

LOCAL GOVERNMENT (MANUFACTURED HOME ESTATES, CARAVAN PARKS, CAMPING GROUNDS AND MOVEABLE DWELLINGS) REGULATION 2021

PART 2 MANUFACTURED HOME ESTATES AND MANUFACTURED HOMES

Division 2 Approvals and exemptions

Subdivision 1 Operation of manufactured home estates

6 Factors for consideration before approval is granted

Objectives/Requirements	Complies?
<p>(1) <i>The council must not grant an approval unless satisfied the manufactured home estate will be designed, constructed, maintained and operated in accordance with Division 3.</i></p>	<p>Noted – A drafted Section 68 Application (including Section 82 Objection) to operate the MHE is provided in Appendix B. This application seeks to extend the 'build onsite' model that was given concurrence by DPHI (dated 27/09/2024) for the original MHE development at 40-80 Chapmans Road (see Appendix B1).</p> <p>The development can be generally be undertaken in accordance with Division 3 of the LG Reg 2021. However, we request Council consider this Division in the context that the Section 82 Objection provides for Council to be satisfied with a standard other than that provided for by Division 3 of the LG Reg 2021 enabling the relocatable home to be erected onsite. See Appendix B.</p>
<p>(2) <i>Before approving the operation of a manufactured home estate on flood liable land, the council must consider the principles in the Floodplain Development Manual.</i></p>	<p>Yes – The principles in the Floodplain Development Manual have been considered through the preparation of this DA. Royal Haskoning DHV has prepared a Flood Impact Assessment and Hydrological Investigation considering the Tuncurry locality and impacts on the site (see Appendix L). A Flood Evacuation Plan has been prepared in consideration of the manual (see Appendix L1).</p>

7 Conditions of Approval

Objectives/Requirements	Complies?
<p><i>An approval is subject to the condition that the manufactured home estate is designed, constructed, maintained and operated in accordance with Division 3.</i></p> <p>Note— <i>The council may also impose conditions on the grant of an approval under the Act, section 94.</i></p>	<p>Noted – The clause must be taken into consideration in the context that the Section 82 Objection provides for Council to be satisfied with a standard other than that provided for by Division 3 of the LG Reg 2021.</p>

Subdivision 2 Installation of manufactured homes and associated structures in manufactured home estates	
9 Installations for which approval is not required	
Objectives/Requirements	Complies?
<p>(1) A person may, without an approval—</p> <p>(a) install a manufactured home on land within a manufactured home estate if the home is—</p> <p>(i) designed, constructed and installed in accordance with Division 4, and</p> <p>(ii) not occupied by a person until a certificate of completion has been issued, or</p> <p>(b) install an associated structure on land within a manufactured home estate if the structure is designed, constructed and installed in accordance with Division 4.</p>	<p>Yes – The subject DA seeks consent for the establishment of an MHE. All future manufactured homes and associated structures will be installed in accordance with Division 4, and manufactured homes will not be occupied prior to a certificate of completion being issued.</p>
<p>(2) The installation must be carried out by, or with the consent of, the holder of the approval.</p>	<p>Noted – This DA seeks to obtain consent for the operation of a MHE over proposed Lot 1. The future installation of any manufactured homes or associated structures will be carried out by, or with the consent of the holder of the approval.</p>
<p>(3) This section does not apply—</p> <p>(a) if the council has given the holder of the approval written notice that the land is flood liable land—to the installation of a manufactured home on flood liable land, or</p> <p>(b) to the installation of a manufactured home or associated structure exceeding 1 storey.</p>	<p>Noted – Subject to future approval conditions.</p>
10 Installation on flood liable land	
Objectives/Requirements	Complies?
<p>Before approving the installation of a manufactured home or associated structure exceeding 1 storey, the council must consider the likely impact on the amenity of—</p> <p>(a) occupiers of adjoining manufactured homes, and</p> <p>(b) occupiers of land adjoining the manufactured home estate.</p>	<p>N/A – No structures exceeding one storey are proposed.</p>

Division 3 Manufactured home estates	
Subdivision 1 Land and site requirements	
12 Minimum size of estate	
Objectives/Requirements	Complies?
<p><i>A manufactured home estate must not have an area of less than—</i></p> <p>(b) 1 hectare, or</p> <p>(c) if a lesser area is permitted on the land by an environmental planning instrument, the lesser area.</p>	<p>Yes – The MHE is proposed over proposed Lot 1 which has a total area of 18.11ha.</p>
13 Community amenities	
Objectives/ Requirements	Complies?
<p>(1) <i>A minimum of 10% of the total land area of a manufactured home estate must be reserved for recreation or other communal activities.</i></p>	<p>Yes – 16.3% of the total area of the MHE development footprint is reserved for recreation and other communal activities.</p>
<p>(2) <i>The council may allow a lower percentage, not less than 6% of the total land area of the manufactured home estate, to be reserved for recreation or other communal activities.</i></p>	<p>N/A – See above.</p>
<p>(3) <i>Before allowing a lower percentage, the council must consider—</i></p> <p>(b) <i>the type and range of amenities to be provided, and</i></p> <p>(c) <i>other matters the council considers relevant.</i></p>	<p>N/A – See above.</p>
14 Size of dwelling sites	
Objectives/ Requirements	Complies?
<p><i>A dwelling site must have an area of at least 130 square metres.</i></p>	<p>Yes – All proposed dwelling sites have an area greater than 130 square metres. See Appendices C1 and D.</p>
15 Site identification	
Objectives/ Requirements	Complies?
<p>(1) <i>A dwelling site must be numbered or identified with its site boundaries clearly outlined.</i></p>	<p>Yes – All dwelling sites will be numbered and have clearly identified site boundaries.</p>
<p>(2) <i>The site identification must be easily recognised.</i></p>	<p>Yes – Site identification will be designed to be easily recognised.</p>

