

Pods on Private Property Program

Cabonne Shire

What is the Pods on Private Property Program?

The Pods on Private Property Program will provide temporary housing support to eligible residents of the Cabonne Shire who have had their homes severely impacted by the 2022 floods. The temporary housing will be provided in the form of modular homes known as pods. Pods will be provided at no cost by the NSW Government.

Pods can be located on private property for up to two years, depending on housing needs, to offer flood-affected residents appropriate time and support to settle back into long-term housing. This could include re-building or repairing homes, moving or finding a rental property.

There are a number of different pod configurations to suit different family types and needs. There are multiple providers of pods and suppliers of pods meaning the look of modular homes may vary. The pods are fully self-contained ranging from studios to three-bedroom units with internal facilities such as bathroom, kitchen and dining areas. Please see below some examples of pods:



How do I apply for a pod under the Pods on Private Property Program?

Applications are open from January 2023. If you are interested in applying for a pod under the Pods on Private Property Program, please contact housingtaskforce@resilience.nsw.gov.au

Who is eligible for the program?

The program is available for people impacted by severe flooding in the Cabonne Shire during November 2022. This program is not means tested; however, eligibility criteria does apply. The private property on which the pod is intended to be placed must be:

- Residential.
- Assessed by NSW Public Works as severely impacted by the November 2022 Cabonne Shire floods. This generally means the house on the property was made uninhabitable by the floods.
- Suitable for pod placement (see further details on suitability below).

Further to this, to be eligible for the program, you must:

- Be the owner of the property, and
- Have used the property as your primary place of residence immediately prior to the flood.

Tenants may be eligible for the program on a case-by-case basis, upon further consultation with landlords and the NSW Government.

Suitability

The pod must fit within your property boundary area, with no overhang across footpaths or onto median strips. You will need to have sufficient space to locate the pod in a flat area. You will also need access to power and water to connect to the pod.

Once the pod is delivered, it must not be moved. This may impact your ability to access other structures on your property and may obstruct access for tradespeople.

How will pods be allocated?

Pods will be allocated to eligible Cabonne Shire residents. Pods will be released in stages as they become available.

Is my pet allowed to live with me in a pod?

Domestic pets will be permitted to live with you in a pod on a case-by-case basis with consideration given to the type of animal and if they are suitable to the pod.

Accessing other housing support

Emergency Accommodation

If you need immediate housing support, you can call Service NSW on 13 77 88 or visit a local Recovery Centre.

At-home caravan program

The at-home caravan program is now open to flood-impacted residents in the Cabonne Shire. Any person who was a resident of the Cabonne Shire and whose primary place of residence is uninhabitable because of the flood, is eligible to apply for a caravan.

Properties must pass a suitability assessment to ensure they are safe and suitable to host a caravan.

Individuals who have signed a six-month agreement for the at-home caravan program and are also eligible for a pod can keep the caravan on their property until the pod leasing has commenced.

If you would like to apply for the at-home caravan program, please contact caravans@resilience.nsw.gov.au

What are my obligations if I receive a pod? Will there be any costs for me?

The NSW Government will cover the cost of pod installation and setup on behalf of the resident. The pod will be delivered and set up on the property (including connection to power and water at the property) at no additional cost. The resident will be responsible for the cost of ongoing services such as water and electricity.

The resident must abide by a hire agreement and is responsible for service costs through their regular property connections (such as water, electricity, sewage etc). Landowners are financially responsible for any breakages and repairs to the pod. If damage to the pod occurs, please do not attempt repairs yourself.

Who am I signing an agreement with?

Property owners will be signing a pod hire agreement with the NSW Reconstruction Authority.

How long is the pod provided for?

The pod will be provided for up to two years.

More Information

For more information, you can email housingtaskforce@resilience.nsw.gov.au or call 1300 003 227 to speak to a member of the team.