Council.
- f) At the time of a transfer a Licence will be issued to the proposed purchaser with a copy of the current policy.
- g) All purchasers must be a "Natural Person" not a company, trust or other such organisation.
- h) Only boatsheds that sit within their original footprint as stated in Council's register will be transferred.

4.3 Transfer Fees

Fees are applicable in the below circumstances:

- a) Transfer of a Licence from one party to another
- b) Including an additional Licensee to a Licence
- c) Removing a Licensee(s) name from a Licence

4.4 Exemption from boatsheds and bathing boxes Licence Transfer Fee

Council recognises that in a limited number of cases it is appropriate for a transfer to be exempt from the payment of a Transfer Fee if:

- a) The owner has recently died, the inheritor(s) will be exempt from paying a transfer fee. However, the new Licensee will be required to pay the administration fee. Furthermore, the boatshed or bathing box must be compliant. The following documents must be presented before transfer
- b) Death Certificate
- c) Grant of Probate
- d) 100 Points ID
- e) Proof of being a Kingston rate payer or resident e.g. a copy of Licence or rate notice.

An application is submitted to Council requesting an exemption from the Transfer Fee outlining the rationale. Exemption requests will be considered on a case by case basis and will ultimately be at Council's Sole discretion. Consistent with Section 4.3 all transfers will attract an administration fee and must be consistent and compliant.

4.5 Renewals of Licence

When renewing a Licence, the Licensee must comply with the following:

- a) The proposed Licensee is a permanent resident or ratepayer of the City of Kingston (Excluding boatsheds owned prior to 2006). All notices will be emailed or by post mailed to the registered address.
- b) There are no outstanding fees payable to Council. Any outstanding unpaid fees will be added to the Licensee's account; and must be paid prior to renewal.
- c) Provide photographic evidence to Council that the boatshed or bathing box is structurally sound, within the original footprint and compliant with this Policy.
- d) Upon renewal of a Licence the Licensee will be issued with a copy of the current policy.

4.6 Use of boatsheds and bathing boxes

A boatshed or bathing box is only to be used for the following purposes and for no other reason:

- a) The storage of bathing suits, beach accessories, boats, boating equipment, fishing equipment and items incidental to the use of the Foreshore Reserve and: Convenience and comfort associated with beach use, i.e. shade, shelter, undressing and dressing before and after bathing.
- b) A boatshed or bathing box cannot be used for the following:
- c) Residential or commercial purposes or overnight accommodation, and all services including but not limited to the provision of kitchens, showers and toilets, all of which are prohibited.

4.7 Licence Revocation Termination

Council reserves the right not to renew or to revoke a Licence / permit agreement, without

compensation. Revocation is determined upon the following grounds.

- a) Non-compliance with the terms of the Licence agreement.
- b) Non-compliance with a reasonable written notice to repair or maintain a boatshed or bathing box by the specified date of the notice (which will be not less than one month after the written notice is given, unless they include vandalism, graffiti, asbestos or items that are unsafe to the general public, as detailed in Maintenance 4.11 of this Policy.
- c) Failure to disconnect illegal services when directed by Council in accordance with this Policy.
- d) Failing to pay the annual Licence fee within four (4) months of the due date.
- e) A breach of the Kingston Planning Scheme or other relevant legislation.
- f) Breaching this policy.
- g) Failing to comply with a notice issued by council to undertake works.
- h) Failing to seek appropriate approval for works undertaken.
- i) A requirement for the removal of the boatshed or bathing box in accordance with items 4.14 and 4.15.
- j) The original footprint of the bathing box or boatshed has been extended without Council's written consent.
- k) Failure to provide a certificate of currency of public liability insurance by 30th June each year.

4.8 Insurance

The Licensee must be the holder of a current Public Liability Policy of Insurance with an insurer approved by Council for an amount no less than \$10 million (or such greater sum as reasonably required by Council). The Public Liability Policy shall extend to cover the City of Kingston in respect to claims for personal injury or property damage arising out of the negligence of the Licensee the Licensee must produce a certificate of currency annually. If a certificate is not produced annually then this will be considered a breach of the Licence conditions.

4.9 Responsibilities of Council

- a) Council will monitor the use and condition of the structures and surrounding Foreshore Reserve to minimise any impact on beach amenity, the environment and public enjoyment of the coast. Council will undertake regular audits of the structures and provide requests for maintenance and repairs accordingly.
- b) Council will notify the Licensee(s) in writing of all reasonable repairs, maintenance, and rectification requirements. If the works are not completed, the request will be repeated, and Council will direct the Licensees to complete the said works by a reasonable specified date. If the works are not completed by such a date Council will again notify the Licensees in writing that Council will conduct the works at the Licensees reasonable cost. This cost will be noted against the Licence until payment has been made.
- c) The monitoring by Council does not alleviate the Licensee responsibility.
- d) Council may require an internal inspection of any boatshed or bathing box. Written notice to the Licence holder, shall be given and access will be provided by the

Licensee within seven days or a reasonably agreed time period. Any required rectification works not carried out within an agreed time will be considered as a breach of the licence.