Subdivision 2 Setbacks	
16 Dwelling sites to have road frontage	
<i>Objectives/ Requirements</i>	<i>Complies?</i>
<i>A dwelling site must have vehicular access to an access road.</i>	Yes – All dwelling sites are orientated to have vehicular access to a road.
17 Setbacks of community buildings	
<i>Objectives/ Requirements</i>	<i>Complies?</i>
(1) <i>A community building must not be located closer than 10 metres to the boundary of a manufactured home estate or dwelling site.</i>	Yes – The community facility building is located at a distance greater than 10m to the boundary of the MHE and all dwelling sites. See Appendix C1 and D .
(2) <i>The council may allow a lesser distance of at least 2 metres if satisfied the community building has been or will be properly screened, fenced, enclosed or otherwise treated.</i>	Yes – The temporary community building will be positioned on the site to accommodate a greater than 2m setback from the boundary of the MHE, and will have a greater than 10m setback from a dwelling site. We request Council permit this reduced setback noting that this will be a temporary community facility, whilst the main club house is constructed. This temporary facility has been appropriately screened from Chapmans Road through landscaping.
18 Setbacks of dwelling sites from road frontages	
<i>Objectives/ Requirements</i>	<i>Complies?</i>
(1) <i>A dwelling site must not be located closer than—</i> <i>(a) 10 metres to a public road, or</i> <i>(b) 3 metres to another boundary of the manufactured home estate.</i> (2) <i>The council may allow a lesser distance if satisfied the dwelling site has been or will be properly screened, fenced, enclosed or otherwise treated.</i>	No – A variation is also sought from MidCoast Council to clause 18 of the MHE Regs which permits a dwelling site to be setback less than 10m of a boundary if the dwelling site will be properly screened, fenced, enclosed, or otherwise treated. The boundary fence along Chapman Road affecting these northern lots will be set back 6m from the boundary (as permitted in the approved Stage 1 plans), as these dwelling sites are to be appropriately screened and fenced, and suitably landscaped. See Appendices C1, D and G .
19 Use of buffer zones	
<i>Objectives/ Requirements</i>	<i>Complies?</i>
<i>Nothing in this Part prevents land within a required setback from being used for—</i> <i>(a) community amenities, access roads, car parking spaces, footpaths or landscaping, or</i> <i>(b) a similar purpose allowed by the council.</i>	Noted – Some land within required setbacks is proposed to be used for landscaping and a footpath.

Subdivision 3 Roads	
20 Entrance and Exit Roads	
<i>Objective/ Requirements</i>	<i>Complies?</i>
(1) A road forming an entrance to or exit from a manufactured home estate must be at least 8 metres wide.	Yes – See below.
(2) For 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.	Yes – The width is compliant. The sealed entry road is 5.1m wide, and the sealed exit is 5.2m wide. There is an approximate 5.3m median strip between the entry and exit roads. See Appendix G .
(3) The council may specify, in an approval, the way in which an entrance or exit road must meet the sealed portion of other access roads.	Noted – this can be conditioned as part of the DA consent.
21 Width of roads	
<i>Objective/ Requirements</i>	<i>Complies?</i>
(1) The width of the road reserve must be at least – (a) 8.5 metres for a major access road, and (b) 6 metres for a minor access road.	Yes – The width of all road reserves are at least 8.5m for the major access roads and 6m for minor access roads. See Appendix G
(2) The width of the sealed portion of an access road must be at least— (a) 6 metres for a major access road, and (b) 4 metres for a minor access road.	Yes – The sealed portion of all access roads are 6 metres wide except for the perimeter road which is 8m wide.
(3) If a minor access road exceeds 80 metres in length, a passing bay must be provided within the road reserve.	N/A – The access road is less than 80m in length.
(4) Passing bays must be provided at intervals of no more than 100 metres.	N/A
(5) The width of the sealed portion of an access road at a passing or parking bay must be at least— (a) 8.5 metres for a major access road, and (b) 6 metres for a minor access road.	N/A
22 Speed restrictions as part of the road design	
<i>Objectives/ Requirements</i>	<i>Complies?</i>
Access roads must be designed to limit the speed at which vehicles may travel on the roads to— (a) 30 kilometres per hour for major access roads, and (b) 15 kilometres per hour for minor access roads.	Yes – Roads will be designed to limit the speed of vehicles to 15km/hr. Speed limit signage is expected to be appropriately displayed.

