

Tiny House



FACT SHEET

DEVELOPMENT ASSESSMENT INFORMATION

What is a tiny house?

Tiny houses are small, compact dwellings that are often fully self-contained. Tiny houses can:

- be designed to be relocatable (e.g. on a trailer or wheels), or stationary.
- range in size but are generally significantly smaller than a standard dwelling.
- be designed and built using green principles and provide an affordable housing option, while minimising land consumption and impact.

Council Approvals

The below table provides guidance on when an approval may be required for a tiny house.

Intended use of tiny house:	Is approval required?
A Tiny House: <ul style="list-style-type: none">• on wheels;• registered as a caravan or trailer;• parked lawfully;• only used for accommodation while travelling away from home;• not connected to services (i.e. water, sewer); and• not rented out.	No , this is considered to be a caravan.
A Tiny House: <ul style="list-style-type: none">• on wheels or not on wheels; and• used as a temporary home while an approved house is being constructed on the same property.	Yes , a permit is required under Council's Local Laws for a Temporary Home. A Building Approval from a building certifier may also be required.
A Tiny House: <ul style="list-style-type: none">• on wheels or not on wheels;• not registered as a caravan;• used to provide permanent accommodation on the property; and• is the only dwelling on the lot.	Yes , Building and Plumbing Approvals are required. Planning Approval may also be required under the relevant Planning Scheme depending on the property zoning and overlays.
All other uses of a tiny house, this may include (but is not limited to): <ul style="list-style-type: none">• tiny house used to live in;• tiny house on wheels or not on wheels;• registered/unregistered as a caravan• tiny house used as a house to live in on a vacant property or a property with other dwellings;• tiny house rented out for either short-term or long-term accommodation; or• tiny house used as a home-based business.	Yes , Building and Plumbing Approvals are required. Planning Approval may also be required under the relevant Planning Scheme depending on the property zoning and overlays.

Do I need Council approval for my tiny house?

Council approval is most likely required. The approval/s required depends on how the tiny house is constructed/used and the property characteristics (i.e. zoning, overlays).

It is strongly recommended that advice be obtained from Council regarding the approvals required for your tiny house, so your specific circumstances (i.e. intended use, zoning, overlays) can be taken into consideration.

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3D Model of a Tiny House

Need further
information?

This fact sheet is designed to be a guide to the Planning Scheme and tiny houses. Additional information can be obtained from the relevant Planning Scheme. If you require further specific information, please contact Council's Customer Service on 1300 00 5872.

Please note this fact sheet may be updated by Council at any time with the most recent version available on Council's website. If you have a printed copy, please see Council's website to ensure you have the latest version. ■

How can I find out the applicable planning scheme, zone and overlays for my property?

Council's [ePlan](#) can be used to determine the applicable planning scheme, zone and any overlays applicable to your property.

What are the requirements for a planning application?

Council's [Application Requirements and Processing Fact Sheet](#) details all information required to be lodged with the application.

Building Approval

It is recommended advice be obtained from a Building Certifier to ensure your proposed tiny house complies with the requirements of the building assessment provisions. Council's Building Certifiers can be contacted on 1300 005 872.

Plumbing Approval

It is recommended advice be obtained from Council's Plumbing Team to ensure your tiny house and associated on-site effluent disposal system (where required) complies with the requirements of the *Plumbing and Drainage Act 2018*. Council's Plumbing Team can be contacted on 1300 005 872.

Temporary Home (Living in a Caravan)

Where you are residing in a caravan temporarily, you will require a Temporary Home Permit under Council's Local Law No. 1 (Administration) 2011 & Subordinate Local Law No. 1.3 (Establishment or Occupation of a Temporary Home) 2011. Council's Local Laws Team can be contacted for further information on these requirements on 1300 005 872.

Please note – a caravan cannot be used for permanent accommodation on a property unless planning approval is obtained from Council for a Caravan Park.