- e) After a Council Officer has inspected the Boatshed/Bathing Box and it is deemed compliant, this compliance certification is valid for 3 months after the inspection date before it lapses. After this period, another inspection will be required before a transfer can occur (this will attract an additional administration fee).
- f) A Council Officer may enter at any time to inspect a boatshed or bathing box where Council or its authorised officer has reasonably determined that it is in the interest of public safety to do so.

4.10 Access and Equity

If ramps, decks, steps and railings or the like are vital to satisfy disability access requirements for Licensees, applications to carry out such works must be made in writing to Council with relevant verification.

Such works must be constructed in accordance with Council guidelines and relevant legislation. When the Licence is transferred all additional works on ramps decks and steps to satisfy disability access, must be rectified to meet council guidelines for non-disability access.

4.11 Construction and ongoing condition requirements maintenance

It is the responsibility of the Licensees to maintain the structure in good condition. It is important that the structure and its surrounds are managed to avoid a negative impact on the Foreshore Reserve environment and the public use of the reserve.

The materials used for the construction of the structure are to include timber walls, floors and plinth board, cladding in accordance with DEECA's Draft Guidelines Marine and coastal [Guidelines for the management of existing bathing boxes and boatsheds March 2022 \(marineandcoasts.vic.gov.au\)](https://marineandcoasts.vic.gov.au) and Building Code of Australia, unless otherwise approved by Council & DEECA (if necessary) prior to construction.

Structure

As a minimum, the following standards and maintenance levels must be met:

- a) Boatsheds and Bathing Boxes are classified as Class 10 structures under the BCA (Building Code of Australia).
- b) The Boatshed and Bathing boxes must be maintained in a safe and aesthetically pleasing state to the satisfaction of Council.
- c) No person shall alter the existing floor level of any boatshed/bathing box from its present position. Construction materials are to comply with DEECA Draft Guidelines and Building Code of Australia.
- d) All bathing boxes and boatsheds must clearly display their allocated number on the front of the building.
- e) Boatsheds and Bathing Boxes must be regularly painted and must not be unsightly in appearance, which may result in the degradation of the surrounding amenity. Licensees should have regard to the surrounding environment in selecting a colour scheme. Murals and or other works of art require the prior approval of Council.
- f) There is no potential risk to users or the public.
- g) Graffiti must be removed promptly (by the Licensees).
- h) All damage caused as the result of vandalism is to be repaired promptly (by the Licensees).
- i) If asbestos is disturbed/damaged, it must be removed or covered promptly in accordance with 4.16 of this policy.
- j) Other than existing structures, infrastructure such as retaining walls, hard paths (i.e. concrete, brick, timber, etc.) are not permitted on or around any Foreshore Reserve bathing box or boatshed, unless approved in writing by Council.
- k) Any application to repair or replace existing ramps, decks or steps will be considered on its own merits and must be approved by Council. Council will not permit the construction of ramps decks or steps that do not meet Australian Standards or Building Code requirement for these structures.
- l) The building footprint includes the boatshed and bathing box plus any ramp, deck and or steps. Ramps, decks or steps must not exceed 1.8 metres in length as shown in Appendix 1,2 and 3.
- m) Any repairs or alterations to existing boatsheds and bathing boxes must be undertaken in accordance with DEECA's Draft Guidelines, the Building Code of Australia, Kingston's Planning Scheme, and with written permission from Council. Works must not exceed the licenced footprint.
- n) Structures and their surrounds must be kept clear of litter, building materials and other rubbish and all Licensees must remove all litter created at each visit to the boatshed or bathing box.

4.12 Surrounds Vegetation and Sand

No person shall remove or excavate sand or vegetation from the Foreshore Reserve except for the purpose of fulfilling boatshed and bathing box maintenance requirements described herein, and within the following constraints:

- a) Determine if a planning permit is required for the removal or lopping of any vegetation. Where a planning permit is required, planning permission must be sought, and a planning permit issued prior to any removal or lopping of vegetation.
- b) Where a planning permit has been granted for the removal of native vegetation or

should planning permission not be required, vegetation and sand may be cleared back to a distance no greater than 500mm-1000mm from the boatshed or bathing box structure. Permission to clear greater than 700mm must be requested in writing for Council approval. Requests must clearly state the reason(s) for additional vegetation and sand clearance. A planning permit is required for any native vegetation removal and /or lopping.

- c) Where a planning permit has been granted for the removal of native vegetation or should planning permission, not be required, vegetation and sand may only be cleared using non- powered hand tools (i.e. the use of chainsaws, brush cutters, whipper snippers, etc. is not permitted).
- d) No person may plant, cultivate or otherwise introduce any plant, seed or other plant material, into the Foreshore Reserve, except where, and in accordance with any conditions, authorised by the Council.
- e) Sand and vegetation may only be cleared using non-powered hand tools (i.e. the use of bobcats, backhoes, etc. is not permitted).

