

There has been a rise in popularity and enquiries regarding tiny homes in the Shire and more broadly in Western Australia. As cost of living increases, people are looking for alternative low cost living arrangements. However, there are legislative restrictions applicable which you should be aware of.

Tiny Homes can be separated into two distinct types:

1. Tiny Home on Wheels
2. Tiny Home not on Wheels

### Tiny Homes on Wheels

Tiny Homes on wheels are classified as caravans (vehicles).

It is acknowledged that the design of tiny homes are often to a higher specification and quality as compared to a traditional caravan, but given tiny homes that are on wheels meet the definition of a 'vehicle' there is no distinction between them.

Within the Shire of Chittering, tiny homes on wheels are not permitted to be used as a permanent means of living on properties. The use of Tiny Homes that are on wheels are subject to the Caravan Parks and *Camping Grounds Act 1995* and Council's Policy on Temporary Accommodation.

### Tiny Homes not on Wheels

Tiny Homes that are not on wheels are considered a dwelling. A Tiny Home would be defined as a 'Single House' or an 'Ancillary Dwelling' under the Shire's Local Planning Scheme No.6. There are limitations on the number of dwellings permitted on certain properties, dependent on zoning.

Because Tiny Homes are considered dwellings or habitable structures, under the Building Regulations and National Construction Codes, they must be constructed as a Class 1a Building. Neither Planning nor Building Legislation stipulate a minimum floor area required for a Class 1a Building. This requires a minimum ceiling height of 2.4m for conditioned rooms (i.e. bed rooms, living rooms etc.) and 2.1m for unconditioned rooms (i.e. bathroom, toilet, laundry etc.)

Tiny Homes are subject to the same requirements as any normal sized home. Planning, Building and Health Departments will be involved in the process of approving a Tiny Home. Please refer to the Shire's approval requirements for more information.



### Tourism Development

Tiny Homes **on wheels** are caravans and cannot be approved as tourism development, unless associated with an approved caravan park.

Tiny Home not on wheels can be used for tourism accommodation, but will firstly require Development Approval.

We encourage you to contact the Planning team to discuss this type of proposal to obtain a preliminary assessment and further guidance on requirements. Building and Health requirements may also apply.

Additionally we recommend reading our Information Sheet on *Short Term Rental Accommodation*.

### Still unsure?

Contact our Planning Department for a preliminary assessment by emailing your plans to  
[chatter@chittering.wa.gov.au](mailto:chatter@chittering.wa.gov.au)

