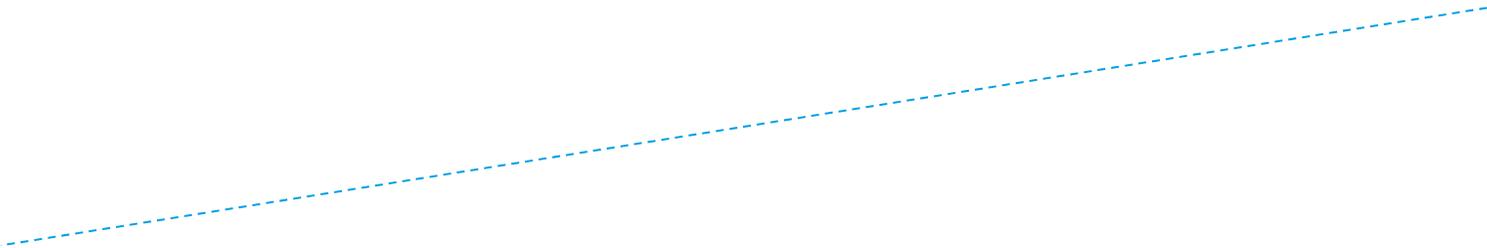


Lake Eildon

Houseboat Information Booklet





For more information:
General enquiries
1800 013 357
www.gmwater.com.au

Reviewed October 2017

Background

Goulburn-Murray Water (GMW) is responsible for the management of Bulk Water Services assets, the delivery of bulk water services, irrigation water, domestic and stock supplies and drainage services throughout 68,000sq kilometres in Northern Victoria and is Victoria's Constructing Corporation for the Murray-Darling Basin Commission. GMW also undertakes a number of natural resource management activities for government related to salinity, water quality and water resource management.

This document is aimed at assisting houseboat owners to develop and implement sustainable water use and houseboating practices at Lake Eildon.

Regulations and terms and conditions have been developed in regard to houseboat activities, which also address potential environmental, public health and safety impacts that need to be carefully and co-operatively managed.

The importance of continuous improvement in regard to environmental and catchment management, both within and adjacent to Lake Eildon, requires that management, key stakeholders, users and the community develop an intimate understanding of the Lake and surrounding lands environment and bio-diversity.

The Environment and Risk Management

On 24 June 2015, the Board of GMW approved an Environment Policy. The objective of the policy is to ensure the provision of efficient and effective water services in a sustainable manner with consideration to the environment.

The policy aims to achieve the following:

- Minimise detrimental effects while maximizing opportunities;
- Mitigate threats to delivering water services; and
- Maintain strategic involvement with stakeholders interested in the management of our water storages and our delivery network.

Environmental protection and enhancement will therefore be a prime consideration in evaluating the future use of the Lake and its environs for houseboating and recreational purposes, the development and maintenance of recreational facilities, of lease tenure and governance.

GMW's houseboat terms and conditions have also been developed to ensure a common understanding of our position in relation to standards of design, construction, installation and maintenance of houseboats at Lake Eildon.

It is imperative that houseboat activities do not threaten the ecological sustainability of Lake Eildon and do not adversely affect the water quality.

Good Governance and Risk Management

Houseboat owners should recognize that there is a need for good governance including enhanced self-management in accordance with their licence terms and conditions, by-laws and regulations.

Houseboat owners need to promote to their families and friends the safe use of the houseboat with respect to all activities that occur thereon and should actively promote the safe use of water for consumption and the safe use of swimming and boating areas.



Acts and Regulations

Lake Eildon and perimeter land surrounding the Lake is under the control and management of GMW and has been gazetted to be part of the Lake Eildon Recreational Area under section 122ZA of the *Water Act 1989*.

Houseboats are permitted to operate and are licensed to operate on Lake Eildon in accordance with the *Water (Lake Eildon Recreational Area) (Houseboats) Regulations 2013* (the Regulations). The Regulations were introduced in June 2013 and are made under sections 122ZF and 324 of the *Water Act 1989*.

