

Retaining shacks on Crown land and in national parks

Protecting Crown land

The Department for Environment and Water (DEW) has an active and risk-based compliance and enforcement regime.

This regime helps to protect Crown land against illegal activity that threatens environmental values or the enjoyment of people who access Crown land.

Your responsibilities

As a lessee of a shack on Crown land or in a national park, you must comply with the requirements of the lease agreement, the *Crown Land Management Act 2009* (CLMA) and all other relevant laws.

The department may cancel your lease if you:

- breach the conditions
- abandon the land
- cease paying rent
- obtained the lease by making false statements

Where a lessee does not comply, the department may terminate the lease or take compliance action.

Ancillary structures

Ancillary structures include structures like decks, sheds (including dry-land boathouses) and pergolas.

If you have an ancillary structure **located on the shack site**, regardless of whether you were given written approval, you will be permitted to retain them.

If the total combined footprint of the ancillary structures on a shack site exceed the lease footprint, the ancillary structures will need to be removed.

Any ancillary structures that are located off-site are required to be removed or relocated into the shack site lease area, provided the relocated ancillary structures still comply with the lease agreement, the requirements of the CLMA and all other relevant laws.

Unauthorised structures

Unauthorised structures are any structures that appeared to have been built or significantly modified on the shack site without written approval.

This includes any structures that were built or modified in ways that do not comply with the conditions in the lease agreement (e.g. the structure was built larger than what was approved).

If a structure on your shack site has been identified as being modified without approval or was built or modified in a manner that does not comply with conditions of the lease agreement, lessees must either:

- bring the structure into compliance with the lease
- remove the modification (e.g. remove the addition)
- remove the structure.

DEW will work with lessees to identify possible options, such as those described above, to ensure all structures comply with the lease agreement, the requirements of the CLMA and all other relevant laws.

This may require that a DEW officer visits your shack site to verify exact measurements of the structures and discuss options with you in person.

Contact

Members of the public can report an issue or concern regarding shack lease compliance by contacting the DEW Shacks Team on (08) 8204 1218 or DEWshacks@sa.gov.au

More information

For further information about the Retaining Shacks commitment please visit the [DEW Retaining Shacks webpage](#) or contact the DEW Shacks Team on (08) 8204 1218 or at DEWshacks@sa.gov.au. The DEW Shacks Team aims to respond to emailed questions within five working days.

<https://www.environment.sa.gov.au/topics/crown-land/retaining-shacks-commitment>