

Tiny Houses

Do I need approval?

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

- Be designed to be stationary or relocatable (on a trailer or wheels).
- Range in size but are generally significantly smaller than a dwelling.



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 (ie zoning, overlays).

It is strongly recommended that advice be obtained from Council regarding the approvals required for a Tiny House, so the specific circumstances can be taken into consideration.

The below table provides guidance on when an approval may be required:

Intended Use of Tiny House	Is Council Approval Required?
A Tiny House: • On wheels; • Registered as a caravan or trailer; • Used for accommodation while travelling away from home; • Not connected to services (i.e. water/sewer); and • Not rented out.	No , a Building or Plumbing Approval are not required. However, a Permit may be required under Council's Local Law for a Temporary Home as this is considered to be a caravan. Maximum period of 2 weeks each year.
A Tiny House: • On wheels; and • Occupied by the owners of the property; and • Used as a temporary home while an approved permanent dwelling is constructed on the same property.	Yes , a Permit is required under Council's Local Law for a Temporary Home. Council policy allows for a maximum period of 12 months, with an extension application required if exceeding this time frame. A Plumbing Approval may also be required.
A Tiny House: • Not on wheels; • Not registered as a caravan; and • Used to provide accommodation on the property.	Yes , both a Building and Plumbing Approval is required. Planning Approval may also be required depending on the property zoning and overlays.

Tiny Houses

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Building Approval

It is highly recommended that you obtain advice from a Private Building Certifier to ensure the proposed Tiny House complies with the requirements of the Building Assessment Provisions. As the Whitsundays is a cyclone prone region, there are specific requirements for structures in the area.

Plumbing Approval

It is highly recommended that you obtain advice from a Licensed Plumber to ensure the proposed Tiny House complies with the requirements of the Plumbing and Drainage Act 2018. For further information, contact Council's Plumbing Team.

Temporary Home (Living in a Caravan)

Where you are residing in a Tiny Home or caravan temporarily, you will require a Temporary Home Permit under Council's Local Law No 1. There are strict eligibility requirements depending on the use and location. To apply or for additional information please contact Council's Local Laws Team.

Frequently Asked Questions

What constitutes a Tiny House?

Tiny Houses can include temporary or permanent structures with or without wheels. This includes vehicles such as caravans, recreational vehicles (RV), cabins, mobile homes and any other mobile or movable structures used for living in.

Can I have more than one Tiny House (fixed) on my property?

If you are proposing more than one Tiny House, this may trigger a development application. More than one dwelling on a property may be a different land use depending on the intended use eg: short term accommodation, tourist park etc. For additional information, contact Council's Development Assessment Team.

Is planning approval required for a Tiny House?

In many cases yes, planning approval is required depending on how the Tiny House is intended to be used and where it will be located. Where approval is required, this will need to be obtained from Council prior to locating the Tiny House on the property. To check if you need planning approval, contact Council's Development Assessment Team.

Need more info?

Phone: 1300 972 753

Email: info@whitsundayrc.qld.gov.au

In person at:

- 67 Herbert Street, Bowen
- Shop 23 Whitsunday Plaza, Cannonvale
- Cnr Stanley & Conway Street, Collinsville
- 83 Main Street, Proserpine