

Guidelines

Flood Controls for Caravan Park Accommodation

Version 1.0

Adopted by Council at its meeting on Thursday 11 December 2014

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Roads and Stormwater
Refer Version History

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Flood Controls for Caravan Park Accommodation

Objective

This Guideline seeks to clarify minimum habitable floor level requirements and related controls for caravan park accommodation on short term sites.

The areas it covers are:

- [Flood Risk Management Principles for Caravan Park Accommodation](#)
- [Controls for Flood Prone Caravan Park Development](#)

In cases of inconsistency with the Tweed Development Control Plan Section A3 - Development of Flood Liable Land, and the Unregistrable Moveable Dwellings and Annexes on Flood Liable Land Policy, this Interim Policy takes precedent.

Definitions

All definitions are in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005*, the *Environmental Planning and Assessment Act 1979 (as amended)* and relevant Environmental Planning Instruments unless otherwise specified below.

AEP: Average Exceedance Probability, the chance of a flood of a given or larger size occurring in any one year, expressed as a percentage.

Caravan park: means land (including a camping ground) on which caravans (or caravans and other moveable dwellings) are, or are to be, installed or placed.

Freeboard: is a factor of safety typically used in relation to the setting of floor levels.

Flood liable: land susceptible to flooding by the probable maximum flood event, that is, the floodplain.

Habitable floor level: level of the floor of habitable rooms, which are defined by the Building Code of Australia.

Background

In 2014 Council commissioned consultants Molino Stewart to undertake a review of Council's existing policies and controls relating to the development of flood liable land in caravan parks, specifically:

- Tweed Development Control Plan Section A3 - Development of Flood Liable Land (*the DCP*);
- Unregistrable Moveable Dwellings and Annexes on Flood Liable Land Policy (*the UMDs Policy*).

The Molino Stewart report (*Yeo, October 2014*) recommended various amendments to the DCP and UMDs Policy, noting a number of inconsistencies.

The review considered the New South Wales Flood Prone Land Policy, as set out in the Floodplain Development Manual (*the Manual*, DIPNR, 2005), and compared Tweed

Shire Council's approach with Councils with similar demands for caravan park development to establish industry best practice.

Guidelines

Flood Risk Management Principles for Caravan Park Accommodation

- P1. Accommodation on long-term sites is another form of residential development and therefore should adopt equivalent controls to those for normal residential development in the same locality in order to manage flood risk.
- P2. Short-term accommodation has a reduced frequency of use and is not a primary place of residence and therefore losses associated with flooding will not normally be as high as long-term sites.
- P3. Generally flood damage to privately owned commercial accommodation is more acceptable than damage to privately owned places of residence, as commercial operators have greater scope to make prudent commercial decisions about their risk exposure.
- P4. In recognition of the varying flood risk, lower minimum habitable floor level standards are appropriate when considering those forms of caravan park accommodation described in P2 and P3. (Refer C1).

Controls for Flood Prone Caravan Park Development

- C1. Where permissible under the DCP and the UMD Policy (as applicable), all new or replacement park owned relocatable homes installed on short-term sites and all new or replacement community buildings and ensuites must comply with a minimum habitable floor level of the 5% AEP flood plus 0.3m freeboard (to a minimum of 2.5m AHD).
- C2. All structures described under C1 must be designed, constructed and installed to structurally withstand flood events up to the 1% AEP flood (to a minimum of 2.6m AHD), including but not limited to protection against hydrostatic and buoyancy forces.
- C3. All building materials and related services (e.g. electrical wiring) below the minimum habitable floor level, as specified in C1, must be flood compatible.
- C4. All essential services (e.g. sewerage systems) for the caravan park must be suitably protected from flood damages up to the 1% AEP flood event (to a minimum of 2.6m AHD) to ensure rapid recovery post-flood event.

Related Legislation

- 1. Local Government Act 1993
- 2. Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Compliance

Not Applicable

Forms

Not Applicable

Review Period

This document shall remain in force until completion of a revision of the DCP and UMDs Policy to address the matters contained in the Guidelines.

Useful Links

<http://www.environment.nsw.gov.au/floodplains/manual.htm>

Version Control:

Version History		
Version #	Summary of changes made	Date changes made
1.0	Draft for Council consideration	7 November 2014
1.0	Adopted by Council on 11 December 2014	Amended 6/1/2014