The Regulations provide for the control and management of houseboat operations in the Lake Eildon Recreational Area, which includes the following:

1. The application, issue and transfer of licenses;
2. The numbers and types of houseboat licenses;
3. The control of waste, including standards for blackwater treatment; and
4. Fees for administration of licenses.

Houseboat owners are also required to comply with *By-Law No. 1/2013 Recreational Areas* (The By-laws). The By-Laws are made under section 287ZC of the *Water Act 1989*.

The objectives of the By-Laws are to prescribe provisions for:

1. The control, management and use of land services and facilities;
2. The protection of the land service and facilities;
3. The protection of people in the area from injury or nuisance;
4. The conservation and preservation of plants, animals, flora, fauna and habitat;
5. The control of the introduction of any new plants or animals;
6. To prescribe provisions for the management, protection and use of lands, waterways and works in a recreational area.

Copies of the Regulations and By-Laws can be downloaded from the GMW website at: www.gmwater.com.au/recreation-tourism/houseboats

Houseboats on Lake Eildon

There are approximately 700 private houseboats on Lake Eildon and a person cannot bring a new or used houseboat onto the lake without first submitting an application form and a licence being issued by GMW.

The operation of houseboats is closely monitored by staff at Eildon to ensure compliance with licence terms and conditions and the Regulations.

A licence application and transfer form can be obtained by contacting the GMW Eildon office or downloaded from the GMW website at: www.gmwater.com.au/recreation-tourism/houseboats

Please note: Water taken from Lake Eildon is not suitable for human consumption without first being properly treated.

Houseboat Impacts on Water Quality

While the issue of sewage removal from houseboats on Lake Eildon had been addressed with the introduction of houseboat regulations back in 1970, sillage disposal directly into the lake is still a common issue.

Greywater is water that has been used for washing, laundering, bathing or showering, but not for toilet flushing. This includes water containing dissolved or undissolved by-products such as fat and oil, food scraps that contain nutrients, household chemicals, soaps and detergents rich in phosphate, nitrates and biological pathogens (e.g. bacteria and viruses).

Following the introduction of the Regulations, houseboat owners raised concerns and lobbied the Department of Environment, Land, Water and Planning (DELWP) to seek exemptions. As a result, DELWP engaged Jacobs to investigate the issues and commission a response which amongst other things, provided options for reform.

In response to the Jacobs' report, the Victorian Government has announced that it has repealed the requirement to install greywater treatment systems on all houseboats.

From 18 October 2017:

- Houseboats are not required to have a greywater treatment system installed by 1 July 2020.
- The pre-sale requirement no longer applies: houseboats don't need to have a greywater treatment system installed before a license for the houseboat can be transferred to a new owner.

Further information regarding this decision can be found at the DELWP website at lakeeildon.houseboatregulationsreview@delwp.vic.gov.au



Size of Houseboats

(Except approved commercial (hire and drive) houseboats)

The maximum size for a houseboat allowed on Lake Eildon is 20 metres in length and 8 metres in width for commercial houseboats. The maximum permissible size for a private houseboat is limited to 18.3 meters in length and 7.25 meters in width.

These houseboat dimensions are inclusive of all structural components of the houseboat, which includes;

- Walkways;
- Duckboards;
- Ski platforms;
- Handrails;
- Bumpers;
- Eaves; and
- Motors.

Houseboat Mooring

All houseboats must have a mooring at one of the designated and approved marinas operating on the Lake. Whilst the mooring of houseboats around the shoreline is permitted for recreational purposes, houseboat owners are required to move around the Lake. This ensures that long-term impacts on water quality from recreational activities that are associated with houseboat activities are avoided.

To ensure any health hazards are minimized, houseboats must not moor close to diversion pumps used by adjacent landowners for stock and domestic water.

Compulsory Houseboat Slipping

All houseboats will be progressively slipped at the request of GMW for an inspection of the sewerage system and general condition. Houseboat owners may choose to organize their own slipping inspection with a GMW approved inspector in conjunction with any planned slip required for maintenance or repairs. This can avoid having to undergo an additional slip to comply with GMW's program. Details of requirements for inspection are available from the GMW Lake Eildon Office.

