

DEVELOPMENT GUIDELINES TOOMS LAKE SHACK SITES

INTRODUCTION

These Guidelines have been prepared to assist owners in the care and maintenance of existing shacks and surrounds (situated on Council land at Tooms Lake). These Guidelines may be varied by Council in special circumstances where strong justification is provided.

Shacks in this area were constructed over a number of years on private land near the shoreline at Halls Bay, Tooms Lake. It is believed there are 17 known shack sites and 12 known camping sites at Tooms Lake.

Increasing use of the shacks, and uncontrolled development in the 1970s, led to Council control of the land and separation into individually licensed sites. No new shacks have been permitted since that time.

In the mid-1980s, the State Government expressed concern at the possibility of effluent from the shacks contaminating the lake, which resulted in Council introducing a ban on any further development, and a requirement that all shacks be provided with an approved portable chemical or composting toilet.

SCOPE

These guidelines apply to all existing shacks situated on Council land at, Tooms Lake.

LICENCE

All sites are occupied by virtue of a licence agreement, which is subject to annual renewal. In summary, the licence conditions provide:-

- Annual licence renewal and fees
- Restriction on building works
- Restriction of waste disposal
- Restriction of licence transfer
- Restriction of fires and removal of vegetation
- Termination of the agreement

INTENT

- To protect Tooms Lake and the foreshore from contamination.
- To protect the amenity and viability of the shack settlement.
- To encourage and enable shackowners to carry out reasonable maintenance.
- There is no intention to require immediate compliance. Existing buildings may remain as these provisions refer to upgrading or extensions.
- The intention of these guidelines is to provide consistent controls for the maintenance and development of existing shacks.

GENERAL PRINCIPLES

- Shacks will be comparatively small in scale with simple form.
- Colour treatment will reflect natural surroundings.
- Private septic tank installations will not be approved.
- Vegetation will be retained unless it can be demonstrated to constitute a nuisance.
- No new shacks will be approved.

BUILDING

- 1 Alterations other than external painting shall require Council approval. External colour schemes shall reflect the natural colours of the area.
- 2 Buildings are to be generally rectangular with simple gable or hip roof forms.
- 3 Extensions to existing shacks will not be considered where the entire plot coverage will exceed 120m² inclusive of any porch, verandah, carport or outbuilding.
- 4 Each shack may contain an enclosed porch up to 5m².
- 5 Each shack may contain an attached deck or verandah up to 20m² and may exceed the width of the building by the width of one set of stairs/ramp(1m)
- 6 A verandah shall not be enclosed wholly or partly on more than one side, but may be roofed.
- 7 Exterior cladding shall be of an approved type and painted, if required, in accordance with an approved colour schedule. Existing shacks to comply with this requirement when next painted.
- 8 All outbuildings will be clad and/or painted to compliment the adjoining shack.
- 9 Each site will be entitled to a total area of 25m² shed space for storage of equipment, toilets and the like. This may be in one or more buildings but the total floor area shall not exceed 25m².
- 10 Roof and wall cladding in colours which strongly contrast with the surrounding environment will **not** be approved.
- 11 Sheds will not be approved closer to the foreshore than the existing shack.

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- 12 A carport may be approved at the discretion of Council where the remainder of the site is in compliance with these Guidelines.
 - 13 Application to carry out building work must be accompanied by a fee, to be determined by Council.
 - 14 Council will not guarantee approval for the replacement of totally demolished shacks on the same site, but **may consider** relocation to a different site if previous site unsuitable.
 - 15 Shacks that sustain accidental damage, may **at the discretion of the Council** be repaired in accordance with these guidelines and current building regulations.
 - 16 All shacks are to be fitted with a composting/chemical toilet, as approved by Council.
 - 17 Trees over 2m in height may only be removed with permission from Council. Where a tree is considered dangerous Council may require the owner to remove it or reduce the hazard.
 - 18 Access easements shall remain clear at all times.
 - 19 Private boat ramps and jetties will not be approved.

Disclaimer: Approval to carry out work under these Guidelines does not affect or diminish conditions or obligations imposed pursuant to the annual licence to occupy the site.

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