

## MANUFACTURED HOME ESTATES

Manufactured home estates can be an important source of holiday and residential accommodation.

The demand for manufactured home estates (or MHEs) has grown in the MidCoast as they are often seen as an alternative to traditional retirement villages. MHEs have the potential to provide high levels of resort-style facilities, including swimming pools and community facilities, and affordable housing.

It is important that MHEs support residents by being located close to services and facilities and have on-site facilities. They also need to be designed to compliment the surrounding neighbourhood.

### What is a Manufactured Home Estate?

MHEs are essentially relocatable, prefabricated houses that are located in designated estates. The houses are typically constructed off-site, transported and installed on-site, but are not a registered vehicle like a motor home or campervan.

Development of MHEs is regulated by a State policy called State Environmental Planning Policy No 36 – Manufactured Home Estates, as well as Council's planning controls. Under this State policy an MHE is permissible with consent on any land where a caravan park may be carried out.

MHEs have also applied to be considered as multi dwelling housing and as an 'innominate use', being a use not defined in the planning controls. This has added to the complexity of MHEs.

## ZONING IN ON HOUSING

Our housing needs are as diverse as the people who make up the MidCoast community and will continue to change into the future.

We currently have three sets of planning controls – one for each of the three former regions – which can make planning inconsistent across the MidCoast.

That's why we're working to develop a MidCoast-wide plan.

The Housing Strategy proposes a new framework for housing in the MidCoast.

Our aim is to offer a broad range of housing options to cater for our diverse needs - families, our ageing population, tourists and everyone in between... all the while delivering housing that is affordable.



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## Current actions on MHEs:



We are working with the State Government to amend current planning controls for MHEs. The three sets of planning controls have resulted in an inconsistent approach to MHEs across the MidCoast.



Council would like to:

- enable MHEs to be developed, but in the right locations with clearer requirements
- have a consistent approach across the MidCoast
- improve the design and amenities of future developments

This proposal is currently being considered by the State Government.

## MHEs in the Housing Strategy:



We are aiming to provide clear guidelines on where MHEs can establish.

MHEs will be permitted in the General Residential and Medium Density Residential zones, which are close to town centres that will provide resident access to services and facilities. They will continue to be allowed in zones where caravan parks are permitted like the recreation and tourist zones.



MHEs will not be permitted in the Low Density Residential zone, given they are typically located a distance from centres and are low-scale neighbourhoods.



## Zoning in on our future

We're zoning in on the zones used across the MidCoast to develop a clear, consistent planning framework. It will guide the way we manage land use across the entire region.

Zoning in is an overarching project that reviews our housing, rural, employment, recreation and infrastructure land use zones.

Find out more: [midcoast.nsw.gov.au/zoningin](https://midcoast.nsw.gov.au/zoningin)