



D6.17

**Installation of Unregistrable
Movable Dwellings and Rigid
Annexes in Caravan Parks on
Flood Liable Land**



D6.17 INSTALLATION OF UNREGISTRABLE MOVABLE DWELLINGS AND RIGID ANNEXES IN CARAVAN PARKS ON FLOOD LIABLE LAND

ENVIRONMENT AND PLANNING - DEVELOPMENT

POLICY OBJECTIVES

To minimise the incidence of hazards in regard to flooding in caravan parks on the basis of:

- i difficulty in evacuation
- ii lack of flood awareness, and
- iii susceptibility of caravans to damage and flooding.

POLICY STATEMENT

This policy applies to all caravan parks located within a designated 1% A.E.P. flood zone.

These requirements apply to the installation of:

- a Unregistrable Movable Dwelling (UMD's)
- b Registrable Movable Dwellings (RMD's)
- c Rigid Annexes on flood liable land.

Note: "Minimum specified Level" means as specified by Council being 500 mm above the designated 1% A.E.P. flood level.

- 1 All UMD's, except units existing at the commencement of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 shall be located with the floor level at the minimum specified level.
- 2 RMD's may be located with floor level below the minimum specified level subject to the units being maintained in a towable condition (draw bars attached, serviceable wheels) and subject to compliance with the requirements of item (g) of the "Flood Action Plan".
- 3 Rigid annexes, except existing units at the commencement of the Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005 shall be located with the floor level at the minimum specified level.
- 4 Flexible annexes may be located with the floor level below the minimum specified level subject to compliance with the requirements of item (h) of the "Flood Action Plan".

- 5 Park proprietors shall adopt and implement a "Flood Action Plan". The plan shall include the following:
- a Install and maintain permanent flood height markers at the specified minimum level (the level to be determined and certified by a registered surveyor).
 - b Establish within the park specific areas where due to the type of flooding or variation in ground levels, it is more favourable to site particular types of movable dwellings, ie:
 - i location of readily removed dwellings on low sites; and
 - ii location of UMD's with a free board above the flood height on high sites.
 - c Ensure advice concerning the possibility of flooding is given to all principal site occupiers (both long term and short term) at the time of commencing residency in the park.
 - d Establish a system of communication with the State Emergency Services in association with Council for receipt of any evacuation warning.
 - e Establish a system of communication (to issue warnings and other information) with all park residents to operate in the event of flooding or likely flooding.
 - f Establish, in co-operation with the State Emergency Services, an effective evacuation procedure for residents, movable dwellings and cars.
 - g Implement installation requirements for all movable dwellings (including caravans) on land likely to be flood effected which ensure that movable dwellings:
 - i have tie downs to prevent flotation - tie downs for dwellings to be evacuated should incorporate a quick easy to release design;
 - ii to be evacuated are maintained in a towable condition draw bars attached, serviceable wheels;
 - iii have services readily detachable (plumbing, electricity and gas) where evacuation is to occur; and
 - iv to be evacuated have annexes designed to facilitate easy evacuation of the caravan or towable unregistrable movable dwelling.

notwithstanding (g) above, a movable dwelling (and associated annexe) installed with a freeboard above the standard flood height which will not be evacuated in a flood, should be tied down but need not comply with other associated requirements for evacuation.

- h Implement installation requirements for all annexes on land likely to be flood effected which ensure that annexes:
- i have tie downs to prevent flotation if not evacuated - tie downs for annexes to be evacuated should incorporate a quick, easy to release design;
 - ii to be evacuated are maintained in a manner to facilitate evacuation;
 - iii have services readily detachable (plumbing, electricity and gas) where evacuation is to occur; and
 - iv which are intended to remain on the site when the dwelling is evacuated during a flood, are designed to be free standing and constructed with panels made of water resistant materials.

Notwithstanding (h) above, an annexe (and associated movable dwelling) installed with a freeboard above the standard flood height which will not be evacuated in a flood should be tied down but need not be constructed with panels of water resistant materials or comply with other associated requirements for evacuation.

(Min No 60/1989 - 31 January 1989)

(Min No 335/1993 - 23 March 1993)

(Min No 1366/1993 - 28 October 1993)

(Min No 651/1996 - 27 August 1996 - Review of Policies) No Change

(Min No 239/2000 – 24 October 2000 – Review of Policies) No Change

(Min No 214/2005 - 8 March 2005 - Review of Policies) No Change

(Min No 311/2009 - 5 May 2009 - Review of Policies)