



LOCAL COUNCILS AND PARKS



fact sheet

The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* contains requirements and restrictions concerning infrastructure and building in a community, including the installation of dwellings. It is important that home owners in New South Wales know about these regulation and what they mean, especially if any addition or alteration to the dwelling is being considered.

The local council and your community owner

Each community owner must obtain from their local council, an Approval to Operate. The Approval contains information specific to each community, such as the number of long-term and short-term sites, and the number of camping sites. It may also contain information about car parking spaces. A community map is provided that should reference each site, giving the location and size of each one.

The obligations a community owner has under the Regulation depends on whether the community is approved as a manufactured home estate or as a caravan park. For example, there are different requirements for the width of the roads between each type of community.

The *Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005* contains information on fire hydrants and hose reels, amenities blocks, laundry drying areas, site coverage, site boundaries, carports, garages, and road surfaces, among many other items.

Manufactured Home Estates (MHEs) do not have to provide some common facilities, because manufactured homes must be fully self-contained. A community owner is required to keep a copy of their Approval, a copy of the community map, and a copy of Regulation for home owners to view at no charge.



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The local council and you

A home owner may wish to install a second garden shed, or perhaps fill in the side of their carport. If any addition or alteration that a home owner wishes to do is visible from the outside of the dwelling, the home owner must first gain the consent of the community owner before commencing any work. Community owner consent should never be confused with council consent. Just because your community owner says it is ok, it doesn't mean the council will approve. Every residential site agreement contains the clause—

“28.4. To comply with all legislative obligations relating to the community, including but not limited to any regulations under the Local Government Act of 1993.”

This means that it is up to the home owner to make sure the addition or alteration they are contemplating will comply with their obligations under the *Local Government Act* and the Regulation. Check the Regulation and your community's Approval before making plans for additions or alterations.

For further advice on the Regulation, local councils, or on additions and alterations, please contact your local affiliate, or contact ARPR on **1300 798 399**. More advice is also available from NSW Fair Trading on **133 220**.

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