

DISTRICT COUNCIL OF LOWER EYRE PENINSULA

Habitation of Sheds, Garages and other Outbuildings



“Working with our Rural & Coastal Communities”

	DEV-POL-04 - HABITATION OF SHEDS, GARAGES AND OTHER OUTBUILDINGS	Version No:	1.2
		Issued:	June 2019
		Next Review:	June 2020

Responsibility:	Development
Minutes reference:	C166 (1)
Applicable legislation:	Development Act 1993 Development Regulations 2008
Related Policies/Procedures/Codes:	DC Lower Eyre Peninsula Development Plan – current Consolidated Version Building Code of Australia and referenced Australian Standards
Review Frequency:	Following Council Election or upon legislative change

1. OVERVIEW

Council had historically granted approval for owners to reside in their sheds, garages and other outbuildings on a temporary basis whilst a primary dwelling is being constructed on the same allotment. Such approvals had usually been granted with specific time limits attached which were often tied to the completion of the primary dwelling.

With regard to the use of sheds, garages and other outbuildings for human habitation Council's Development Plan states:

Residential outbuildings, including garages and sheds, within townships and settlements should not be constructed unless in association with an existing dwelling.

Residential outbuildings should not be used for human habitation.

This Policy has been created in response to an increase in the number of owners disregarding the approval criteria and residing in their sheds, garages and other outbuildings; in many cases without even lodging a development application for a primary dwelling.

2. POLICY

This Policy applies to all areas within the District Council of Lower Eyre Peninsula.

2.1 No approval will be granted by Council for any person(s) to use a shed, garage or other outbuilding for temporary or permanent human habitation.



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SIGNED:
CEO

Date: 21 / 06 / 2019

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Mayor, DCLEP

Date: 21 / 06 / 2019

DOCUMENT HISTORY		
Version:	Issue Date:	Description of Change:
1.2	21/6/19	Adopted with minor amendments