

DID YOU KNOW?

A 'tiny home' on footings is treated the same as any other residential building (ie. Single House or Ancillary Dwelling) and must meet the standards of the National Construction Code.

A 'tiny home on wheels' that is registered as a vehicle is treated the same as a caravan under WA State legislation.

MORE INFORMATION:



www.plantagenet.wa.gov.au

Find policies, application forms, and other planning & building information. You can also make an online enquiry.

CONTACT US:



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MOUNT BARKER WA 6324

This information is provided as a general guide only - please contact us before starting your project.



Shire of
Plantagenet

Mount Barker • Kendenup • Narrikup
Porongurup • Rocky Gully

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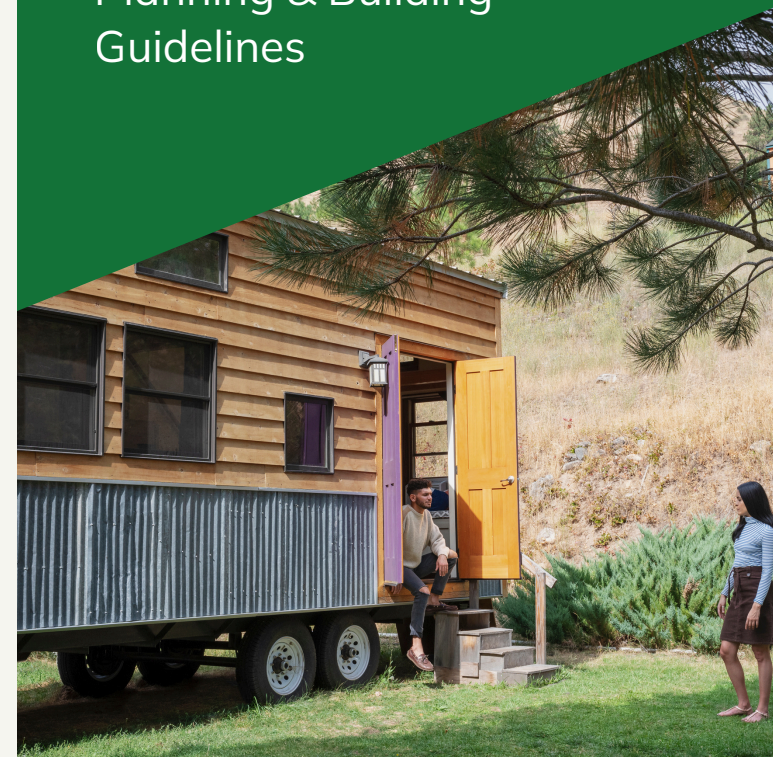


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TEMPORARY ACCOMMODATION (INCL. TINY HOMES ON WHEELS)

Planning & Building
Guidelines



Can I live on site while I am building my home?



You can apply to the Shire for a camping permit to use temporary accommodation building your house. To apply you will need:

- Planning and building approvals in place for your house
- Agreement from your builder or an owner-builder permit, with details of how building site safety and liability will be addressed

A permit can be granted subject to:

- Maximum 12 months
- Maximum 1 caravan, RV or bus (lots under 1 hectare in size)
- Maximum 2 caravans, RVs or buses (lots over 1 hectare)**

**State Government approval needed if 3+ months

A shed cannot be used as a habitable building, even for a temporary period.

Can I live on my property in a tiny home on wheels?

You can apply to the Shire for a camping permit to use a tiny home on wheels (THOW) as temporary accommodation for up to 24 months.

THOW requirements include:

- THOW is a registered vehicle at the time you apply
- Purpose built THOW (not a bus, caravan, RV or camper trailer)
- Domestic grade materials and appearance (ie. looks like a house)
- Construction-level details that show structural safety and building standard (see Policy)
- Compliance certificates for electrical, gas and plumbing work
- Located to minimise bushfire risk and with 2WD vehicle access
- Located within the standard lot boundary setbacks for the zone
- Approval is obtained for a wastewater management system

For full details please refer to the Shire's **Camping & Temporary Accommodation Permits Policy** (available on our website).

What are the permit conditions?

Conditions apply to all permits for camping or temp. accommodation. For details of typical conditions please refer to the Shire's **Camping & Temporary Accommodation Permits Policy** (available on our website).

Conditions may be general or specific to the property, including:

- Camping permits cannot be rented, sub-let or used for any commercial purpose.
- Camping is not supported on land within the Commercial, Service Commercial, General Industry or Strategic Industry zones.
- Campsites being vacated during fire danger weather (see Policy)
- Appropriate arrangements for managing rubbish and effluent disposal must be in place