Any breach of the above constraints will be treated as a breach of the Foreshore Reserves Local Law and / or Kingston Planning Scheme will be pursued as such.

4.13 Replacement or alterations

In all cases repair and restoration will be favoured over total demolition and rebuilding.

Property Services will review all of the criteria and work with Council's Planning and Building Department and DEECA to consider and approve all applications.

If Council approves demolition and reconstruction of the boatshed/bathing box, the Licensee will be required to obtain relevant permits including Planning and Building permits, Coastal Management Act consent from DEECA and a vehicular access permit/licence from Council.

Replacement structures will only be considered if the current structure is no longer safe and cannot be repaired. Licensees must make a written application to Property Services detailing the reasons and rationale for the replacement of the structure together with written evidence in a form of a report from a registered building practitioner.

Such an application must include the following:

- a) Plan of the building works including dimensions and area.
- b) Detailed description of materials and methods of construction. These are to comply with DEECA formally DELWP Draft Guidelines that may alter at any given time and in accordance with standards specified by Council.
- c) No boatshed or bathing box shall be extended beyond its original, (approved footprint).
- d) No new services to be connected.
- e) Approvals for works will only be granted in accordance with the conditions of this policy.
- f) Reconstruction of boatsheds and bathing boxes must be commenced within six (6) months after permit is issued and completed within one (1) year of the demolition or destruction of the original structure, unless otherwise agreed with Council.
- g) If the works are not carried out within the allocated timeline, Council may refuse to reissue a Licence for the boatshed or bathing box.

4.14 Relocation

Changes in the Foreshore Reserve brought upon by changing weather patterns such as potential sea level rises or storm events may result in a need to remove and/or relocate boatsheds / bathing boxes that are no longer sustainable. The relocation of boatsheds/bathing boxes will be considered on a case-by-case basis if supported by DEECA and Council.

Subject to the approval of DEECA, boatshed or bathing boxes may be relocated when the existing structure is deemed by the Council to be located in an area that is detrimental to the Foreshore Reserve or restricts the use of the Foreshore Reserve by other users. The relocation will, in the opinion of the Committee of Management, DEECA and in consultation with the KBA if nominated by the Licensee identify alternative sites which will need to be determined through a coastal hazard or vulnerability assessment report.

4.15 Removal

Boatsheds and Bathing Boxes will be removed from the Foreshore Reserve where:

- a) The structure is dilapidated, beyond repair or represents a public safety hazard (as determined by Council) and there is a failure to effect notices issued by the Council.
- b) The area is vulnerable to coastal processes and if this results in the structures being at risk as determined by Council & DEECA.
- c) The structure contributes to the instability of the area or causes a risk to public safety as reasonably determined by Council.
- d) The Foreshore Reserve on which the structure is located is unsafe or access to it is unsafe as determined by Council.
- e) Removal is in accordance with a management plan or policy relating to the Foreshore Reserve.

4.16 Asbestos

Many of the boatsheds and bathing boxes contain asbestos due to the era in which they were constructed. If asbestos remains intact and undisturbed it is generally harmless; any damage that exposes it and makes it friable creates a danger that must be addressed.

- a) Damaged or friable ACM must be removed by a Class A, B or C Licensed removalist under risk-controlled conditions.
- b) Where asbestos is removed the roof, or any other part of the structure containing asbestos should be replaced with a suitable non-asbestos containing product.
- c) While the Act permits removal of up to 10m² of non-friable ACM for work lasting less than one hour in a week without a licence, due to the public health and environment risks, Council strictly prohibits any asbestos removal without prior written approval and the use of a licenced asbestos removalist.
 - A copy of a permit/licence from Local Laws to allow a skip or other such container (if required) on the Foreshore Reserve to contain the product.
 - A permit/licence is to be obtained from a building practitioner for the removal.
- d) The name of the registered asbestos removalist. Professionals are to be used for such projects. Removal must be undertaken in accordance with Occupational Health & Safety requirements. Material containing asbestos must be disposed of in accordance with EPA (Prescribed Waste) Regulations 1998 and relevant codes. Removalists must be

registered asbestos removalist class A, B or C with Environment Protection Authority (EPA). The Licence registered with WorkSafe Vic.

- e) Works must not commence until Council provides written approval and all completion certificates are provided to council.
- f) A management plan for the removal of damaged asbestos must be undertaken before a transfer of a Licence or before the renewal of licences.

4.17 Services

Permission will not be given to connect or install to any boatshed or bathing box drainage, sewerage, water, power, gas, telephone, generators, solar power or similar services. Unauthorised or new connections will not be permitted under any circumstances.

Council will order the disconnection, removal and rectification of illegal unauthorised connections after written notice to the Licensee. The cost will be passed on to the Licensee if illegally connected.

Council will direct the removal of services at the following times:

- a) At the request of the service authority; and
- b) If the service is a danger to beach users.
- c) If it is a threat to environment near vegetation/fire hazard.
- d) If the service is unauthorised or a new connection.