Houseboats with identified problems will not be permitted to return to the Lake without making the necessary repairs or modifications.

Failure to comply with a GMW notice to slip your houseboat for a compulsory inspection may result in the revocation or non-renewal of your houseboat licence and direction to remove the houseboat from Lake Eildon.

Houseboat Renovations

Any structural alterations must have prior approval from GMW before works commence. Alterations to sewerage installations must also comply with the specifications set out in schedule 1 of the Regulations.

All houseboat maintenance must be carried out in a manner which prevents waste material entering the Lake. Houseboat owners should consult with their marina operator regarding containment requirements.

Houseboat Licences and Licence Fees

Houseboat licenses are issued annually and the payment of the annual houseboat licence fee constitutes an application to GMW for a one year licence to operate a houseboat on Lake Eildon.

The number of houseboat licenses issued by GMW for Lake Eildon is capped at current numbers. For a newly constructed houseboat to be licensed to operate on Lake Eildon an existing houseboat must be removed to allow the licence to be transferred to the new houseboat.

The current annual houseboat licence fees and current value of fee unit can be located on the GMW website at: www.gmwater.com.au/recreation-tourism/houseboats

Houseboat Licence Terms and Conditions

All houseboat licenses are subject to, and issued upon certain terms and conditions as GMW determines. These terms and conditions are subject to change from time to time, however the most up to date version can be accessed at: <http://www.gmwater.com.au/recreation-tourism/houseboats>

Constructing a New Houseboat

Approval must be obtained from GMW prior to the construction of any new houseboat.

As the total number of licenses will not be increased for Lake Eildon, a houseboat owner or builder must remove a licensed houseboat from the Lake Eildon Recreational Area in order to replace it. A houseboat may need a number of inspections during construction prior to final approval for operation on the Lake.

Fees for the inspection of the plans and on-site inspections apply and must be paid in full before final approval and issue of a houseboat licence.

Transferring a Houseboat Licence

Approval will be given to transfer a houseboat licence following the sale of that houseboat to a new owner, on the following conditions:

- All fees and charges in relation to the licence are fully paid; and
- Any other terms and conditions as required by GMW.

Completion of the licence transfer will also require the new owner to complete a licence agreement.

Houseboat owners arranging transfer of their houseboat licence should contact GMW's Eildon Office.

GMW may require an inspection of your houseboat prior to transfer of the licence. Should you be required to slip your houseboat for an inspection you will be notified.

Sanitation Stations

Two Sanitation Stations are provided by GMW on Lake Eildon for use by all houseboat owners to pump out effluent from their houseboats holding tank. Stations are located at Jerusalem Creek and Point Worner (outside Eildon Boat Club). The cost for GMW operation of the Sanitation Stations, Jerusalem Creek transfer barge and sewerage lagoons are covered by your annual houseboat licence fees.

Care must be taken to ensure that the pumps are operated as per Sanitation Station operational guidelines (written instructions on each pump cabinet / barge) and these must be observed at all times.

CAUTION: Always wear Personal Protective Equipment (e.g. gloves & eye protection) when using Sanitation Station pump out equipment.

Should any individual sanitation station pump(s) fail to start, move to another pump or relocate your houseboat to a new mooring position next to a working pump (no red lights-flashing).

To notify GMW of pump failure please call the GMW duty officer on 0418 968 992.

Mooring To GMW Sanitation Stations

Houseboat operators need to take care when mooring their houseboat. Here are some simple suggestions for mooring to GMW Sanitation Stations;

1. When possible moor your boat on the windward side of the station;
2. Always tie the bow (front) of the boat to the station first (the stern (back) of the houseboat can still be controlled by the engine);
3. Always ensure the houseboat engine is running before releasing mooring ropes;
4. Always release the stern (back) mooring line first (if the wind gets your houseboat you then have the engine for control);
5. Passengers should be kept well clear of the side of the houseboat being moored to the station and crew involved in tying off mooring ropes should stay clear of the side of the houseboat until it is stationary. The licensed operator of the houseboat is responsible for the safety of all passengers.