23 Visitor parking	
Objectives/ Requirements	Complies?
<p>(1) A manufactured home estate must contain at least the following number of visitor parking spaces—</p> <p>(a) for a manufactured home estate containing no more than 35 sites—8 spaces,</p> <p>(b) for a manufactured home estate containing more than 35 sites, but no more than 70 sites—12 spaces,</p> <p>(c) for a manufactured home estate containing more than 70 sites, but no more than 105 sites—16 spaces,</p> <p>(d) for a manufactured home estate containing more than 105 sites—20 spaces plus 1 additional space for every 7 sites above 140 sites.</p>	<p>Yes – The proposed MHE has 283 long term sites and therefore requires 41 visitor parking spaces. The estate has provided 48 visitor parking spaces and is therefore in excess of that required.</p>
<p>(2) Each parking space must have minimum dimensions of—</p> <p>(a) for angle parking—5.4 metres by 2.5 metres, or</p> <p>(b) otherwise—6.1 metres by 2.5 metres.</p>	<p>Yes – All visitor spaces have been designed to have the minimum dimensions of 6.1m by 2.5m.</p>
<p>(3) Visitor parking spaces must be clearly identified.</p>	<p>Yes – All visitor parking areas are able to be clearly identified through signage.</p>
24 Visitor parking for people with disabilities	
Objectives/Requirements	Complies?
<p>(1) A manufactured home estate must contain—</p> <p>(a) at least 1 visitor parking space for people with a disability (a disabled parking space), or</p> <p>(b) If the manufactured home estate contains 100 sites or more—at least 1 additional disabled parking space for—</p> <p>(i) the first 100 sites, and</p> <p>(ii) every further 100 sites, and</p> <p>(iii) a remaining part, if any, of 100 sites.</p>	<p>Yes – The proposed MHE requires at least three disabled parking spaces, and four have been provided.</p>
<p>(2) A disabled parking space must be –</p> <p>(a) provided in accordance with AS/NZS 2890.1:2004, <i>Parking facilities, Part 1: Off-street parking</i>, and</p> <p>(b) clearly identified as a disabled parking space.</p>	<p>Yes – All disabled parking spaces are to be provided in accordance with the relevant Australian Standards and will be clearly identified as a disabled parking. See Appendix Z Access Report.</p>
<p>(3) A disabled parking space may be counted as a visitor parking space.</p>	<p>Noted – Disabled parking spaces have been included in the visitor parking space count.</p>
25 Road surfaces	
Objectives/Requirements	Complies?
<p>All access roads, including all passing and parking bays, must –</p> <p>(a) have an all-weather sealed or other surface finish specified in the approval, and</p>	<p>Yes – All access roads will have an all-weather sealed surface and be adaptable to the land to enable adequate drainage and access requirements.</p>

(b) be adapted to the land to enable adequate drainage and remove excessive grades.	
26 Lighting	
Objectives/Requirements	Complies?
<i>All access roads must be adequately lit between sunset and sunrise.</i>	Yes – Street lighting will be provided to ensure all access roads are adequately lit between sunset and sunrise.
Subdivision 4 Utility services	
27 Water Supply	
Objectives/Requirements	Complies?
(1) <i>A manufactured home estate must be— (a) connected to a mains water supply, or (b) provided with an alternative water supply service as specified in the approval.</i>	Yes – The MHE will be connected to a mains water supply. See Concept Servicing Plan in Appendix G .
(2) <i>A dwelling site must be— (a) connected to the water supply service for the manufactured home estate, and (b) provided with— (i) a separate water meter, and (ii) a separate water service isolating valve.</i>	Yes – All dwelling sites will be connected to the water supply service for the MHE and are capable of being provided with a separate water meter, and separate water service isolating valve. See Appendix G .
(3) <i>The water supply service must comply with— (a) the Plumbing and Drainage Act 2011 and the regulations made under that Act, and (b) the requirements of a relevant statutory body.</i>	Noted – The water supply services will be provided in compliance with the relevant regulations and requirements.
(4) <i>The water supplied for human consumption or domestic purposes must comply with the Australian Drinking Water Guidelines 6 published in October 2011 by the National Health and Medical Research Council.</i>	Noted – All relevant drinking water guidelines will be complied with.
28 Sewerage	
Objectives/Requirements	Complies?
(1) <i>A manufactured home estate must be— (a) connected to a main sewer, or (b) provided with an alternative sewage disposal system as specified in the approval.</i>	Yes – Adequate arrangements will be made to connect the MHE to a main sewer. See Appendix G .

