
Policy:	BUILDINGS – TEMPORARY ACCOMMODATION	DA-POL-02
Division:	Planning	
Responsible Officer:	Development Control Manager	

1. INTRODUCTION

Many people undertaking to build their own house often find themselves in temporary need of accommodation. Providing for temporary accommodation during the construction process can assist in addressing this issue.

2. POLICY OBJECTIVE

To provide guidelines for the use of structures for the purposes of temporary accommodation during the construction of a dwelling house.

3. POLICY SCOPE

This policy applies to all land within the Yass Valley Local Government Area.

4. POLICY PROVISIONS

4.1 All prior approvals to temporarily reside on any vacant land will be set aside.

4.2 The landowner shall submit an application for temporary accommodation.

4.3 Development Consent or Complying Development Certificate to erect a dwelling-house on the subject land must be approved by either Council or a Private Certifier.

4.4 A Construction Certificate together with full working plans, specifications and payment of all relevant fees must be submitted to and approved by Council prior to an application being lodged to temporarily occupy the subject land.

Note: This condition does apply if a Complying Development Certificate has been issued.

4.5 A maximum period of 12 months shall apply to any temporary accommodation approval granted by Council. Any approval shall not be extended after the expiration of 12 months except in extenuating circumstances

Note: The Applicant shall only be permitted to occupy a caravan, registrable or unregistrable moveable dwelling.

4.6 The Applicant will be permitted to use a Class 10 Building for the purposes of installing sanitary bathing, toilet and laundry facilities only. This building shall not be used for permanent human occupation.

4.7 The land, structure and all belongings/construction materials shall be kept in a clean and tidy state at all times. Council reserves the right to cancel any temporary accommodation approval if compliance with this condition is not achieved.

5. REVIEW

The review of this policy will take account of relevant legislation and State Government policies, best practice guidelines and Council plans and priorities.

This policy will be reviewed following each general election of Council and the Director Planning is responsible for arranging the completion of the review.

6. LEGISLATION AND LEGAL FRAMEWORK

This policy is to be read in conjunction with the following:

- *Environmental Planning & Assessment Act 1979*
- *Environmental Planning & Assessment Regulation 2005*
- Yass Valley Local Environmental Plan 2013

7. DEFINITIONS

Nil

8. RESPONSIBILITIES

Development assessment staff are required to take into account the provisions of this policy in relation to any Development Applications.

9. HISTORY

<i>EMT Review Date</i>	<i>Report to Council</i>	<i>Minute No.</i>	<i>Exhibition Period</i>	<i>Adoption</i>	<i>Rescission Date</i>
	20/12/1995			20/12/1995	
	11/04/2011	107		11/04/2011	
03/05/2007	10/10/2007	494		10/10/2007	
	25/07/2012	326		25/07/2012	
11/09/2019	23/10/2019	245		23/10/2019	

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