Rubbish

As Lake Eildon reached record low water levels during 2000/01 and 2002/03, a large amount of rubbish was exposed. The predominant volume of rubbish was bottles and cans, some going back a number of years. It was disappointing to find large amounts of houseboat hardware, ranging from fridges, washing machines, handrails and batteries. However, on a more positive note is the amount of current houseboat owners who continue to pick up rubbish from around the foreshore.

GMW provides Cleanaway bulk bins at Darlingford Waters Boat Club, Jerusalem Creek Marina, Eildon Boat Club and Lake Eildon Marina. GMW monitors rubbish collection at all these locations to ensure bins are cleared to meet levels of use.

Should you have batteries, white goods or houseboat construction/ renovation materials or waste to dispose of, please consult your marina operator to arrange appropriate disposal.

NOTE: PENALTIES APPLY FOR ILLEGAL DUMPING OF RUBBISH.



Blue-Green Algae (BGA)

For information on BGA please see:

<http://www.gmwater.com.au/news/blue-green-algae-warnings/blue-green-algae-frequently-asked-questions.html>

For current BGA warnings issued by GMW, please see:

<http://www.gmwater.com.au/bluegreenalgae-alert/>

Boating Safety Information

GMW has produced a boating guide for Lake Eildon which shows boat zoning and general facilities and information about safe boating on the lake. The Guide is available to download from the GMW web site or can be picked up at the Lake Eildon office.

Boat zoning on Lake Eildon includes, Open water zones, 5 Knot zones, No Boat zones and No Wash zones. Operators must meet houseboat registration and boat operator licensing requirements and ensure that houseboats are operated in accordance with general marine boating safety rules and regulations.

Rooftop Mapping Services also publish the Lake Eildon Boating Map. This map was produced with assistance from GMW, Parks Victoria and Transport Safety Victoria. The map contains information regarding boat zoning and points of interest around the lake. The back of the map contains useful boating and fishing information as well as an index and GPS references for most natural features on the lake. Copies of the map are available for purchase from most businesses around the lake or from Feathertop mapping services at;

<http://www.ftmaps.com/ftms/ftms/home/contacts.php>

Boating Hazards

Water levels and boating conditions at Lake Eildon may vary daily with storage inflows or as a result of irrigation releases. Standing and floating timber and submerged landforms exist within this storage and can be hazardous to boating.

Boat Ramps (see Appendix 2)

Public and private commercial boat ramps are positioned at a number of locations around Lake Eildon. These ramps operate at varying lake levels. The attached table lists boat ramps and operating levels for boat ramps at Lake Eildon.

Internet Web Sites of Interest

Goulburn-Murray Water www.gmwater.com.au

Transport Safety Victoria www.transportsafety.vic.gov.au

Bureau of Meteorology www.bom.gov.au

Energy Safe Victoria www.esv.vic.gov.au Lake

Eildon Web Site www.lakeeildon.com

Parks Victoria www.parkweb.vic.gov.au

Department of Environment, Land, Water & Planning delwp.vic.gov.au

Country Fire Authority www.cfa.vic.gov.au



GMW Contacts

Eildon Office

For advice regarding houseboat licence applications, houseboat licence transfers, construction information, slipping program information, houseboat inspections, sanitation barges and general lake use issues contact GMW Eildon Staff on:

Telephone 03 5774 3900
Facsimile 03 5774 3990
Email laurinda.bellman@gmwater.com.au

For updated daily Lake Eildon storage information phone: 03 5774 3928.