(2) <i>A dwelling site must be connected to the sewage disposal system for the manufactured home estate.</i>	Yes – All dwelling sites are to be connected to reticulated sewerage.
(3) <i>The sewage disposal system must comply with— (a) the Plumbing and Drainage Act 2011 and the regulations made under that Act, and (b) the requirements of a relevant statutory body.</i>	Noted – All dwelling sites are to be connected to reticulated sewerage and will comply with the relevant regulations and requirements.
29 Drainage	
Objectives/Requirements	Complies?
(1) <i>A manufactured home estate must be provided with a stormwater drainage system as specified in the approval.</i>	Yes – A Water Cycle Management plan has been prepared and is provided in Appendix H .
(2) <i>A dwelling site must be— (a) connected with the stormwater drainage system for the manufactured home estate, or (b) provided with an on-site stormwater drainage system.</i>	Yes – All dwelling sites will be adequately connected to the stormwater drainage system within the estate.
(3) <i>A stormwater drainage system must comply with— (a) the Plumbing Code of Australia, and (b) the requirements of a relevant statutory body.</i>	Yes – Stormwater drainage for the site has been designed in compliance with the relevant provisions.
30 Electricity supply	
Objectives/Requirements	Complies?
(1) <i>A dwelling site must be supplied with electricity from a reticulated electricity service by an electrical circuit connected to a separate electricity meter.</i>	Yes – All dwelling sites will be adequately connected to a reticulated electricity service. See Appendix G .
(2) <i>The electrical circuit must be installed in accordance with the Australian/New Zealand Wiring Rules.</i>	Yes – The electrical circuit will comply with the relevant requirements.
(3) <i>The maximum capacity of the electrical circuit supplying a dwelling site is not required to be more than 32 amperes if the site is provided with gas, whether by a reticulated gas service or on-site gas containers.</i>	Noted
(4) <i>If a dwelling site is provided with electricity otherwise than by a direct connection to the local electricity supply authority's electricity main, the occupant of the dwelling site may only be charged reasonable charges for the supply of the electricity.</i>	N/A – It is expected that all dwelling sites will be connected to the local electricity supply. Council will likely send a referral to Essential Energy.
31 Telephone lines	
Complies?	Complies?
<i>Telephone services, if available, must be provided by a telephone connection that is available to each dwelling site within the manufactured home estate</i>	Yes – All dwelling sites will be provided with a telephone connection.

32 Common trenches	
Objectives/Requirements	Complies?
<i>A common trench may be used for the installation of services in accordance with guidelines provided in AMCORD.</i>	Noted
Subdivision 5 General	
33 Garbage removal	
Objectives/Requirements	Complies?
<i>Arrangements specified in an approval must be implemented and maintained— (a) for the removal of garbage, and (b) to keep garbage receptacles in a clean and sanitary condition</i>	Noted – It is expected that the garbage removal arrangement specified in an approval will be implemented and maintained. Garbage removal from each dwelling site can be undertaken throughout the estate.
34 Fire hydrants	
Objectives/Requirements	Complies?
<i>(1) No part of a dwelling site or community building within a manufactured home estate may be located more than 90 metres from a fire hydrant.</i>	Yes – Fire hydrants will be located throughout the site to ensure no part of a dwelling site or community building is located more than 90m from a fire hydrant.
<i>(2) A fire hydrant located within a manufactured home estate must be— (a) a double-headed pillar-type fire hydrant, and (b) maintained to the standard specified in the approval.</i>	Noted
35 Buildings	
Objectives/Requirements	Complies?
<i>(1) A building must not be erected on a manufactured home estate unless the approval allows the erection of the building.</i>	Noted – The subject DA seeks the approval for the erection of a several buildings – maintenance shed, caravan wash bay, and the community centre, see Appendix E . The proposed buildings are permissible with development consent in the R2 Low Density Residential zone, and will be subject to detailed design.
<i>(2) An approval may allow only the following kinds of buildings to be erected on the manufactured home estate— (a) community buildings, (b) brick or masonry walls to erect— (i) separating walls between adjoining manufactured homes, or (ii) external facades to manufactured homes.</i>	Yes – Several buildings are proposed for approval as part of the DA – maintenance shed, caravan wash bay and the community centre. The details for these buildings have been included in the Architectural Plans, see Appendix E , and will be subject to detailed design.

<p>(3) The approval may allow the erection of a brick or masonry wall to erect an external facade to a manufactured home only if—</p> <p>(a) the dwelling site on which the manufactured home is located is a neighbourhood lot, and</p> <p>(b) the owner of the manufactured home is the owner of the neighbourhood lot.</p> <p>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.</p> <p>(4) In this section— neighbourhood lot has the same meaning as in the Community Land Development Act 1989.</p>	<p>Noted</p>
36 Use of manufactured home estates	
Objectives/Requirements	Complies?
<p>(1) A manufactured home estate must not be used—</p> <p>a) for a commercial purpose other than a manufactured home estate or an associated purpose, or</p> <p>b) for the manufacture, construction or reconstruction of moveable dwellings.</p>	<p>Yes – The MHE will not be used for commercial purpose other than as an MHE or for an associated purpose.</p> <p>A Section 82 Objection has been lodged with the DA application as Allam proposes that relocatable homes located within the MHE will be erected onsite rather than offsite as required by Clause 36(1)(b) being consistent with the previous concurrence granted for the Stage 1 site by DPHI on 27/09/2024. See Appendices B and B1.</p>
<p>(2) A manufactured home may be used for exhibition purposes.</p>	<p>Yes – Three of the future manufactured homes will be used temporarily for exhibition purposes; including one sales office and two display homes (see Appendix C).</p>
<p>(3) A manufactured home installed in a manufactured home estate may be renovated, maintained and repaired.</p>	<p>Noted</p>
37 Community Map	
Objectives/Requirements	Complies?
<p>The holder of an approval must provide the council with a copy of the community map for the manufactured home estate—</p> <p>(a) as soon as practicable after an amendment is made to the map, and</p> <p>(b) at other times reasonably required by the council.</p>	<p>Noted. A community plan will be prepared as part of the s.68 Approval to Operate.</p>

