

10.5 (a) Temporary Residency & (b) Sheds in the Low Density Residential Zone & Rural Living Zone

<i>Policy Title:</i>	(a) <i>Temporary Residency</i> (b) <i>Sheds in the Low Density Residential Zone and the Rural Living Zone</i>
<i>Date adopted:</i>	28/08/2012
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<i>Next Revision Due:</i>	<i>June 2017</i>

PURPOSE

This policy seeks to assist Council to address risk and improve safety within the built environment. More specifically, this policy seeks to ensure Council is consistent in its approach to addressing temporary residency and sheds on vacant land.

POLICY

It is policy that Council does not facilitate the unlawful establishment of sheds on vacant land or the temporary accommodation of sheds while a house is being constructed.

(a) Temporary Residency

Council does not support the temporary residency and/or occupancy of any structure on private land that does not have a Occupancy Permit for a dwelling as set out under Section 64 of the *Building Act* 1993.

(b) Sheds in the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ)

- A shed in the LDRZ or RLZ is only permitted in situations where it can be clearly demonstrated that the shed is associated with the occupation of a dwelling. A shed on vacant land in these zones is prohibited if not associated with a dwelling.
- Council will only consider issuing a planning permit for a shed where construction of a dwelling has commenced. As a minimum this would entail the successful completion of a footing and/or slab inspection (ie. first stage).
- The permit applicant will be required to provide evidence of the above to the satisfaction of the responsible authority.