Tatura Office

For account inquiries or other GMW information contact:

Telephone 1800 013 357
Facsimile (03) 5826 3334
Website www.gmwater.com.au

Emergency Contacts

Police 000
Ambulance 000
Fire Brigade 000

Government:

Local Police:

Alexandra 03 5772 1040
Eildon 03 5774 2104
Jamieson 03 5777 0505

Eildon Chemist: 03 5774 2393
Alexandra Chemist: 03 5772 2153

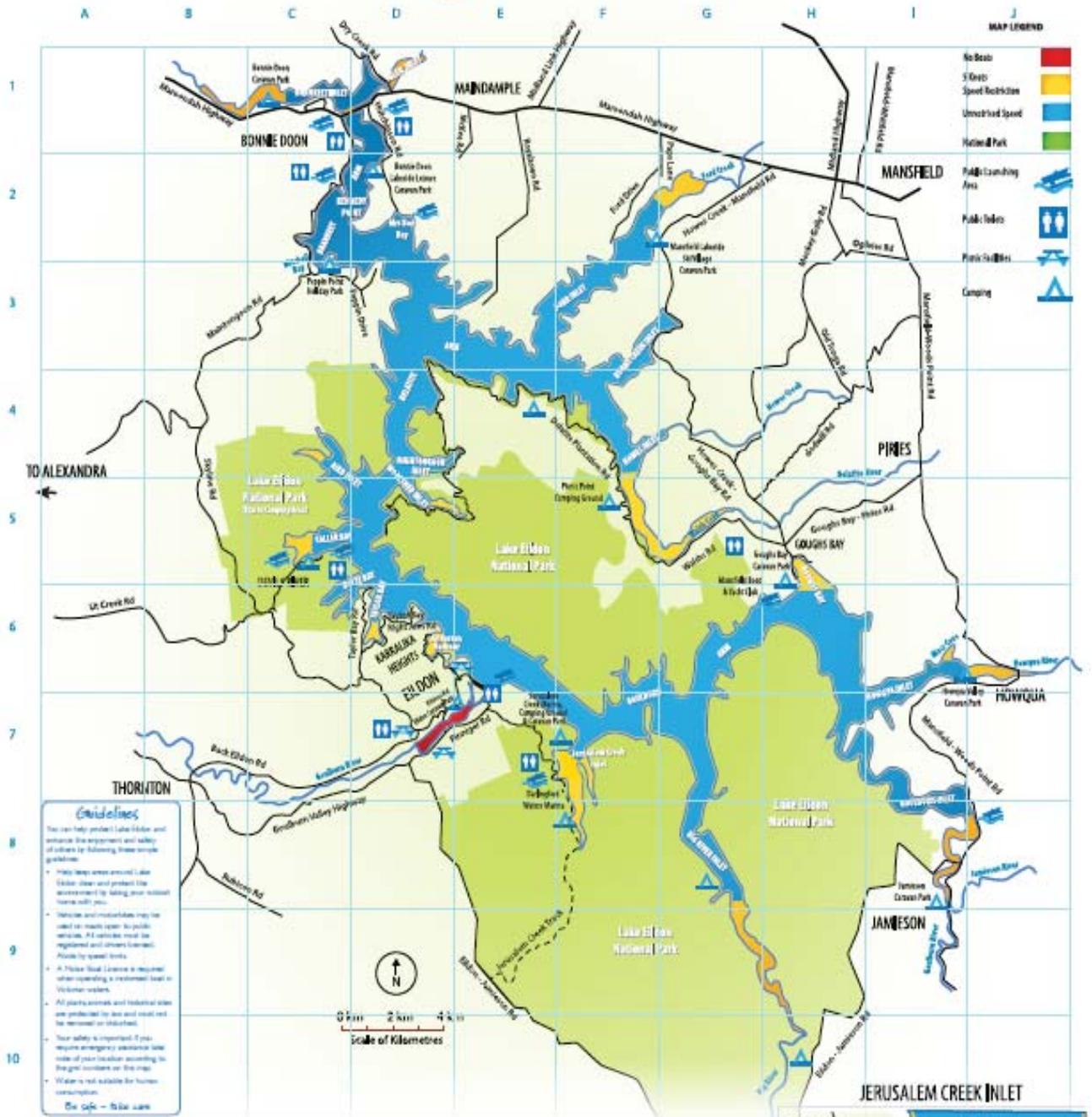
Alexandra Hospital 03 5772 0900
Murrindindi Community Health Service 03 5774 2404
Alexandra Veterinary Clinic 03 5772 1600
Eildon Information Centre: 1800 003 713
Department of Environment, Land, Water & Planning 03 5772 0200
Mansfield Shire 03 5775 8555
Murrindindi Shire 03 5772 0333
Parks Victoria 13 19 63