38 Access to approval and community map	
Objectives/Requirements	Complies?
<p><i>The holder of an approval must ensure that copies of the following documents are available for inspection, free of charge, by an occupant of the manufactured home estate—</i></p> <ul style="list-style-type: none"> <i>(a) the approval for the manufactured home estate,</i> <i>(b) the current community map,</i> <i>(c) this Regulation</i> 	Noted
Division 4 Manufactured homes and associated structures	
Subdivision 1 General	
39 Specifications for design, construction, installation, modification and extension of manufactured homes and associated structures	
Objectives/Requirements	Complies?
<i>(1) The Minister may, by order published in the Gazette, establish specifications for the design, construction, installation, modification and extension of manufactured homes and associated structures.</i>	Noted
<i>(2) The specifications may adopt, with or without modification, the provisions of a rule, standard or code of practice.</i>	Noted
<i>(3) A manufactured home or associated structure must be designed, constructed, installed, modified and extended in accordance with the specifications.</i>	Noted
40 Installation allowed only on dwelling sites	
Objectives/Requirements	Complies?
<p><i>(1) A manufactured home must only be installed in a manufactured home estate on a dwelling site.</i></p> <p><i>(2) This section does not apply to a manufactured home that is used only—</i></p> <ul style="list-style-type: none"> <i>(a) for a community amenity, or</i> <i>(b) as a manager's or caretaker's office or residence.</i> 	Yes – All future manufactured homes will be installed on dwelling sites within the MHE.

41 Manufactured homes to be constructed and assembled off-site	
Objectives/Requirements	Complies?
<p>(1) A manufactured home must not be installed on a dwelling site unless each major section of the manufactured home is—</p> <ul style="list-style-type: none"> (a) constructed and assembled at a place of manufacture outside the manufactured home estate, and (b) transported to the manufactured home estate from the place. 	<p>Noted –The Section 82 Objection proposes that the relocatable dwellings located within the MHE will be constructed onsite rather than offsite as required by Clause 36(1)(b). See Appendix B.</p>
<p>(2) The following work may be carried out on the dwelling site—</p> <ul style="list-style-type: none"> (a) the fixing of cornices, (b) the setting of wall lining joints, (c) the fitting of skirting boards and architraves, (d) the grouting of tile. 	<p>Noted</p>
42 Installation allowed only if dwelling site is properly serviced	
Objectives/Requirements	Complies?
<p>A manufactured home must not be installed on a dwelling site unless the dwelling site complies with Division 3</p>	<p>Yes – All dwelling sites can comply with the provisions of Division 3 of the LG Reg 2021, and will be assessed as part of any s.68 application for installation of the manufactured/relocatable home.</p>
43 Density	
Objectives/Requirements	Complies?
<p>No more than 1 manufactured home may be installed on 1 dwelling site.</p>	<p>Yes – Only one future manufactured home will occupy one dwelling site.</p>
44 Setbacks for manufactured homes	
Objectives/Requirements	Complies?
<p>A manufactured home must not be located—</p> <ul style="list-style-type: none"> (a) within 1 metre of a road reserve, or (a) within 2 metres of the boundary of the manufactured home estate. 	<p>Yes – The proposed Allam Estate Plan shows that a preliminary investigation into dwelling types, shows that all future manufactured homes are capable of compliance with the setback requirements. See Appendices D1 and G.</p>

45 Site coverage	
Objectives/Requirements	Complies?
<p>(1) A manufactured home must not be installed on a dwelling site if the manufactured home floor area is more than 65% of the site area.</p> <p>(2) If there is no carport or garage on the dwelling site, the site must contain an area—</p> <ul style="list-style-type: none"> (a) with minimum dimensions of 6 metres by 3 metres, and (b) accessible from an access road, and (c) used for car parking. <p>(3) In this section—</p> <p>manufactured home floor area means—</p> <ul style="list-style-type: none"> (a) the area occupied by— <ul style="list-style-type: none"> (i) the manufactured home, and (ii) associated structures or other buildings, excluding areas without a roof, and <p>if there is no carport or garage on the dwelling site—an area of 18 square metres</p>	<p>Yes – All MHE sites are capable of accommodating manufactured homes that occupy less than 65% of the site area. All manufactured homes will be provided with a single or double garage for car parking space. See Appendices D1 and G.</p>
46 Minimum open space requirements for dwelling sites	
Objectives/Requirements	Complies?
<p>(1) A dwelling site must contain at least 30 square metres of open space.</p> <p>(2) An open space must include at least 1 area with minimum dimensions of 3 metres.</p> <p>(3) In calculating the area of open space in a dwelling site, a space with a width or length of less than 2 metres must not be included.</p> <p>(4) In this section—</p> <p>open space means space on which there is no building, structure or car parking space.</p>	<p>Yes – All dwelling sites are capable of compliance within the minimum open space requirements. See Appendices D1 and G.</p>
47 Site boundary arrangements	
Objectives/Requirements	Complies?
<p>(1) A manufactured home (the proposed manufactured home) must not be installed within 1 metre of the boundary of an adjoining dwelling site unless—</p> <ul style="list-style-type: none"> (a) it is not practical to install a manufactured home on the part of the adjoining site that is within 2 metres of the proposed manufactured home, and (b) a minimum 1 metre wide access will be provided along each external wall of the proposed manufactured home. <p>(2) This section does not apply to the installation of semi-detached manufactured homes on adjoining dwelling sites if they are separated by construction that complies with the fire safety and sound insulation provisions relating to class 1 buildings in the ABCB Housing Provisions Standard, Parts 9.3 and 10.7</p>	<p>Yes – All dwelling sites are capable of compliance within site boundary requirements. See Appendices D1 and G.</p>

