



Tiny Homes

What is a Tiny Home?

A tiny home is a small dwelling suitable for permanent residential use (with or without wheels). Tiny homes can provide affordable housing whilst minimising the urban footprint. A tiny home is defined as either a Dwelling house, secondary dwelling or dual occupancy, depending on how you propose to use the home or what already exists on your property.

Is Council approval required for a Tiny Home?

Council approval/s may be required depending on how the tiny home is intended to be used and its location. A Building Permit and a Plumbing and Drainage permit is also likely to be required. The table below provides guidance on when an approval may be required for a tiny home.

Intended use	Planning Approval	Building Approval	Plumbing Approval	Temporary Home Permit
<p>Circumstance A A tiny home that:</p> <ul style="list-style-type: none"> • is on wheels; and • is registered as a caravan or trailer; and • is parked lawfully; and • is only used for accommodation while travelling away from home (e.g. similar to a caravan), occupied for a period exceeding twelve (12) weeks over a six (6) month period and associated with the existing residential use on the same lot; and • not connected to services (e.g. town water and sewer); and • is not rented out as short-term accommodation or leased as a residence to a tenant. 				
<p>Circumstance B A tiny home that:</p> <ul style="list-style-type: none"> • is on wheels or not on wheels; and • is used to provide a temporary home only while an approved house is being constructed on the same lot. 				
<p>Circumstance C A tiny home that:</p> <ul style="list-style-type: none"> • is on wheels or not on wheels; and • is being used to provide permanent on-site accommodation; and • is the only dwelling on the lot, or is a secondary dwelling. 				
<p>Circumstance D All other uses of a tiny home: Examples of these uses include but are not limited to: Whether on wheels or not:</p> <ul style="list-style-type: none"> • a tiny home that is used to live in; or • a tiny home that is used as a home office or as a home based business; or • a tiny home that is proposed to be leased as a primary residence to a tenant; or • two tiny home on the one lot; or • a tiny home that is rented out as short-term accommodation (holiday). 				

Approval may be required

Approval Required

Planning Scheme Overlays

An overlay may influence whether planning approval is required. The best way to check whether a property is affected by an overlay, is to view the Planning Scheme Overlay mapping online. If your property is located in the Bushfire hazard, Biodiversity, Coastal hazard overlay (storm tide hazard), Landslide hazard and Flood hazard overlays a planning approval is required.

If your property is located in the Coastal hazard overlay (erosion prone area), Scenic amenity area or Water resource area a planning approval may be required.

Council's [Interactive Planning Scheme Mapping Tool](#) can be used to determine the overlays impacting the site.

Plumbing and Drainage Permit

New plumbing and drainage (including for a composting or chemical toilet) for a dwelling house is permit work and requires an application to be lodged with Council for assessment. Permit work must be performed by a QBCC licenced plumber and drainer.

Information regarding permit work is available on the [QBCC website](#) and on [Council's website](#).

Building Permit

A tiny home, as described in Circumstances C or D above, is required to be tied down and meet the same building code requirements as a traditional Class 1a dwelling. In order to obtain building approval as a class 1a dwelling the structure must demonstrate compliance with all relevant sections of the National Construction Code and the ABCB Housing Provisions.

Where the supplier of the structure is not able to provide this documentation it is recommended that a suitably qualified Building

Consultant be engaged. Depending on the design and construction methods used, one or more Performance Solution may be required to demonstrate compliance with the code and provisions.

Consideration for temporary or portable Class 1a buildings can be found [here](#). Information on Building permits can be found [here](#).

Local Laws - Temporary Home Permit

A temporary home permit is required for a temporary home that is intended to be occupied only while a permanent dwelling is being constructed on the same lot. A permit can be issued for up to 18 months.

Information on Temporary home permits can be found on [Councils Website](#).

Related Information

Livingstone Shire Councils Planning Scheme

<https://www.livingstone.qld.gov.au>

Livingstone Shire Councils Interactive Mapping

<https://livingstone.maps.arcgis.com>

Plumbing and Drainage

<https://www.livingstone.qld.gov.au/plumbing-drainage/plumbing-drainage-1>

Building Certification

<https://www.livingstone.qld.gov.au/doing-business/building-and-development/building-and-plumbing>

Related Information Sheets and Checklists

<https://www.livingstone.qld.gov.au/homepage/247/development-information-sheets-and-checklists>