Marine Contacts

Alltype Plumbing	0418 340 779
Anchorage Houseboats P/L	03 5774 2705
Anchorage Houseboat Sales	03 5774 2702
Boatworx	0419 306 747
Darlingford Marina	03 5774 2414
Designer Houseboats	0439 911 930
Eildon Boat Club	03 5774 2040
Eildon Outboard Service	03 5774 2132
Eildon Service Station	03 5774 2220
Faster Plumbers	0417 155 659
Grant Simms Plumbing	0428 576 002
High Country Houseboat Sales	0417 588 455
Houseboat Sales Lake Eildon	0499 990 024
Houseboat Sales	0419 476 498
Jerusalem Creek Marina	03 5774 2585
Lake Eildon Houseboat Sales	0427 007 907
Lake Eildon Marina	03 5774 2107
Linden Marine	03 5977 3353
Liquid Assets Houseboats	0467 505 547
M & A Dean Builders	0417 505 521
North East Engineering & Fabrication	0417 599 710
Nu Blast	0405 691 526
Peter Burtchell (Aerofloat)	0431 464 282
Status Luxury Houseboats	0418 320 673
The Houseboat Factory	0409 321 380
TLS Plumbing - Greg Lund	0412 549 382
Unique Houseboats	0427 837 385



Lake Eildon Boating & Facilities Map

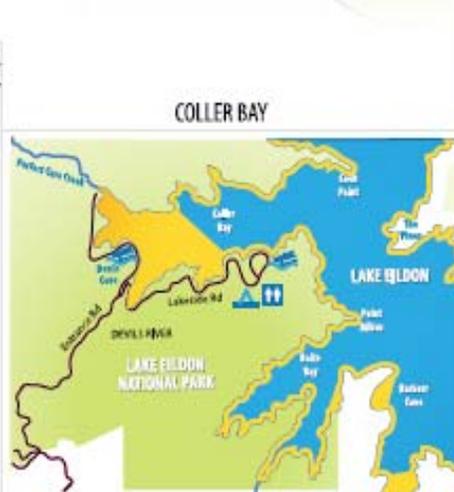
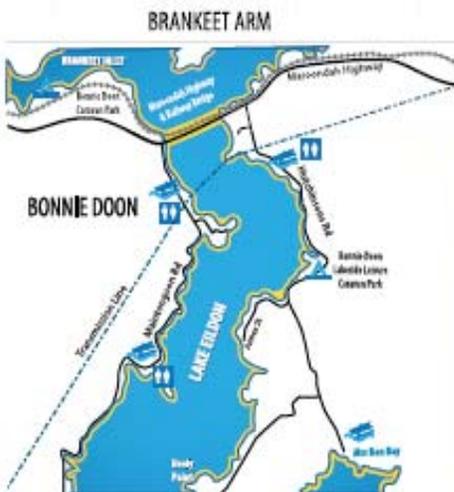


Guidelines

You can help protect Lake Eildon and enhance the enjoyment and safety of others by following these simple guidelines:

- Only use areas around Lake Eildon when you protect the environment by taking your rubbish home with you.
- Vehicles and motorbikes may be used on roads open to public vehicles. All vehicles must be registered and drivers licensed. Please do not drink.
- A Motor Boat Licence is required when operating a motorised boat in Victorian waters.
- All party animals and boaters who are prohibited by law and must not be allowed on board.
- Your safety is important. If you require emergency assistance, note your location according to the grid numbers on this map.
- Water is not suitable for human consumption.