4.18 Retaining walls, Fences and Paving

Fences and paving are not permitted. Generally retaining walls are also not permitted, however the description below explains the exclusions. Fencing, paving and retaining walls may cause offsite environmental impacts and restrict public access.

Retaining walls will only be considered in extreme circumstances where Licensees have maintained site in line with maintenance conditions. It is desirable to keep the perimeter of the shed free from a build-up of sand (500mm-1000mm) and where possible at 30 degrees horizontal. This will assist to protect the stability and integrity of the structure. If this is not achievable, Council will consider granting permission to permit holder/licensee for the erection of a retaining wall subject to DEECA consent.

- Retaining walls applications

All applications for retaining walls must be directed to Property Services in writing Property.Services@Kingston.vic.gov.au

A Building Surveyor, Property Services Officer and Natural Resources Officer will assess each request based on its merits.

If permission has been granted by the Property Services Department and DEECA then the normal course applies for building works as set out below:

- a) DEECA consent under the Marine and Coastal Act 2018.
- b) Planning Permit from Kingston's City Development Department (submitting certified engineered plan for approval)
- c) Building Permit.
- d) Issuing Property Services Department with a copy of the final certificate

(Building will also receive copy from Private surveyor)

Responsibility for retaining walls

Licensees are responsible for:

- a) Costs
- b) Permits
- c) Construction
- d) Maintenance
- e) Public Liability Insurance

Notation: In the event that retaining walls are consented to the Licensees must include these within their Public Liability Insurance.

Kingston City Council
Kingston Boatshed Association
Boatshed Licensees

5 Internal and External Assessments

5.1 Risk Assessment

Not Applicable

5.2 Delegation and Authorisation

Manager Property Services

Manager Property Services is responsible for the review and management of this policy.

5.3 Gender Impact Assessment

A Gender Impact Assessment is not required for this Policy.

5.4 Privacy Impact Assessment

A Privacy Impact Assessment is not required for this Policy.

5.5 Human Rights Charter

This policy has been reviewed against the Charter of Human Rights and Responsibilities Act 2006.

6 Roles and Responsibilities

Role	Responsibility
Manager Property Services	Manager Property Services has the responsibility for the review and management of this policy.

7 Related documents

7.1 Legislation

- *The Crown Land (Reserves) Act 1978*
- *The Marine and Coastal Act 2018*
- *The Local Government Act 2020*
- *All other relevant laws and local laws relevant to the Foreshore Reserve.*

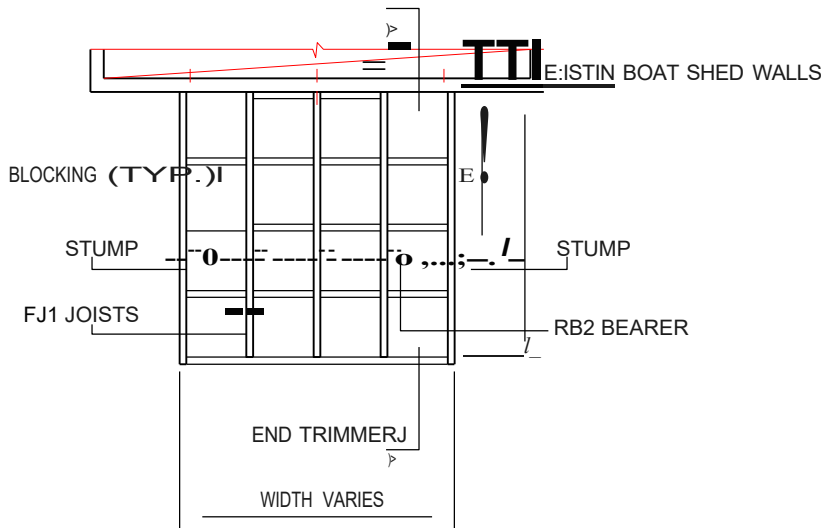
7.2 Documents and resources

- *Guidelines for the Management of Existing Bathing Boxes and Boatsheds on Marine and Coastal Crown Land which can be accessed here.*
https://www.marineandcoasts.vic.gov.au/data/assets/pdf_file/0027/564246/Guidelines-for-the-management-of-existing-bathing-boxes-and-boatsheds_March_2022.pdf
- *Marine and Coastal Policy 2020 (marineandcoasts.vic.gov.au)*
https://www.marineandcoasts.vic.gov.au/data/assets/pdf_file/0027/456534/Marine-and-Coastal-Policy_Full.pdf
- *DELWP Standards for bathing box and boatshed construction which can be accessed here.*
<https://www.kingston.vic.gov.au/files/sharedassets/public/v/1/hptrim/communications-website-and-online-development-corporate-website-documents/delwp-bathing-box-construction-guidelines-2015.p>

