



FACT SHEET – TEMPORARY ACCOMMODATION

Installation of a Moveable Dwelling for Temporary Accommodation

Lismore City Council understands that it will take our community a long time to recover from the 2022 floods. To assist, our Built Environment team has prepared this fact sheet in relation to a temporary accommodation 'option' for residents who have been displaced from their homes as a result 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 moveable 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. This can also include a *manufactured home*, **but this is not our preferred option on flood prone land, unless it has mobility on a trailer (or something similar) that allows for its timely relocation in the event of a flood emergency.**

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 moveable 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.
6. if the moveable dwelling is proposed to be located on an unsewered property with an existing on-site sewage management system (OSSMS) – **prior to occupation** a suitably qualified NSW Licenced plumber shall undertake a site assessment of the existing OSSMS to determine that the system design is adequate to manage the additional wastewater flow. A copy of the plumbers OSSMS site assessment is to be submitted to Council for record purposes. If drainage works are undertaken the licenced plumber is to submit a Notice of Completion of Works. **Please Note:** If the licenced plumbers site assessment determines that the existing OSSMS requires upgrading or a new system is recommended a Section 68 Application, supported by technical reporting in accordance with Councils On-site Sewage and Wastewater Management Strategy, will be required to be submitted to Council for assessment and approval **prior to the undertaking of any work.**

7. 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 Council on 66 250 500, to discuss this option.

Should you require further information or wish to discuss the above, please do not hesitate to contact Council's Built Environment team on 6625 0500.