The safe - blue zone



Operating levels for Lake Eildon Boat Ramps

LOCATION	Ramp Top AHD	Ramp Top %	Ramp Base AHD	Ramp Base Depth Below FSL (M)	OPERATIONAL UNTIL		
					AHD	Depth Below FSL (M)	%
Eildon Alliance Public Ramp							
-High Level Ramp 1	289.00	100%	276.00	12.90	277.00	11.90	59.30%
-Low Level Ramp 2	281.20	72%	261.00	27.90	262.00	26.90	26.00%
-Low Level Ramp 3	262.09	26.20%	253.23	35.67	254.23	34.67	14.90%
Lake Eildon Marina (Private)							
- Point	289.00	100%	273.00	15.90	274.00	14.90	51.20%
- Inner	289.00	100%	249.80	39.10	250.80	38.10	11.20%
Point Worner (GMW)							
- G-MW Ramp	289.00	100%	258.65	30.25	259.65	29.25	22.20%
Eildon Boat Club (Private)							
-Slipway Ramp	289.00	100%	264.00	24.90	265.00	23.90	31.40%
-No 1 Marina Ramp	289.00	100%	259.90	29.00	260.90	28.00	24.20%
-Low Level Ramp	259.90	22.60%	247.20	41.70	248.20	40.70	8.80%
Jerusalem Creek Public Ramp							
- Public No 1	289.00	100%	271.8	17.10	272.80	16.10	48.00%
- Public No 2	272.50	47.53%	247.20	41.70	248.20	40.70	8.80%
- Marina (Private)	289.00	100%	265.00	23.90	266.00	22.90	33.00%
Fraser Park (Eildon National Park)							
- Devils Cove	289.00	100%	277.25	11.65	278.25	10.65	62.00%
- Main Ramp	289.00	100%	268.00	20.90	269.00	19.90	39.40%
- Lakeside			249.80	39.10	250.80	38.10	11.20%
Peppin Point Caravan Park							
-Caravan Park - ramp 1	289.00	100%	275.60	13.30	276.60	12.30	58.20%
-Caravan Park - ramp 2	276.00	56.55%	267.50	21.40	268.50	20.40	38.00%
Home Point (Private)							
Slipway	289.00	100%	271.37	17.53	272.37	16.53	47.00%
Kennedy Point Public Ramp							
-Public No 1 High level	279.00	65.10%	275.00	13.90	276.00	12.90	56.00%
-Public No 2 Mid level	275.00	53.87%	270.00	18.90	271.00	17.90	43.90%
-Public No 3 Low level	270.20	42.10%	263.50	25.40	264.50	24.40	30.40%
Bonnie Doon Public Ramp							
-Public Ramp No 1	289.00	100%	283.8	5.10	284.80	4.10	84.20%
-Public Ramp No 2	285.00	85%	275.40	13.50	276.40	12.50	57.60%
Hutchinsons Rd Public Ramp							
-Public Ramp	289.00	100%	269.00	19.90	270.00	18.90	41.60%
-Lakeside Caravan Park	289.00	100%	267.30	21.60	268.30	20.60	37.90%
-Low Level Ramps	289.00	100%	260.66	28.24	261.66	27.24	25.47%
Goughs Bay Public Ramp							
GMW Public Ramp 1	289.00	100%	282.15	6.75	283.15	5.75	78.50%
GMW Public Ramp 2	289.00	100%	284.47	4.43	285.47	3.43	86.70%
GMW Public Ramp 3							
GMW Public Ramp 4	283.69	80.40%	280.07	8.83	281.07	7.83	71.60%
GMW Public Ramp 5	281.52	73%	277.16	11.74	278.16	10.74	59.70%
Shire Public Ramp 6	278.50	63.66%	269.00	19.90	270.00	18.90	41.60%
Shire Public Ramp 7	270.00	41.68%	257.50	31.40	258.50	30.40	21.20%
Shire Public Ramp 8	259.25	21.65%					
-Mansfield Boat Club	289.00	100%	276.00	12.90	277.00	11.90	59.30%
Ford Inlet							
-Mansfield Country Resort	289.00	100%	269.00	19.90	270.00	18.90	41.60%
-Mansfield Ski Village	289.00	100%					60.00%
Public Ford Dr Reardons Res	289.00	100%			283.15	5.75	78.50%
Howqua Valley Caravan Park							
-High Level Ramp	289.00	100%	277.20	11.70	278.20	10.70	62.70%
-Low Level Ramp	277.50	60.75%	260.00	28.90	261.00	27.90	24.30%
Jamieson Public Ramp							
-Public No 1 High Level	289.00	100%	282.20	6.70	283.20	5.70	78.60%
-Public No 2 Low Level	N/A				N/A		