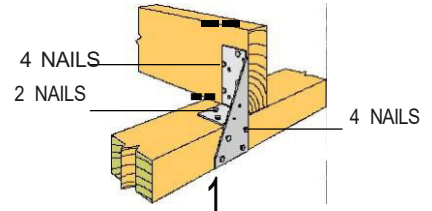
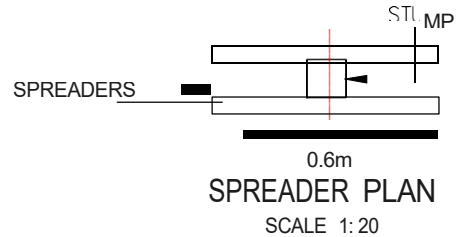
8 Definitions

Term	Definition
Annual Licence Fee	Means the annual fee payable to Council as a Committee of Management appointed under the Crown Land (Reserve) Act 1978 and paid by the Licensee to occupy a boatshed and bathing box
Boatshed and bathing box	Means a freestanding structure erected on the foreshore, which is non- residential, to be used by private individuals, managed by Council and is primarily for storing beach equipment and/or boats, as a change facility, and for shade and/or shelter.
CLRA	<i>Crown Land (Reserves) Act 1978 (Vic)</i>

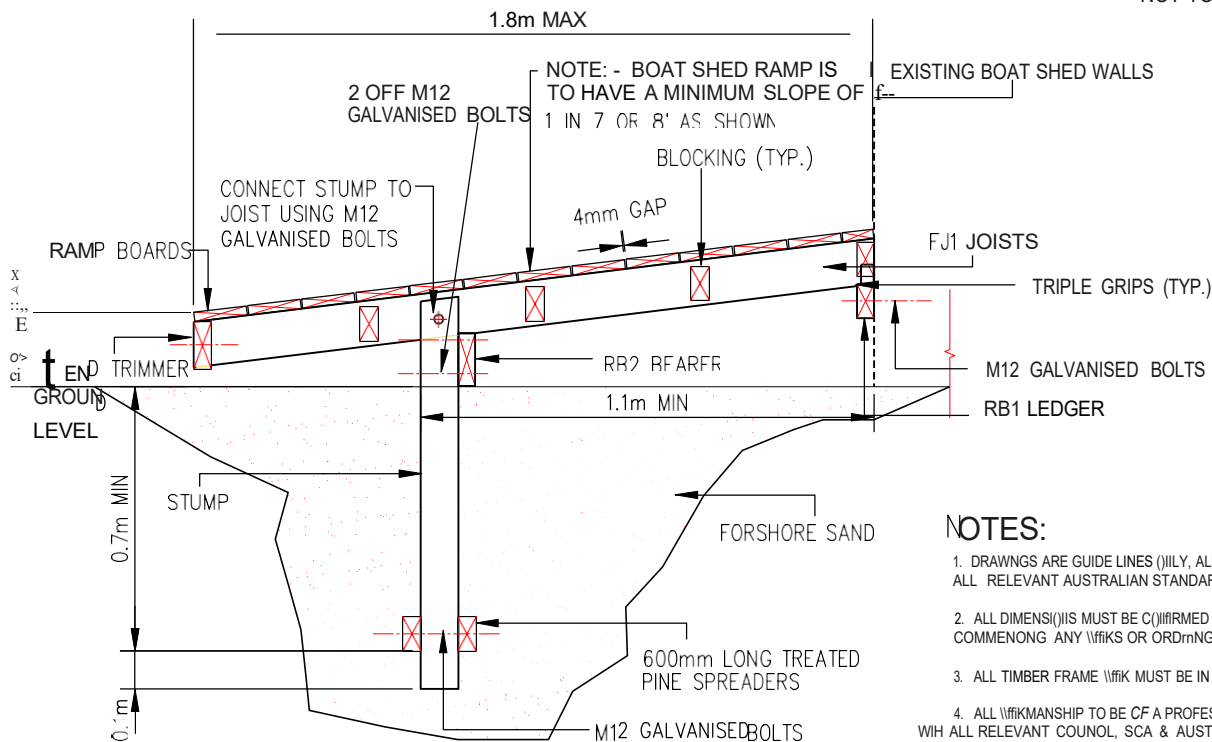
Committee of Management	Means the body appointed for the purpose of managing crown land pursuant to the <i>Crown Land (Reserves) Act 1978</i> (Vic)
Council	Kingston City Council
DEECA	Department of Energy, Environment and Climate Action
Footprint	Means the area of the Foreshore Reserve occupied by the boatshed or bathing box including any ramps, steps, decks and as set out in the plan in the natural person's Licence.
Foreshore Reserve	Means that part of the foreshore abutting Port Philip within the municipality of Kingston that is permanently reserved for public park and is land managed by Council as a Committee of Management in accordance with the provisions within the <i>Crown Land (Reserves) Act 1978</i> (Vic)
Guidelines	Guidelines for the management of existing bathing boxes and boatsheds on marine and coastal Crown land March 2022
KBA	Kingston Boatshed Association
Licence	Means a licence granted by the Committee of Management as approved by the Minister for the use of the boatshed and bathing box on the Foreshore Reserve pursuant to the CLRA
Licensee	Means a person occupying a boatshed or bathing box on the Foreshore pursuant to a Licence
Natural Persons	Is an individual human being, as opposed to a legal person that is a company entity or incorporated association
Transfer Fee	Is the fee payable to Council at the time of transfer



RAMP FRAMING PLAN
SCALE 1:50



'PRYDA' TRIPLE GRIP (TYPICAL CONNECTOR)
CONNECTOR DETAIL
NOT TO SCALE.



