

# Flood-affected caravan parks

September 2022

## Rebuild or replace? What you need to know

Tweed Shire Council's planning regulations aim to minimise damage from flooding in caravan parks while providing tenants of long term sites the opportunity to have adequate levels of convenience and security.

- **Motorhomes, caravans & campervans** (known as 'registerable moveable dwellings') do not require approval from Council to stay in caravan parks as they are road legal vehicles.
- **Relocatable or manufactured homes** are not allowed in caravan parks located on flood-prone land (flood-liable land). For more information, visit <https://www.tweed.nsw.gov.au/files/assets/public/documents/council/council-policies/unregisterable-moveable-dwellings-and-annexes-on-flood-liable-land.pdf>
- **Carports, awnings and other rigid structures** such as garden sheds, pergolas and decks require Council approval. Rigid annexes are not allowed in some caravan parks located in high-risk flood prone land – please check with your park manager. Structures must be easily removed at short notice to allow for safe evacuation.

You can find the 'Application for Structure- Caravan Parks and Manufactured Home Estates' and a schedule of [fees](#) online at [www.tweed.nsw.gov.au](http://www.tweed.nsw.gov.au)

## Tweed Shire Council's role

You must get Council's approval for any installation of rigid annexes and other structures.

More information may be found in Section 68 of the *Local Government Act 1993* (the Act) and the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021* (the Regulation).

If you have any questions, please call Council's Environmental Health Officers on (02) 6670 2400.

## Frequently asked questions

*Q. I have a home in a caravan park that is on flood prone land (flood liable land). It was damaged beyond repair in the floods. Can I rebuild or replace it with the same design?*  
No. Any new development must be lawful and meet current standards. Please refer to the above information for installing a motorhome, caravan or campervan.

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*Q. Can I repair my existing home that is in a caravan park on flood prone land (flood liable land)?* Repairs such as fixing a door, replacing security screens, and replacing internal floor and wall linings are all incidental to normal living and do not need Council approval (provided that such works occur on an existing lawful structure). Please note, replacing or rebuilding a relocatable or manufactured home is not allowed. Any new structure will need to be lawful and must meet current standards. Any structural change or proposed expansion requires Council approval under Section 68 of the *Local Government Act 1993*. Please call Council's Environmental Health Officers on (02) 6670 2400 if you have any questions.

*Q. I have already repaired my existing home (which is on flood-liable land). Can I raise its floor height?* No. If your home was historically a caravan or annex, it cannot be raised.

*Q. My home has been severely damaged. How can I get a structural assessment done?* Service NSW is providing support to property owners impacted by the recent floods. The Property Assessment and Demolition program will provide free structural assessments of eligible flood impacted properties. For properties found to be beyond economic repair and uninhabitable, demolition and removal of waste will be undertaken at no cost. The program will be available to insured and uninsured owners of property that has been assessed as being damaged (slight, moderate or severe) or destroyed. For more information, please visit [www.service.nsw.gov.au](http://www.service.nsw.gov.au)

## More information

This factsheet is a short summary to assist residents of flood affected caravan parks.

For further advice from Council's Environmental Health Officers, please call 02 6670 2400.

For medical, police or fire emergency call 000. For emergency assistance in a flood or storm, call the State Emergency Service (SES) on 132 500.