48 Garages	
Objectives/Requirements	Complies?
<p>(1) A garage may adjoin a site boundary.</p> <p>(2) A shared double carport or shared double garage may extend over a site boundary.</p> <p>(3) Adjacent garages may adjoin along a shared site boundary.</p> <p>(4) If a garage on a dwelling site is located within 900 millimetres of both the manufactured home and the site boundary of an adjoining dwelling site—</p> <ul style="list-style-type: none"> (a) the external walls of the manufactured home that face the garage must comply with the ABCB Housing Provisions Standard, Part 9.2 for class 1 buildings, or (b) the external walls of the garage that face the manufactured home must comply with the ABCB Housing Provisions Standard, Part 9.2 for class 10 buildings. 	<p>Yes – All dwelling sites are capable of compliance within garage requirements. See Appendix D1.</p>
49 Carports	
Objectives/Requirements	Complies?
<p>(1) The following parts of a carport must be non-combustible—</p> <ul style="list-style-type: none"> (a) the roof covering, (b) the ceiling lining, (c) the wall cladding, (d) the gable. <p>(2) A carport must have—</p> <ul style="list-style-type: none"> (a) at least 2 open sides, and (b) a roof covering at least 500 millimetres from the manufactured home, associated structure or site boundary, and (c) at least one-third of its perimeter open. <p>(3) A carport must not provide direct vertical support to the manufactured home.</p> <p>(4) If a carport shares a roof with a manufactured home and the carport does not have a ceiling, the opening between the top of the wall of the manufactured home and the underside of the roof covering of the carport must be infilled with—</p> <ul style="list-style-type: none"> (a) a non-combustible material, or (b) construction clad with non-combustible material on the carport side. 	<p>N/A – All future manufactured homes are proposed to be provided with garages.</p>

50 Associated structures not to contain habitable rooms	
Objectives/Requirements	Complies?
<i>An associated structure must not be designed or modified to be capable of being used as a habitable room.</i>	Noted
Subdivision 2 Design	
51 Structural soundness	
Objectives/Requirements	Complies?
<p>(1) <i>A manufactured home and associated structure must be of a design certified by a practising structural engineer to be structurally sound.</i></p> <p>(2) <i>The engineer's certificate must—</i></p> <ul style="list-style-type: none"> (a) <i>certify that the manufactured home or associated structure complies with all relevant standards, codes and specifications, and</i> (b) <i>include specifications for—</i> <ul style="list-style-type: none"> (i) <i>the way in which the manufactured home or associated structure must be transported and installed, and</i> (ii) <i>the footings, if any, on which the manufactured home or associated structure must be installed.</i> <p>(3) <i>Specifications for footings or tie-down systems must consider—</i></p> <ul style="list-style-type: none"> (a) <i>the design gust wind speed, and</i> (b) <i>the soil type, and</i> (c) <i>other design considerations relevant to the location in which the manufactured home or structure will be installed.</i> <p>(4) <i>This section does not apply to fences or privacy screens.</i></p>	<p>Noted – All future manufactured homes will be structurally sound; and will be designed and installed as per the certified structural engineer requirements.</p> <p>The proposed onsite erection/construction of manufactured homes requires a variation to the requirement for the transportation and installation of dwellings. The delivery model for the moveable dwellings is reliant upon onsite erection. See Appendices B and B1.</p>
52 Design gust wind speed	
Objective/Requirements	Complies?
<p>(1) <i>A manufactured home or associated structure must be designed in accordance with the following—</i></p> <ul style="list-style-type: none"> (a) <i>AS/NZS 1170.1:2002, Structural design actions—Part 1: Permanent, imposed and other actions,</i> (b) <i>AS/NZS 1170.2:2011, Structural design actions: Wind actions or AS 4055:2021, Wind loads for housing,</i> (c) <i>AS/NZS 1170.3:2003, Structural design actions, Part 3: Snow and ice actions,</i> (d) <i>AS 1170.4—2007, Structural design actions, Part 4: Earthquake actions in Australia.</i> 	<p>Noted – Future manufactured homes and associated structures will be designed in accordance with the requirements for wind gust speed.</p>