SECTION A - A
SCALE 1:20

NOTES:

1. DRAWINGS ARE GUIDE LINES (ONLY), ALL DIMENSIONS ARE TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS.
2. ALL DIMENSIONS MUST BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS.
3. ALL TIMBER FRAMEWORK MUST BE IN ACCORDANCE WITH AS 1684
4. ALL WORKMANSHIP TO BE OF A PROFESSIONAL STANDARD & IN ACCORDANCE WITH ALL RELEVANT COUNCIL, SCA & AUSTRALIAN STANDARDS.
5. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS.
6. ALL TIMBER CONSTRUCTION AND ANY MEMBERS NOT SHOWN ARE TO COMPLY WITH AS 1684 TIMBER FRAMING CODE
7. ALL EXPOSED STEELWORK AND BOLTS MUST BE HOT DIPPED GALVANISED OR STAINLESS STEEL

MEMBER SCHEDULE

ID.	MEMBER DIMENSIONS	COMMENTS
RB1	90x45 F7 TREATED PINE LEDGER	FIX TO EXISTING FRAME USING 3 OFF L112 BOLTS @ EQUAL CENTRES
RB2	140x45 F7 TREATED PINE BEARER	
FJ1	120x45 F7 TREATED PINE JOISTS @450 CRS.	FIX TO RB1 & RB2 USING TRIPLE GRIP CONNECTORS. PROVIDE SOLID TREATED PINE BLOCKING @900 CRS.
RAMP BOARDS	140x25 F7 TREATED PINE	FIX TO JOISTS USING GALVANISED RIBBED SHANK NAILS OR 50mm LONG SCREWS. 3 PER BOARD PER JOIST
STUMPS	100x100 F7 CYPRESS PINE STUMPS	2 OFF REQ.
END TRIMMER	120x45 TREATED PINE	ATTACH TO JOIST ENDS
SPREADERS	90x45 TREATED PINE SPREADERS	2 OFF 600mm LONG STUMP SPREADERS TO EACH STUMP 100 FROM BOTTOM. FIX TO STUMPS USING GALVANISED L112 BOLTS

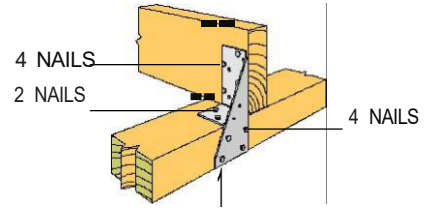
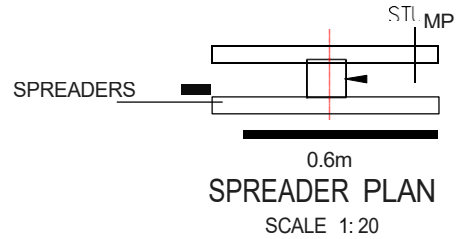
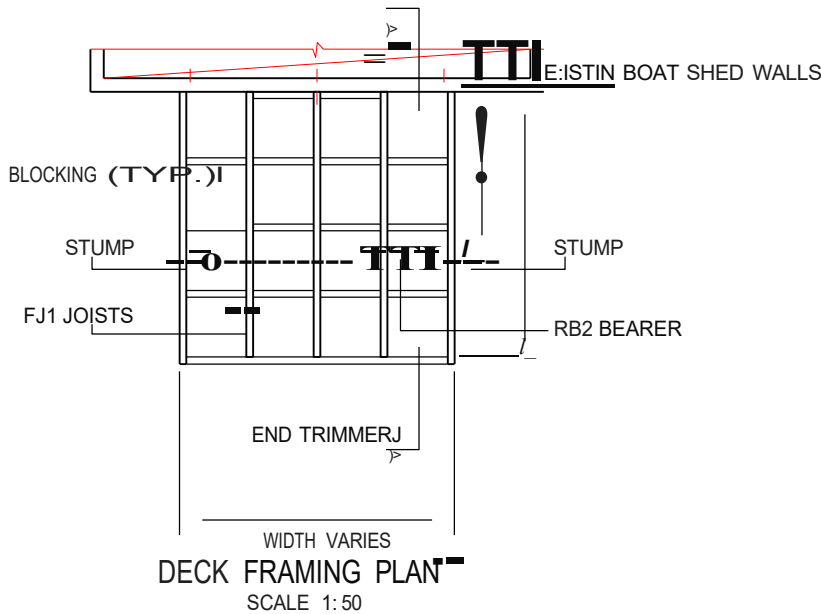
IT IS THE OWNER'S RESPONSIBILITY TO ENSURE THAT THE FRONT RISER HEIGHT TO THE ACCESS RAMP DOES NOT EXCEED 190mm BY ENSURING THAT THE ADJACENT COMPACTED SAND BASE DOES NOT ERODE TO THE POINT WHERE THIS SPECIFICATION IS EXCEEDED, PURSUANT TO CLAUSE 3.9.1.4 OF THE BUILDING CODE OF AUSTRALIA

