

Lake Wendouree Boat Shed Policy

Definition of Boat Sheds

For the purposes of this policy boat sheds are buildings built over the normal water level of Lake Wendouree, which may or may not occupy some of the foreshore reserve.

General Conditions:

- All boat sheds shall be subject to a site rental agreement with Council, which shall be for a period of not more than three years unless otherwise negotiated with Council.
- Once a site rental agreement lapses, an application for renewal shall be required by council, within a period of 30 days or a statement of intent to dispose of the boatshed.
- The owners of boat sheds shall not assign, sublet, transfer, sell or otherwise directly or indirectly part with possession of the boat shed without first obtaining the written consent of Council.
- In any case where the owner proposes to assign, sublet, transfer, sell or otherwise directly or indirectly part with possession of the boat shed the owners shall give Council first right of refusal to purchase the boat shed. Where Council chooses to not purchase the boat shed, the owner may be required to place a public notice of intention to dispose of the boat shed in "The courier" newspaper.
- Boat sheds shall comply with the aesthetic standards described in the Lake Wendouree Landscape Masterplan in section 7.2 "Boat Sheds and Clubhouses".

Use of boat sheds must be:

Private and Community Group Boat Sheds

Private boat sheds shall be used solely for the storage of aquatic sporting equipment and shall be free of any other amenities. All oils fuels and dangerous goods must be stored in accord with the Dangerous Goods Act and suitable bunding must be provided to prevent any leakage into the Lake should a container leak or spill. They shall be designated as either Private Use or Community Use boat sheds.

Clubrooms

Boatsheds that contain other amenities to support their use as a meeting venue, where no alcohol is permitted and the venue may not be hired out to other parties. Such premises may be used by the owners as a storage facility for aquatic sporting equipment. All oils, fuels and dangerous goods must be stored in accord with the Dangerous Goods Act and suitable bunding must be provided to prevent any leakage into the Lake should a container leak or spill. Activities are restricted to those considered the normal scope for training and sporting events.

Commercial

Boat sheds that have a planning permit to operate as a commercial venue, charging admissions, selling meals and drinks or hiring the venue to other parties for events and functions are classified as commercial premises.

Other Conditions:

Access to boat sheds by council Staff shall be provided by prior arrangement for the purposes of inspection prior to the issuing of rental agreements.

The rental agreement shall be terminated by Council if the following requirements are not fulfilled:

- owners breach the uses allowed
- payment of rental is more than 60 days overdue
- rectification works requested by Council are not carried out within a reasonable period.

Rectification works will be required by council in the following instances:

- the external appearance does not conform with Landscape Masterplan requirements
- the structure is considered by Council to pose an unacceptable public risk.

Site Rentals

On the basis of no rental rises within the last 15 years, the following reviewed rentals are recommended:

- Community Use Boat Sheds \$145 per annum
- Private Use Boat Sheds \$250 per annum
- Clubrooms \$500 per annum
- Commercial – Market Rental as determined by Council's Property Manager and the Lake Wendouree and Gardens Special Committee.

All Private boat sheds shall be deemed to be Private Use unless the owners can satisfy the Lake Wendouree and Gardens Special Committee that they are not primarily for exclusive use. Owners may apply for the discounted rental rate by proving that access to membership and use of the facility is available to the general public.