



YOUNG SHIRE COUNCIL

**OCCUPATION OF SHEDS
AND CARAVANS**

POLICY

NO: 100

DATE ADOPTED: 15TH APRIL 2015

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1 INTRODUCTION/BACKGROUND

Post the repeal of the Young Shire Council Local Building Code, there is no longer any formal regulation of the occupation of sheds and caravans. This leaves Council in a position of not being able to practically regulate or consent to the temporary use of sheds.

Furthermore, there is no formal policy regarding the casual habitable use of sheds on properties as is provided for caravans, campers and tents in the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005. This type of casual habitable use is also provided for in this document.

2 PURPOSE/OBJECTIVES

This policy has been made to fulfil the need for regulation of the occupation of sheds and on-site caravans during the construction of dwellings across the Young Local Environment Plan Zones as follows. R1, RU1, RU4, R5, RU5 and E3.

The occupation of sheds during the construction phase of a dwelling will be regulated as conditions of the Determination of Consent for the proposed dwelling under the Environmental Planning and Assessment Act 1979

The casual habitable use of sheds on property with the appropriate zoning and in keeping with the effect of Clause 77(a) of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005, will also be recognised.

3 POLICY

Occupation of sheds and Caravans During Construction of Dwellings

Young Shire Council will consider an application for the occupation of sheds and/or on-site caravans only if the following conditions, in full, are met. The application must be as part of the Development Application for the proposed Dwelling or as a Modification of the Development Consent for the proposed dwelling.

All of the following conditions will apply to any consent for occupation;

- a) That the proposed temporary occupation be for the owner (and in the first instance related family members) of the property and that no third parties will take up permanent occupation of the structure; and
- b) That the property the shed/caravan is sited on, has a Development Consent in place and Construction Certificate issued for a dwelling; and
- c) The approved dwelling has been completed to the floor level (i.e.: concrete slab has been poured or the bearers and joists completed); and
- d) The approval will be reviewed after every six (6) month period at which time the owner will need to demonstrate proof of progress of the approved dwelling. This will be confirmed by Council through a site inspection; and

- e) That the property has an approved On-site Sewerage Management System installed or sewer connection; and
- f) That safe access has been established through the provisions of the subject consent or by making application to Council by way of a Works in A Road Reserve application; and
- g) That the shed or caravan, have adequate sanitary facilities and a food preparation area for the sustaining of amenity; and
- h) That on occupation of the approved dwelling the shed or caravan will be decommissioned so that habitation is no longer possible.

4 RESPONSIBILITY

Responsibility for this Policy is the Director of Planning, Environment and Strategic Services under delegation from Young Shire Council.

Date Adopted 15.04.15

Resolution No. 85/15