AUGUST 2024



City of KINGSTON

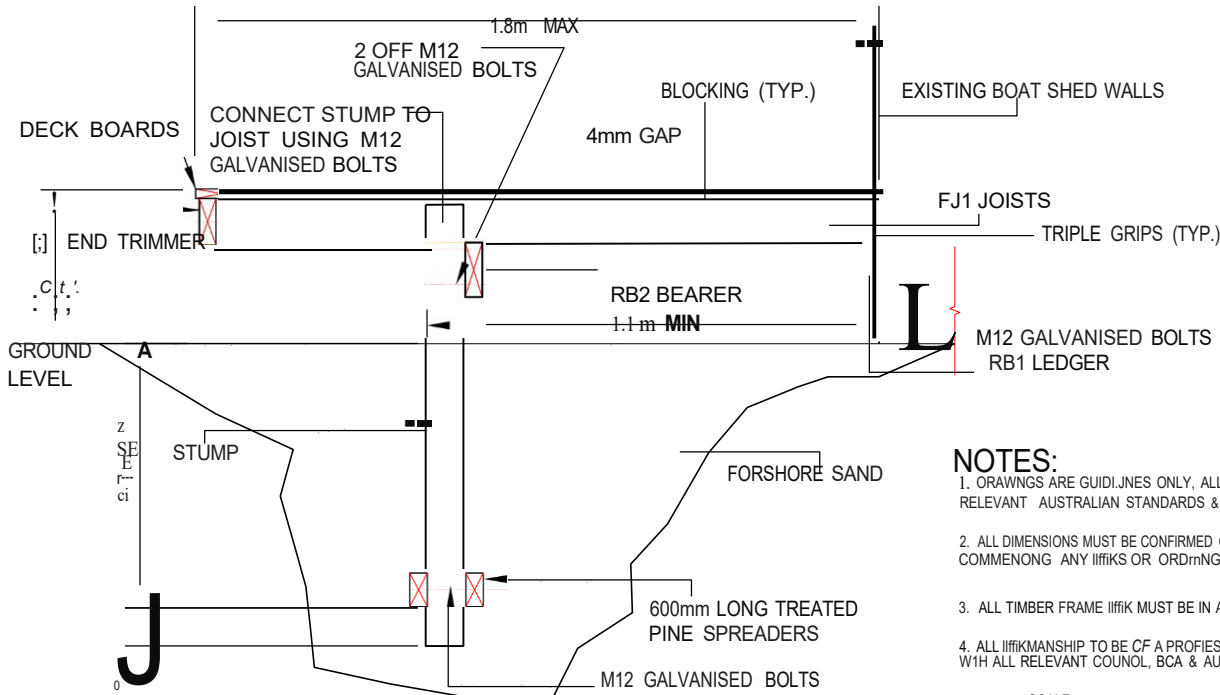
**BOAT SHED GENERAL RAMP
CONSTRUCTION DETAILS (GUIDELINES ONLY)**



'PRYDA' TRIPLE GRIP (TYPICAL CONNECTOR)

CONNECTOR DETAIL

NOT TO SCALE.



SECTION A - A

SCALE 1: 20

NOTES:

1. DRAWINGS ARE GUIDELINES ONLY, ALL WORK IS TO CONFORM WITH ALL RELEVANT AUSTRALIAN STANDARDS & THE BCA
2. ALL DIMENSIONS MUST BE CONFIRMED ON SITE BY THE BUILDER PRIOR TO COMMENCING ANY WORKS OR ORDERING ANY MATERIALS.
3. ALL TIMBER FRAMEWORK MUST BE IN ACCORDANCE WITH AS.1684
4. ALL WORKMANSHIP TO BE OF A PROFESSIONAL STANDARD & IN ACCORDANCE WITH ALL RELEVANT COUNCIL, BCA & AUSTRALIAN STANDARDS.
5. DO NOT SCALE DRAWINGS. USE 'MITTEN DIMENSIONS' SHOWN.
6. ALL TIMBER CONSTRUCTION AND ANY MEMBERS NOT SHOWN ARE TO COMPLY WITH AS.1684 TIMBER FRAMING CODE
7. ALL EXPOSED STEELWORK AND SQTS MUST BE HOT DIPPED GALVANISED OR STAINLESS STEEL
8. HAND RAILS (NOT SHOWN) NEED TO BE INSTALLED WHERE DECK HEIGHT IS LARGER THAN 1m FROM GROUND LEVEL

