Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005

Division 3 Manufactured home estates

Subdivision 1 Land and dwelling site requirements

12 Minimum size of estate

A manufactured home estate must not have an area of less than one hectare or, if a lesser area is permitted by a relevant environmental planning instrument, that lesser area.

13 Community amenities

(1) Of the total land area of a manufactured home estate:
   (a) at least 10 per cent, or
   (b) such lesser proportion (but not less than 6 per cent) as the approval for the manufactured home estate may allow,

   must be reserved for recreation or other communal activities.

(2) In deciding whether to allow a lesser proportion, the council must have regard to the type and range of amenities to be provided and to such other matters as it considers relevant.

14 Size of dwelling sites

A dwelling site must have an area of at least 130 square metres.

15 Site identification

(1) A dwelling site must be numbered or identified and its site boundaries clearly delineated.

(2) The site identification must be conspicuous.

Subdivision 2 Setbacks

16 Dwelling sites to have road frontage

A dwelling site must have vehicular access to an access road.

17 Setbacks of community buildings

(1) A community building must not be located closer than 10 metres to the boundary of a manufactured home estate, or to the boundary of a dwelling site, unless the approval for the manufactured home estate so allows.

(2) The approval for a manufactured home estate must not allow a lesser distance than 10 metres unless the council is satisfied that the community building has been or will be properly screened, fenced, enclosed or otherwise treated.

(3) A community building must not in any case be located closer than 2 metres to the boundary of a manufactured home estate or to the boundary of a dwelling site.

18 Setbacks of dwelling sites from road frontages

(1) A dwelling site must not be located closer than 10 metres to a public road or 3 metres to any other boundary of the manufactured home estate unless the approval for the manufactured home estate so allows.

(2) The approval for a manufactured home estate must not allow a lesser distance than 10 metres unless the council is satisfied that the dwelling site has been or will be properly screened, fenced, enclosed or otherwise treated.

19 Use of buffer zones

Nothing in this Part prevents land within a buffer zone arising from the setbacks required by this Subdivision from being used:

(a) for community amenities, access roads, car parking spaces, footpaths or landscaping, or

(b) for any similar purpose allowed by the approval for the manufactured home estate.

Subdivision 3 Roads

20 Entrance and exit roads

(1) A road that forms an entrance to or exit from a manufactured home estate must be at least 8 metres wide.

(2) In the case of a divided road, the width of the sealed portion of the road on either side of the median strip must be at least 5 metres.

(3) The arrangement for the width of an entrance or exit road to taper into or meet the width of the sealed portion of the access roads leading to the entrance or exit may be specified in the approval for the manufactured home estate.

21 Width of roads

(1) The width of the road reserve must be:

   (a) at least 8.5 metres for a major access road, and

   (b) at least 6 metres for a minor access road.

(2) The width of the sealed portion of an access road must be:

   (a) at least 6 metres for a major access road, and

   (b) at least 4 metres for a minor access road.

(3) If a minor access road exceeds 80 metres in length, a passing bay or bays must be provided within the road reserve.

(4) Passing bays must be provided at intervals of not more than 100 metres.

(5) The width of the sealed portion of an access road at any point at which there is a passing or parking bay must be:

   (a) at least 8.5 metres for a major access road, and

   (b) at least 6 metres for a minor access road.

22 Speed restrictions as part of road design

Access roads must be so designed as to limit the speed at which vehicles may travel on them to:

(a) 30 kilometres per hour for major access roads, and
23 Visitor parking

(1) A manufactured home estate must contain no fewer visitor parking spaces than the following:
   (a) 8 spaces for a manufactured home estate containing not more than 35 sites,
   (b) 12 spaces for a manufactured home estate containing more than 35 sites but not more than 70 sites,
   (c) 16 spaces for a manufactured home estate containing more than 70 sites but not more than 105 sites,
   (d) 20 spaces for a manufactured home estate containing more than 105 sites, plus one additional space for each additional 7 sites (or part of a site) over 140.

(2) Each parking space is to have, at minimum, dimensions of:
   (a) 5.4 metres by 2.5 metres, in the case of angle parking, and
   (b) 6.1 metres by 2.5 metres, in any other case.

(3) Visitor parking spaces must be clearly identified as such.

24 Visitor parking for people with disabilities

(1) A manufactured home estate must contain at least one visitor parking space for people with disabilities.

(2) A manufactured home estate that contains more than 100 sites must contain at least one visitor parking space for people with disabilities for each 100 sites or fraction of 100 sites.

(3) Such parking is to be provided in accordance with AS/NZS 2890.1:2004, Parking facilities—Off street parking.

(4) Visitor parking spaces for people with disabilities must be clearly identified as such.

(5) Visitor parking spaces provided under this clause may be counted for the purposes of clause 23.

25 Road surfaces

All access roads, including all passing and parking bays, must have an all-weather sealed or other surface finish specified in the approval for the manufactured home estate, and must be adapted to the topography to allow for adequate drainage and to eliminate excessive grades.

26 Lighting

All access roads must be adequately lit between sunset and sunrise.

