

TINY HOUSES FACT SHEET



The tiny house movement is gaining momentum, with increasing numbers of Australians adopting this affordable lifestyle choice.

What is a tiny house?

A tiny house can be either:

- a small dwelling house under 50m² built on the lot; or
- a small dwelling house built on a trailer (similar to a caravan). As the tiny house is built on a trailer it has the capability of being registered under the Road Transport Act.

Tiny dwellings can be designed and built using green principles and provide affordable housing whilst minimising the urban footprint.

They are emerging in varying forms and locations, such as granny flats (or secondary dwellings) to complement existing housing, groupings of dwellings in established urban areas, converted sheds and beach shacks on larger, isolated properties, and in mobile caravan formats.

In each case, you need to be mindful of the approvals and design requirements of existing State Government and local Council planning controls.

Is approval from Council required for a tiny house built on the lot?

Council's primary planning documents for new dwelling developments are the Development Control Plan 2014 (LMDCP 2014) and Local Environment Plan 2014 (LMLEP 2014). These documents can be viewed and downloaded from lakemac.com.au.

While these controls have been formulated for conventional forms of housing, many of the zoning, site and design requirements are still relevant to most forms of compact and tiny homes.

Tiny houses would need to meet the relevant development controls. Council requires a development application or complying development certificate and other related applications (construction certificate, driveway, water and sewer connection) to assess and certify these proposals. For more information on this process, visit lakemac.com.au.

Secondary dwellings are a popular way to establish a tiny house to complement an existing home. Council requires a development application and other related applications (construction certificate, driveway, water and sewer connection) to assess and certify these proposals. For further information, refer to Council's Secondary Dwelling fact sheet.

Is approval from Council required for a tiny house on a trailer?

In most cases, if a tiny house is RMS registered as a trailer, no DA approval is required to put it in your backyard or on your property, if you meet the following exemptions:

In summary, NSW legislation may permit you to have no more than two caravans, campervans or tents if you plan for someone to stay in them for a short-term (up to 48-hours at a time) for no more than 60 days a year.

Or you can have no more than one caravan, campervan or tent if you plan to have someone that is a member of your household live in it on a long-term basis, only when you have an approved dwelling house already on the lot. The tiny house is to be maintained in a safe and healthy condition.

Or you plan to use it on pastoral or agricultural land, so long as it is merely occupied seasonally by persons employed in pastoral or agricultural operations on the land.

Building certification

Council provides building certification services that are flexible and personalised. For information about this service, please contact Lake Mac Planning and Building Services on 4921 0021 or pbs@lakemac.nsw.gov.au.

Need help?

If you have any further questions, please contact Council's Duty Planner or Duty Building Officer on 4921 0333 or dutyplanner@lakemac.nsw.gov.au.

Disclaimer

This fact sheet provides a summary of key elements of tiny houses. Any person using this document must do so on the basis that, not every scenario and issue can be addressed, and discussion with relevant staff at Council should be undertaken. This document is subject to change without notice.

For more information

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