



# Tiny Houses

## What is a tiny house?

A tiny house is a compact dwelling that is significantly smaller than a traditional house. These houses can be either mobile or stationary and are generally self-contained.

## Is development approval required?

The approvals needed can vary based on factors such as construction, intended use, and period of occupation.

Property characteristics, like zoning and overlays, will also influence the necessary approvals. Common approvals include Development Approval for Material Change of Use, Building Approval, Plumbing Approval, and Temporary Home Permit.

## Planning approval

A tiny house is considered a dwelling house for planning purposes. Generally, a dwelling house does not require planning approval if it is located within residential zones and is not affected by a hazard overlay. It's recommended to visit RockePlan to check the zoning and overlays for your property. If the tiny house is in another zone or affected by an overlay, planning approval is typically required.

In residential zones, only one dwelling is permitted per lot, unless the tiny house is intended as a secondary dwelling (granny flat).

If you require further information, contact Council's Duty Planner on phone 07 4936 8099 or email: [dutyplanner@rrc.qld.gov.au](mailto:dutyplanner@rrc.qld.gov.au)

## Building approval

Building approval is required for a stationary tiny house. A tiny house occupied permanently and established on a premises for more than 3 months must be securely tied down and adhere to the same building code requirement as a traditional Class 1a dwelling. Often tiny houses are not manufactured using traditional building methods and materials therefore gaining building approval proves difficult.

Typically, a building application for a dwelling requires the following at a minimum:

- DA Form 2
- Site Plan (fully dimensioned)
- Floor Plan (fully dimensioned) including location of smoke alarms
- Elevation Plans (fully dimensioned)
- Site classification report
- Engineered footing system
- Structural design certificates from Registered Professional Engineer of Queensland (RPEQ)
- Energy Efficiency Report
- Termite management system
- Wet area sealing
- Glazing certificates

## Plumbing approval

New plumbing and drainage work for a dwelling is classed as permit work. . All pipe and fixtures installed in the tiny house must carry genuine certification under the ABCB Watermark Scheme, and all relevant stages of plumbing must be inspected and finalised by a Council plumbing inspector to verify compliance.

Permanently occupied tiny houses must adhere to the same plumbing code requirements as a traditional Class 1a dwelling and all plumbing and drainage work must be undertaken by a Queensland licensed plumber.

To lodge an application with Council, the following documentation will be required at a minimum:

- Form 1
- Form 7
- Site Plan
- Floor Plan
- Elevations Plan
- Proposed Sanitary Drainage / Hydraulic Plan
- Site Soil Classification Report
- Sanitary Articulation Design Plan (if site classification is H, E or P)
- On-Site Sewerage Design Plan/Report (if applicable)

Further information regarding permit work is also available on the QBCC website:  
[www.qbcc.qld.gov.au](http://www.qbcc.qld.gov.au).

## Temporary home permit

Occupying a tiny house (mobile or stationary) for more than three months over a 12 month period while a permanent dwelling is being constructed on the same premises, requires a temporary home permit.

Refer to Council's Temporary Home Permit Fact Sheet for more information on the relevant requirements.

If you require further information, contact Council's Development Advice Centre on phone 07 4936 8099 or email: [developmentadvice@rrc.qld.gov.au](mailto:developmentadvice@rrc.qld.gov.au).