



## **Manufactured homes, relocatable homes and movable dwellings**

### **Assessment framework**

The installation of manufactured homes, caravans, campervans or tents may require approval from Council, depending on a number of factors including:

- whether or not the intended structure is within a manufactured home estate, caravan park or camping ground,
- the nature and extent of the proposed structure, and
- any constraints on the land on which the movable dwelling is to be installed.

However, to fast track simplistic developments, Council has identified a range of conditions that will allow exemptions.

***Please note:*** an exemption is subject to the installation being conducted in accordance with the *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation, 2005*.

As meanings for manufactured homes, relocatable homes and movable dwellings can somewhat overlap, below are listed legislative definitions taken from the *Local Government (Manufactured Home Estates Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* and *Local Government Act 1993*.

#### **A manufactured home:**

- (a) is a self-contained dwelling (that is, a dwelling that includes at least on kitchen, bathroom, bedroom, living area, toilet and laundry facilities)
- (b) comprises of one or more major sections
- (c) is not a motor vehicle, trailer or other registered vehicle authorised under the Roads Maritime Service (RMS) stipulated in the Road Transport Act 2013.

#### **A relocatable home is:**

- (a) a manufactured home, or
- (b) any other moveable dwelling (whether or not self-contained) that comprises one or more major sections, including any associated structure that forms part of the dwelling. This does not include a tent, caravan or campervan or any moveable dwelling that is a vehicle of a kind that is capable of being registered under the Roads Maritime Service (RMS) stipulated in the Road Transport Act 2013.

**A moveable dwelling** is:

- (a) any tent, or any caravan or other van or other portable device (whether on wheels or not), used for human habitation, or
- (b) a manufactured home, or
- (c) any transferrable, structure or object described by the regulations for the purposes of this definition.

### **Installation of relocatable homes within manufactured home estates, caravan parks or camping grounds**

Applications for the installation of relocatable homes within manufactured home estates, caravan parks or camping grounds are assessed under Council's [Local Approvals Policy](#).

The [Policy](#) allows for a number of exemptions that do not require Council approval. However, there are also several circumstances where approval from Council is required.

#### **Exemptions**

The [Local Approvals Policy](#) allows for most straightforward installations of relocatable homes within manufactured home estates, caravan parks or camping grounds to be exempt from requiring approval from Council. These include:

- the installation of a relocatable homes or associated structures be on a dwelling site within a caravan park, and
- the installation of a manufactured home be within a manufactured home estate (excluding installations on flood liable land, or of more than one storey in height).

Please consult Part 1 of the [Policy](#) for further information about the conditions of exemption for these activities.

#### **Approvals**

The [Policy](#) also stipulates a number of circumstances where the installation of relocatable homes within manufactured home estates, caravan parks or camping grounds require approval from Council. These include:

- the installation of manufactured homes or associated structures that are to be installed on flood liable land, and
- the installation of manufactured homes of more than one storey.

Please consult Part 3 of the [Policy](#) for information regarding the application process for installations of this nature. Part 2 also contains information regarding the considerations Council will make when determining applications.

## **Exemptions for Manufactured Homes outside of a manufactured home estates, caravan parks or camping grounds**

The installation of manufactured homes that are to be utilized as a principle dwelling on land outside of manufactured home estates, caravan parks or camping grounds require Development Consent under the [Lake Macquarie Local Environmental Plan 2014](#). Please be aware that when all requirements have been met for Development Consent under the Lake Macquarie Local Environmental Plan 2014 the manufactured home is exempt from requiring a separate approval under the [Local Approvals Policy](#).

Please consult Council's website for further information regarding the processes involved in lodging a [Development Application](#) with Council.

## **Installation of tents, caravans or campervans**

### **Short term occupations**

The [Policy](#) specifies that the short-term occupation of a limited number of caravans, campervans or tents on any privately owned land may be exempt from requiring approval from Council. Please consult Part 1 of the [Policy](#) for further information regarding the number of caravans, campervans or tents.

### **Exemptions**

The [Policy](#) also specifies exemption criteria for the following activities related to tents, caravans and campervans:

- the installation of a caravan, tent or annexe on a dwelling site within a caravan park,
- the installation of a tent on a campsite within a camping ground,
- the installation of a campervan on a dwelling site within a caravan park, or on a campsite within a camping ground, and
- caravans or campervans that are occupied by seasonal workers on pastoral or agricultural land on land owned by the employer.

Please consult Part 1 of the [Policy](#) for further information regarding these activities and the associated exemption conditions.

### **Approvals**

The installation of associated structures (i.e.; any structure other than caravans, campervans or tents) that are to be installed on [flood liable land](#) require the prior [approval of Council](#).