<i>(2) The design gust wind speed for the location of a manufactured home or associated structure is taken to be at least 41 metres per second.</i>	
53 Floor area of manufactured home	
Objectives/Requirements	Complies?
<i>The enclosed floor area of a manufactured home must be at least 35 square metres.</i>	Yes – As shown in the indicative dwelling designs, all future manufactured homes will have an enclosed floor area of at least 35 square metres.
54 Floor areas for certain rooms	
Objectives/Requirements	Complies?
<i>(1) The floor area of a bathroom in a manufactured home must be at least 2.2 square metres plus an additional—</i> <i>(a) 0.6 square metre if the bathroom has a separate shower and bath, and</i> <i>(b) 0.7 square metre if the bathroom has a toilet, and</i> <i>(c) 1.6 square metres if the manufactured home does not include a separate laundry.</i> <i>(2) The floor area of a shower room in a manufactured home must be at least 1.1 square metres.</i> <i>(3) If a toilet is installed in a separate room in a manufactured home, the room must have—</i> <i>(a) an area of at least 1.1 square metres, and</i> <i>(b) a width of at least 0.8 metre.</i> <i>(4) The floor area of a laundry in a manufactured home must be at least 1.6 square metres.</i>	Noted – Detailed design is subject to a future s.68 application.
55 Ceiling height	
Objectives/Requirements	Complies?
<i>(1) The ceiling height of a habitable room in a manufactured home must be at least 2.4 metres.</i> <i>(2) The ceiling height of a kitchen, laundry, hallway or other similar room or area in a manufactured home must be at least 2.1 metres.</i>	Noted – Detailed design is subject to a future s.68 application.
56 Separation of kitchen areas	
Objectives/Requirements	Complies?
<i>A toilet must not be located in a room in a manufactured home that leads directly into a kitchen or other food preparation area unless the room containing the toilet is mechanically ventilated.</i>	Noted – Detailed design is subject to a future s.68 application.

57 Lighting and ventilation	
Objectives/Requirements	Complies?
<p>(1) A manufactured home must have adequate provision for light and ventilation.</p> <p>(2) A habitable room in a manufactured home must have at least—</p> <p>(a) 1 window, or</p> <p>(b) 1 opening into an adjoining room that has at least 1 window.</p> <p>(3) The window or opening, or a combination of both, in a habitable room must—</p> <p>(a) have a total area of at least 10 per cent of the floor area of the room, and</p> <p>(b) include an area of at least 5 per cent of the floor area of the room that is capable of being opened.</p> <p>(4) If the habitable room has no windows, the window in the adjoining room must—</p> <p>a) have a total area of at least 10 per cent of the floor area of both the habitable room and the adjoining room, and</p> <p>b) include an area of at least 5 per cent of the floor area of both the habitable room and the adjoining room that is capable of being opened.</p>	<p>Noted – Detailed design is subject to a future s.68 application.</p>
Subdivision 3 Construction	
58 Termite shields	
Objectives/Requirements	Complies?
<p>Shields or barriers must be provided in accordance with AS 3660.1—2014, Termite management, Part 1: New building work to protect structural members, if any, that are susceptible to attack by termites</p>	<p>Noted – Detailed design is subject to a future s.68 application.</p>
59 Glazing	
Objectives/Requirements	Complies?
<p>Glazing materials must be selected and installed in accordance with—</p> <p>(a) AS 1288—2021, Glass in buildings—Selection and installation, and</p> <p>(b) if safety glass is required—AS/NZS 2208:1996, Safety glazing materials in buildings</p>	<p>Noted – Detailed design is subject to a future s.68 application.</p>

60 External waterproofing	
Objectives/Requirements	Complies?
<p><i>The following parts of a manufactured home must be constructed to prevent rain or damp penetrating to the inner parts of the home—</i></p> <ul style="list-style-type: none"> <i>(a) the roof,</i> <i>(b) the external walls,</i> <i>(c) the door and window frames.</i> 	<p>Noted – Detailed design is subject to a future s.68 application.</p>
61 Internal waterproofing	
Objectives/Requirements	Complies?
<p><i>(1) The following must consist of, or be covered by, material that is impervious to water—</i></p> <ul style="list-style-type: none"> <i>(a) the floor of a bathroom or shower room, and</i> <i>(b) the floor of a room containing a toilet or washing machine.</i> <p><i>(2) The following must be impervious to water to a height of at least 1.8 metres above the floor—</i></p> <ul style="list-style-type: none"> <i>(a) the wall surface of a shower enclosure, or</i> <i>(b) for a shower that is not enclosed—a wall surface within 1.5 metres of the shower fitting.</i> <p><i>(3) A wall surface within 75 millimetres of a bath, basin or other similar bathroom fixture must be impervious to water to a height of at least 150 millimetres above the fixture.</i></p>	<p>Noted – Detailed design is subject to a future s.68 application.</p>
62 Plumbing and drainage	
Objectives/Requirements	Complies?
<p><i>(1) All pipes and fittings in a manufactured home relating to water supply or sewerage must be installed in accordance with—</i></p> <ul style="list-style-type: none"> <i>(a) the Plumbing and Drainage Act 2011 and the regulations made under that Act, and</i> <i>(b) the requirements of a relevant statutory body.</i> <p><i>(2) All pipes and fittings in a manufactured home relating to stormwater drainage must be installed in accordance with—</i></p> <ul style="list-style-type: none"> <i>(a) the Plumbing Code of Australia, and</i> <i>(b) the requirements of a relevant statutory body.</i> 	<p>Noted – Detailed design is subject to a future s.68 application.</p>

