

# TINY HOMES - GENERAL



## GENERAL INFORMATION ABOUT TINY HOMES

There has been a rise in popularity and enquiries with respect to 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 HOME ON WHEELS (THOW)

Tiny homes on wheels are 'vehicles' and meet the definition of a caravan as outlined below

- a) *a caravan is defined as a trailer (including a camper trailer) permanently fitted for human habitation in the course of a journey and*
- b) *a trailer is defined as a vehicle designed to be drawn by another vehicle.*

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 meet the definition of a 'vehicle' there is no distinction between them.

Within the Shire of Nannup, THOW are **not permitted** to be used as a permanent means of habitation (such as a dwelling) on properties that are not approved as a Caravan Park.

## TINY HOME NOT ON WHEELS

Tiny homes not on wheels are usually considered as single houses or ancillary dwellings.

Planning legislation and the National Construction Codes (NCC) do not stipulate a minimum floor area required for a class 1a habitable dwelling. However, there are both planning and building requirements that would need to be satisfied in order for a proposal to be considered:

- Tiny homes are required to comply with the zoning requirements of Local Planning Scheme No.4 whether they be used as a single house, ancillary dwelling or any other form of permanent occupation. This includes Residential Design Code compliance, setbacks/building envelope requirements, services, and bushfire compliance where applicable.
- Tiny homes are also required to comply with the National Construction Code (NCC) and the Shire of Nannup Health Local Laws which include but are not limited to:
  - A tiny home must include a kitchen, bathroom and laundry.
  - Minimum ceiling heights of 2.4m for conditioned rooms (i.e. living rooms, bedrooms, etc.) and 2.1m for unconditioned rooms (bathrooms, WC, laundry, kitchen, etc.).
  - Be connected to sewer or a suitable approved on-site effluent disposal system.
  - Be connected to electricity and water (including hot water).
  - Comply with energy efficiency requirements.
  - Demonstrate compliance with bushfire construction specifications.
  - Comply with mechanical ventilation requirements (bathrooms/toilets).

- Engineering Certification for the structure which includes ground connection details, and
- Comply with sanitation requirements as set out below
- Bathroom:
  - adequately lined with an impervious material and has an adequate ceiling
  - is equipped with: wash basin; and either a shower in a shower recess or a bath
  - floor of the bathroom shall be of concrete or other approved impervious material
  - floor waste in wet areas; and
  - mechanically ventilated and externally flumed
- Laundry
  - enclosed and roofed
  - adequately lined with an impervious material
  - mechanically ventilated and externally flumed; and
  - wash troughs, sinks and washing machines provided in a laundry and connected to an adequate supply of hot and cold water
- Kitchen
  - 'cooking facility' includes a stove, oven, sink, facility or appliance used for, or in connection with the cooking of food

**A private Building Surveyor must certify applications for a building permit for any tiny home.**

## TOURISM DEVELOPMENTS

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

Where a tiny home is not on wheels, the Shire has discretion to consider these on their merits, subject to an assessment against the relevant planning and building legislation.

## REQUIREMENTS TO SUBMIT A DEVELOPMENT APPLICATION

To lodge a planning application for a Tiny Home (not on wheels) the following is required:

- Application for Development Approval
- Copy of the current Certificate of Title from Landgate
- Site Plan to scale (indicating all boundaries, existing and proposed buildings, boundaries)
- Floor Plan to scale
- Elevation plans to scale
- Bushfire Information (BAL if located in a bushfire prone area); and
- A cover letter or compliance statement outlining how the proposal will meet the requirements set out under the National Construction Code and Shire of Nannup Health Local Laws.

The above is a guide only and does not limit the ability of the Shire to request additional plans and supporting information/documents.

Contact the Shire's Development Services team on (08) 9756 1018 or by email to [nannup@nannup.wa.gov.au](mailto:nannup@nannup.wa.gov.au) for more information.