

# Building Regulations 2018 – Regulation 87 – Erection of Class 10a Buildings on Vacant Allotments

COUNCIL POLICY NO. 071

## 1. POLICY PURPOSE

The purpose of this policy is to control the erection of class 10a Buildings on vacant allotments on land other than the General Residential Zone or Low Density Residential Zone of the Gannawarra Planning Scheme. 10a Buildings on vacant allotments are prohibited in these zones.

## 2. POLICY

- 2.1 That Council approval shall not be granted unless evidence is provided that an application has also been made for the erection of a dwelling or building of another class and that the Building Permit has been issued for the dwelling or building of another class prior to the erection of the shed or the like.
- 2.2 That the dwelling or building of another class must be commenced within 12 months of the Building Permit being issued.
- 2.3 That this policy shall have no effect on Class 10a buildings otherwise approved under the Subdivision Act 1988.
- 2.4 That conditions 1 and 2 may be varied providing a Statutory Declaration stating that the shed shall not be used for habitation is completed to the satisfaction of the Director Infrastructure and Development.

## 3. POLICY REVIEW

Council will review this policy as required but always within twelve months after a general election of the Council. At the time of review, this policy was compliant with the Victorian Charter of Human Rights and Responsibilities Act 2006.

## 4. FURTHER INFORMATION

Members of the public may inspect all Council policies at Gannawarra Shire Council's Kerang and Cohuna offices or online at [www.gannawarra.vic.gov.au](http://www.gannawarra.vic.gov.au).

Any enquiries in relation to this policy should be directed to Director Infrastructure and Development on (03) 5450 9333.

Altus Folder – 3.000518

Originally adopted:	1997		
Reviewed:	25/10/2006	Minute Book Reference:	5366
Reviewed:	17/03/2010	Minute Book Reference:	7882
Reviewed:	17/04/2013	Minute Book Reference:	9849
Reviewed:	20/09/2017	Minute Book Reference:	12584
Reviewed:	21/11/2018	Minute Book Reference:	13752
Reviewed:	17/03/2021		
To be reviewed by:	2025		