Fires and camping around Lake Eildon

Fires and camping are not permitted in any area around Lake Eildon, except in the designated camping areas (see Lake Eildon Boating & Facilities Map).

Why?

Unregulated campfires are not only a potential hazard for bushfires, but also create a problem with accumulation of rubbish and pollution to the domestic water supply.

To minimise these impacts, Parks Victoria provides defined areas where camping and fires are permitted.



Boat-based camping areas

There are three Boat-Based Camping Areas located around the shores of Lake Eildon within Lake Eildon National Park at:

- **Mountaineer Inlet** (top of Aird Inlet)
- **Taylor's Creek** (Big River Arm)
- **Coopers Point** (Main Arm)

They are only accessible by boat or foot and provide for a more remote camping experience (see map).

Composting toilets are provided in each area and fires are permitted at Mountaineer Inlet and Taylor's Creek only.



Other camping areas

- **Jerusalem Creek Camping Area.** Good boat access is available into the Jerusalem Creek Inlet. Designated camping sites, basic toilets and fire places are provided. Camping fees apply and permits are available at either end of the camping area. Bookings are available for peak periods. www.parkweb.vic.gov.au
- **Fraser Camping Area.** Collier Bay. Formal camping facilities are provided (toilets, hot showers, etc) with fires permitted in fireplaces provided. Fees are payable at the Campground Office with bookings required for peak periods. Phone 13 1963.
- **Delatite Arm Reserve.** Basic camping facilities are provided (as for Jerusalem Creek) and fires are restricted to winter months only. Camping fees are collected by Rangers.

Fire:

Within the specified camping areas, fires must be contained within fireplaces provided. Please keep fires to a minimum size and gather only fallen, dead timber.

On declared days of Total Fire Ban **ALL SOLID FUEL CAMPFIRES, PORTABLE GAS APPLIANCES AND KEROSENE LANTERNS ARE PROHIBITED.** This includes all gas stoves, gas lights, and gas fridges (including use inside tents). Fixed gas stoves may be used in houseboats with extreme caution. **IT IS YOUR RESPONSIBILITY TO FIND OUT INFORMATION ON TOTAL FIRE BAN DAYS.**

This can be obtained via radio broadcasts, or by contacting the Victorian Bushfire Information Line 1800 240 667.

Dogs:

Dogs are not permitted in Lake Eildon National Park, so please be aware of your mooring location if you are taking a dog on board a houseboat. Dogs are only permitted in the Jerusalem Creek Camping Area and Delatite Arm Reserve, and must be under control at all times.

Motorbikes:

Trail bike riding is only permitted on formed roadways open to the public (this excludes the shores of the lake). All vehicles must be roadworthy, registered and you must be fully licenced.

PLEASE RESPECT THE AREA TAKE ALL RUBBISH HOME

Further Information:

Parks Victoria

46 Aitken Street, Alexandra. 3714
Phone: (03) 5772 0200 Fax: (03) 5772 1361.

Lake Eildon National Park

PO Box 211, Alexandra 3714
Phone: (03) 5772 2038 Fax: (03) 5772 2813.

Goulburn-Murray Water

19 High Street, Eildon 3713
Phone: (03) 5774 3900 Fax: (03) 5774 3990.