Subdivision 4 Utility services

27 Water supply

(1) A manufactured home estate:
   (a) must be connected to a mains water supply, or
   (b) must be provided with an alternative water supply service as specified in the approval for the manufactured home estate.

(2) A dwelling site:
   (a) must be connected to the water supply service for the manufactured home estate, and
(b) must be provided with a separate water meter and a separate water service isolating valve.

(3) The water supply service must comply with:
   (a) the Plumbing and Drainage Act 2011 and any regulations under that Act, and
   (b) the requirements of any relevant statutory body.

(4) The water supplied for human consumption or domestic purposes must comply with the Australian Drinking Water Guidelines published in 2004 by the National Health and Medical Research Council.

28 Sewerage

(1) A manufactured home estate:
   (a) must be connected to a main sewer, or
   (b) must be provided with an alternative sewage disposal system as specified in the approval for the manufactured home estate.

(2) A dwelling site must be connected to the sewage disposal system for the manufactured home estate.

(3) The sewage disposal system must comply with:
   (a) the Plumbing and Drainage Act 2011 and any regulations under that Act, and
   (b) the requirements of any relevant statutory body.

29 Drainage

(1) A manufactured home estate must be provided with a stormwater drainage system as specified in the approval for the manufactured home estate.

(2) A dwelling site:
   (a) must be connected with the stormwater drainage system for the manufactured home estate, or
   (b) must be provided with an on-site stormwater drainage system.

(3) A stormwater drainage system must comply with:
   (a) the Plumbing Code of Australia, and
   (b) the requirements of any relevant statutory body.

30 Electricity supply

(1) A dwelling site must be supplied with electricity from a reticulated electricity service by means of an electrical circuit connected to a separate electricity meter.

(2) Any such electrical circuit must be installed in accordance with the requirements of AS/NZS 3000:2000, Electrical Installations (known as the Australian/New Zealand Wiring Rules) as in force on 1 September 2005, except that the maximum capacity of the electrical circuit supplying a dwelling site need not be greater than 32 amperes if the site is provided with gas, whether by means of a reticulated gas service or by means of on-site gas containers.

(3) If a dwelling site is provided with electricity otherwise than by way of direct connection to the local electricity supply authority’s electricity main, the maximum amount that may be charged for the supply of electricity during a particular period is the amount that the standard retail electricity supplier for the relevant district would have charged under a standard form customer supply contract for that supply during that period.
31 Telephone lines

Telephone services, if available, must be provided in such a manner that a telephone connection is available to each dwelling site within the manufactured home estate.

32 Common trenches

A common trench may be used for the installation of services in accordance with guidelines provided in AMCORD.

Subdivision 5 General

33 Garbage removal

Arrangements specified in the approval for the manufactured home estate must be instituted and maintained for the removal of garbage and for the maintenance of garbage receptacles in a clean and sanitary condition.

34 Fire hydrants

(1) No part of a dwelling site or community building within a manufactured home estate may be situated more than 90 metres from a fire hydrant.

(2) Any fire hydrant located within a manufactured home estate must:
   (a) be a double-headed pillar-type fire hydrant, and
   (b) be maintained to the standard specified in the approval for the manufactured home estate.

35 Buildings

(1) A building must not be erected on a manufactured home estate unless the approval for the manufactured home estate so allows.

(2) The approval for the manufactured home estate is to allow only the following kinds of buildings to be erected on a manufactured home estate:
   (a) community buildings,
   (b) brick or masonry walls in the form of separating walls between adjoining manufactured homes or in the form of external facades to manufactured homes.

(3) The approval for a manufactured home estate is to allow the erection of a brick or masonry wall in the form of an external facade to a manufactured home only:
   (a) if the dwelling site on which the manufactured home is situated is a neighbourhood lot within the meaning of the Community Land Development Act 1989, and
   (b) the owner of the manufactured home is also the proprietor of the neighbourhood lot.

Note. The erection of a building (including a community building or brick or masonry wall) may require development consent under the Environmental Planning and Assessment Act 1979.

36 Use of manufactured home estates

(1) A manufactured home estate must not be used:
   (a) for any commercial purpose other than a manufactured home estate or an associated purpose, or
   (b) for the manufacture, construction or reconstruction of moveable dwellings.

(2) Nothing in this clause prevents a manufactured home from being used for exhibition purposes.
(3) This clause does not prevent the carrying out of work on a manufactured home that is installed in a manufactured home estate for the purpose of its renovation, maintenance or repair (such as painting, replacement of wall cladding or roof sheeting and the like).

37 **Community map**

The person who holds the approval to operate a manufactured home estate must provide the council with a copy of the current community map:

(a) as soon as practicable after any amendment is made to the map, and

(b) at such other times as the council may reasonably require.

38 **Access to approval and community map**

The holder of an approval to operate a manufactured home estate must ensure that copies of the following documents must be readily available for inspection without cost by any person in a location in the manufactured home estate specified in the approval for the manufactured home estate:

(a) the approval for the manufactured home estate,

(b) the current community map,

(c) this Regulation.