



Planning &  
Environment

# Frequently asked questions

Improving the regulation of **manufactured homes, caravan parks, manufactured home estates & camping grounds**



### Why has a Discussion Paper been prepared?

The NSW Government is undertaking a review of the *Local Government (Manufactured Home Estates, Camping Grounds and Moveable Dwellings) Regulation 2005* (Regulation) and associated policies.

A Discussion Paper has been prepared to seek community and stakeholder feedback on key issues. It provides background to the review, outlines the legislative framework, and identifies key issues in the approvals system. For each issue, options are identified for ways to improve the approvals system and key questions are posed to encourage feedback.

### What does the review aim to achieve?

The key objective of this review is to deliver a more effective, streamlined approach to meet the NSW Government's commitments to reduce unnecessary red tape and improve the planning system.

The Discussion Paper sets out proposed options that will provide important benefits to the community and stakeholders including:

- supporting uses in the right locations through clearer definitions and appropriate land use zonings

- providing greater planning clarity and consistency by simplifying approvals for manufactured homes, caravan parks and camping grounds under one Act, removing duplication and ineffective policies
- promoting a greater range of housing choices for residents and tourists as well as accommodation for seasonal workers
- encouraging ongoing innovation in housing choices
- improving building standards and safety for manufactured homes.

### Which policies are under review?

The following regulation and policies are under review:

- *Local Government (Manufactured Home Estates, Camping Grounds and Moveable Dwellings) Regulation 2005*
- *State Environmental Planning Policy No. 21 - Caravan Parks*
- *State Environmental Planning Policy No. 36 - Manufactured Home Estates*

### How will the review impact residents living in manufactured homes and caravan parks?

The Discussion Paper focuses on streamlining and simplifying approvals for manufactured homes, caravan parks, camping grounds and manufactured home estates.

It does not deal with tenancy or management issues. The laws that set out the rights and responsibilities of residents and owners of caravan parks and manufactured home estates are administered by NSW Fair Trading.

The NSW Government recently released the *Residential (Land Lease) Communities Regulation 2015*, which will help to implement the *Residential (Land Lease) Communities Act 2013*. These commenced on 1 November 2015.

These new laws are designed to strengthen protection for residents while supporting the ongoing viability of the residential parks industry. For more information on these recent changes, visit [www.fairtrading.nsw.gov.au](http://www.fairtrading.nsw.gov.au).

## Are there any other issues this review will not address?

This review does not cover the role of residential parks and manufactured homes in providing affordable and seniors housing.

The application of the Building Sustainability Index (BASIX) for manufactured homes is also not covered under this review. The Paper does not propose that BASIX be applied to manufactured homes at this stage, but recommends the issue be given further consideration.

While these issues are important to the sector, the review is primarily focused on streamlining approvals. These issues will be considered in the next stage of the review.

## Do I need to answer all the questions in the Discussion Paper?

The Discussion Paper covers a broad range of issues, including the use of manufactured homes and the approvals and operation of caravan parks, camping grounds and manufactured home estates. You are welcome to only comment on the issues you are interested in.

## How do I comment on the Discussion Paper?

Providing feedback on the Paper will assist in the preparation of a new policy. We invite your feedback on the proposed options. Submissions can be made up to 14 December 2015:

- online at: **[www.planning.nsw.gov.au/proposals](http://www.planning.nsw.gov.au/proposals)**
- by mail to: Housing Policy, Department of Planning and Environment, GPO Box 39, Sydney NSW 2001.

Submissions will be made public in line with the Department of Planning and Environment's objective to promote an open and transparent planning system. If you do not want your name published, please state this clearly at the top of your submission. Before making a submission, please read our privacy policy at: **[www.planning.nsw.gov.au/privacy](http://www.planning.nsw.gov.au/privacy)**.

# What are the next steps?

**All feedback will be analysed and the results will be used to update the planning rules.**

## How do I find out more information?

- Visit our website at **[www.planning.nsw.gov.au/caravanandmanufacturedhomes](http://www.planning.nsw.gov.au/caravanandmanufacturedhomes)**
- Call our Information Centre on **1300 305 695**. If English isn't your first language, please call 131 450. Ask for an interpreter in your language and then request to be connected to our Information Centre on 1300 305 695.
- Email us at **[LGRegReview@Planning.nsw.gov.au](mailto:LGRegReview@Planning.nsw.gov.au)**