63 Electrical wiring	
Objectives/Requirements	Complies?
<i>The electrical wiring in a manufactured home must comply with the Australian/New Zealand Wiring Rules.</i>	Noted – Detailed design is subject to a future s.68 application.
64 Fire and smoke alarms	
Objectives/Requirements	Complies?
<p>(1) <i>A manufactured home must be equipped with an automatic fire detection and alarm system that complies with the ABCB Housing Provisions Standard, Part 9.5 for class 1(a) buildings.</i></p> <p>(2) <i>This section does not apply to a manufactured home constructed before 1 January 1996.</i></p>	Noted – Detailed design is subject to a future s.68 application.
Subdivision 4 Installation	
65 Footings	
Objectives/Requirements	Complies?
<p>(1) <i>A manufactured home or associated structure must be installed on footings if required by the engineer's certificate for the home or structure.</i></p> <p>(2) <i>The footings and tie-down system for the manufactured home or associated structure must be constructed in accordance with the engineer's certificate.</i></p> <p>(3) <i>The clearance beneath the home or structure must—</i></p> <ul style="list-style-type: none"> <i>(a) provide adequate underfloor cross-flow ventilation, and</i> <i>(b) be—</i> <ul style="list-style-type: none"> <i>(i) if termite shields are required to be installed—at least 400 millimetres, or</i> <i>(ii) otherwise—at least 200 millimetres, or</i> <i>(iii) a lesser clearance specified in the approval.</i> 	Noted – The proposed onsite construction/erection of dwellings would require a variation to the requirement for the installation of dwellings. See Appendices B and B1 . All works will be undertaken in accordance with the engineering specification and requirements.
66 Installation to comply with specifications	
Objectives/Requirements	Complies?
<p><i>A manufactured home must be installed on a dwelling site in accordance with—</i></p> <ul style="list-style-type: none"> <i>(a) the specifications set out in the engineer's certificate for the manufactured home, or</i> <i>(b) other specifications specified in the approval.</i> 	Noted – The proposed onsite construction/erection of dwellings would require a variation to the requirement for the installation of dwellings. See Appendices B and B1 . All works will be undertaken in accordance with the engineering specification and requirements.

67 Compliance plate	
Objectives/Requirements	Complies?
<p>(1) A compliance plate must be attached to an accessible part of the following structures—</p> <ul style="list-style-type: none"> (a) a manufactured home, (b) an associated structure forming part of a manufactured home, <ul style="list-style-type: none"> a. an associated structure comprising a freestanding garage. <p>(2) A compliance plate must specify the following—</p> <ul style="list-style-type: none"> (a) the name of the manufacturer of the manufactured home or associated structure, (b) the unique identification number for each major section of the manufactured home, (c) the month and year during which the manufactured home or associated structure was constructed, (d) the design gust wind speed for the manufactured home or associated structure, (e) a statement that the manufactured home or associated structure complies with this Division, (f) the name of the practising structural engineer who issued the engineer's certificate for the manufactured home. <p>(3) A unique identification number must be permanently marked on each major section of the manufactured home.</p> <p>(4) The Minister may, by order published in the Gazette, issue specifications for the design, construction, issue and registration of compliance plates.</p> <p>(5) A compliance plate must be designed, constructed, issued and registered in accordance with the specifications.</p>	<p>Noted – The proposed onsite construction/erection would require a variation to the requirement for the installation of dwellings See Appendices B and B1. The compliance plate will reflect that the building complies with the relevant requirements of the LG Reg 2021.</p>
68 Notice of completion of installation	
Objectives/Requirements	Complies?
<p>(1) The holder of an approval must give the council written notice of the installation of a manufactured home or associated structure within 7 days after its completion.</p> <p>(2) The notice must—</p> <ul style="list-style-type: none"> (a) indicate the site identifier of the dwelling site on which the manufactured home or associated structure has been installed, and (b) include the particulars specified on each compliance plate relating to the manufactured home or associated structure. <p>(3) The notice must be accompanied by—</p> <ul style="list-style-type: none"> (a) a copy of the engineer's certificate for the manufactured home or associated structure, and 	<p>Noted – The proposed onsite construction/erection would require a variation to the requirement for the installation of dwellings. See Appendices B and B1. Council will be notified upon completion of the home erection.</p>

(b) a diagram of the dwelling site for the manufactured home or associated structure indicating whether the setback, density, open space and site identification requirements of this Part have been complied with.	
Division 5 Miscellaneous	
69 Certificate of completion	
Objectives/Requirements	Complies?
<p>(1) Within 5 business days after receiving written notice of the completion of the installation of a manufactured home or associated structure, the council must give the owner of the home or structure—</p> <ul style="list-style-type: none"> (a) a certificate of completion for the home or structure, or (b) a written notice that states why a certificate of completion is not being issued. <p>(2) In determining whether or not to issue a certificate of completion, the council must consider the following matters—</p> <ul style="list-style-type: none"> (a) whether an engineer's certificate for the manufactured home or associated structure is available, (b) whether the installation of the manufactured home or associated structure complies with the specifications set out in the engineer's certificate, if any, (c) whether the setback, density, open space and site identification requirements of this Part have been complied with, (d) whether a compliance plate is attached to the manufactured home or associated structure in accordance with section 67. 	<p>Noted – The proposed onsite construction/erection would require a variation to the requirement for the installation of dwellings. See Appendices B and B1. Council will provide a notice of completion as required.</p>