MEMBER SCHEDULE

ID.	MEMBER DIMENSIONS	COMMENTS
RB1	90x45 F7 TREATED PINE LEDGER	FIX TO EXISTING FRAME USING 3 OFF M12 BOLTS @ EQUAL CENTRES
RB2	140x45 F7 TREATED PINE BEARER	
FJ1	120x45 F7 TREATED PINE JOISTS @450 CRS.	FIX TO RB1 & RB2 USING TRIPLE GRIP CONNECTORS. PROVIDE SOLID TREATED PINE BLOCKING @900 CRS.
DECK BOARDS	90x35 OR 245x35 F7 TREATED PINE	FIX TO JOISTS USING GALVANISED RIBBED SHANK NAILS OR 50mm LONG SCREWS. 3 PER BOARD PER JOIST, RECOMMENDED TO USE UNDER PLANKS IF DECK IS PLANNED TO PROVIDE SEATING.
STUMPS	100x100 F7 CYPRESS PINE STUMPS	2 OFF REQ.
END TRIMMER	120x45 TREATED PINE	ATTACH TO JOIST ENDS
SPREADERS	90x45 TREATED PINE SPREADERS	2 OFF 600mm LONG STUMP SPREADERS TO EACH STUMP 100 FROM BOTTOM. FIX TO STUMPS USING GALVANISED M12 BOLTS

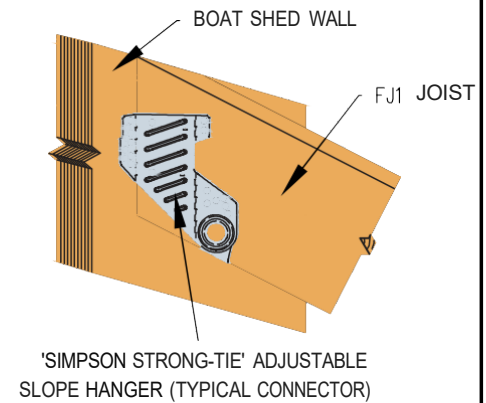
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City of KINGSTON

**BOAT SHED GENERAL DECK
CONSTRUCTION DETAILS (GUIDELINES ONLY)**

RISER (R)		GOING (G)		SLOPE RELATIONSHIP	
				(2R+G)	
MAX	MIN	MAX	MIN	MAX	MIN
225mm	130mm	355mm	215mm	700mm	540mm



1. ALL DIMENSIONS MUST BE COFORM WITH ALL RELEVANT AUSTRALIAN STANDARDS & THE BCA.
2. ALL DIMENSIONS MUST BE COFORM WITH THE BUILDER PRIOR TO COMMENCING ANY WORKS ORDERING ANY MATERIALS.
3. ALL TIMBER FRAMEWORK MUST BE IN ACCORDANCE WITH A.S.1684
4. ALL MEMBERSHIP TO BE OF A PROFESSIONAL STANDARD & IN ACCORDANCE WITH ALL RELEVANT COUNCIL, BCA & AUSTRALIAN STANDARDS.
5. DO NOT SCALE DRAWINGS. USE MEASUREMENT DIMENSIONS SHOWN.
6. ALL TIMBER CONSTRUCTION, AND ANY MEMBERS NOT SHOWN TO COMPLY WITH A.S.1684 TIMBER FRAMING CODE
7. ALL EXPOSED STEELWORK AND BOLTS MUST BE HOT DIP GALVANISED OR STAINLESS STEEL
8. 750mm LANDING (NOT SHOWN) MUST BE USED IF DOORWAY OPENS ONTO STAIRWAY AND THE IS MORE THAN 3 RISERS OR <570mm CHANGE IN HEIGHT FROM BOAT SHED FLOOR AND GROUND LEVEL

ID.	MEMBER DIMENSIONS	COMMENTS
RB1	90x45 F7 TREATED PINE LEDGER	FIX TO EXISTING FRAME USING 3 OFF M12 BOLTS @ EQUAL CENTRES
RB2	140x45 F7 TREATED PINE BEARER	
FJ1 SLOPED JOISTS	120x45 F7 TREATED PINE JOISTS @450 CRS.	FIX TO EXISTING BOAT SHED WALLS USING A SLOPED HANGER smE CONNECTORS.
STEP BOARDS	90x35 OR 245x35 F7 TREATED PINE	FIX TO JOISTS USING GALVANISED RIBBED SHANK NAILS OR 50mm LONG SCREWS. 3 PER BOARD PER JOIST, RECOMMENDED TO USE 111DER PLANKS IF STEPS ARE PLANNED TO PROVIDE SEATING.
STUMPS	100x100 F7 CYPRESS PINE STUMPS	2 OFF REQ.
SPREADERS	90x45 TREATED PINE SPREADERS	2 OFF 600mm LONG STUMP SPREADERS TO EACH STUMP 100 FROM BOTTOM. FIX TO STUMPS USING GALVANISED M12 BOLTS



BOAT SHED GENERAL STEPS CONSTRUCTION DETAILS (GUIDELINES ONLY)