Non-tidal development works

This type of application is applicable to the construction of jetties, pontoons and boat ramps within non tidal waters.

Non tidal is taken to mean land (public and freehold) inundated with water. In some cases, it is behind lock and weir structures, for example, Monterey Keys.

In some locations within the waterway system, private property abuts water that is under the control of the City of Gold Coast (City). Where the abutting property owner wishes to erect or install a pontoon or jetty to service their property, an application to Council of the City of Gold Coast (Council) is required. The owner of the land to which the structure attaches or benefits is responsible for the ongoing care and maintenance of the installed structure / works.

Where the structure / works are on or attach to common property within a community title scheme under the control of a Body Corporate, the City needs assurance that the Body Corporate have given permission to the application.

Application - where Council is the assessment manager

This type of application has no status under the Sustainable Planning Act. It is inundated land under the ownership or control of the City. (It will have a lot on plan description). An application is made on a form available from the City’s website.

Assessment process

The assessment process has two paths:

1. The applicant needs to enter into an agreement with the City’s Property section to undertake works on inundated land under the ownership or control of the City. The Property section, if in agreement, will issue a letter of consent.
2. The applicant needs to lodge a non-tidal works consent application to the Operational Works section of the City for approval. Operational Works will assess the application to ensure it complies with general siting requirements and is contained within the water allocation area and is fit for purpose before issuing a consent.

Application – within the resorts

Where the land, the subject of the application, is private land inundated with non-tidal water within an integrated resort, the application and assessment process is as follows:

Within Oyster Cove Resort, an application is not required as the inundated land is under private ownership and the City does not have jurisdiction. Approval for pontoons, jetties and the like should be sought from the relevant Body Corporate and may also require approval from a building certifier.

Please refer to the lodge a development application page for details of how to lodge an application.

Related information

- Lodge a development application

Jump to key information

Key information