

## Installation of a moveable dwelling for temporary accommodation

Richmond Valley Council understands it will take our community a long time to recover from the 2022 floods. To assist, our Building Services team has prepared this fact sheet in relation to a temporary accommodation 'option' for residents who have been displaced from their homes, because of the flood.

People who have been displaced from their homes as a result of the flood can install a moveable dwelling, such as a caravan, on land without Council's approval for up to two (2) years in accordance with the *Local Government (Manufactured Homes Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021*.

A movable dwelling is defined under the Local Government Act and may include a *tent, caravan or van* or other *portable device* (whether on wheels or not), used for human habitation.

**Example:** Peter and Sue are unable to live in their home after it was significantly damaged in the flood. Peter and Sue can install and stay in a moveable dwelling, such as a caravan, on their own or their neighbours, friends or family members land (provided they have given owners consent) without Council approval for up to two years while they repair or rebuild their own home. If Peter and Sue wish to stay beyond two years, they will need to get Council approval.

The installation of a movable dwelling shall be subject to the following requirements/criteria:

1. the moveable dwelling shall be removed within 2 years after it is installed.
2. the moveable dwelling shall be maintained in a healthy and safe condition, not negatively affecting the amenity of adjoining properties.
3. the moveable dwelling shall be relocated off flood prone land in the event of a flood. In particular:
  - a. any moveable dwelling with wheels (i.e., caravan or van) shall be maintained in a road worthy condition and be able to be moved at short notice (i.e., have its tyres inflated).
  - b. any moveable dwelling with wheels shall have access to a vehicle with a tow bar to facilitate removal in the event of a flood; and
  - c. any manufactured home must have a plan in place for its removal in the event of a flood.
4. the moveable dwelling shall have installed at least one battery-operated smoke alarm, which is operational at all times.
5. a licenced plumber shall be engaged to connect any moveable dwelling to the sewer or on-site sewage management system.
6. The moveable dwelling shall not be located on the road reserve and/or public land without Council permission.

Council may also consider the temporary occupation / habitation of sheds or garages. People seeking to convert an existing shed, garage to a dwelling or even construct a new garage for temporary occupation, should contact Councils Development Concierge to discuss this option.

Should you require further information or wish to discuss the above, please visit contact us on 02 6660 0300 or [www.richmondvalleycouncil.nsw.gov.au](http://www.richmondvalleycouncil.nsw.gov.au)

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