

Did you know?

The average Tiny Home on Wheels is 15% of the size of an average Australian house, requiring a lot less resources to construct, maintain, and heat and cool.



NEED MORE INFORMATION?

Head to denmark.wa.gov.au

- Send us an enquiry
- Lodge your application (planning approval or building permit)
- Find policies and guidelines

Contact our Planning team

- enquiries@denmark.wa.gov.au
- (08) 9848 0300
- 953 South Coast Highway
(9am–4pm Mon–Fri)

TINY HOMES ON WHEELS



Current at 20 May 2024

What is a 'Tiny Home on Wheels'?

A Tiny Home on Wheels (THOW) is a small residential unit built on a wheeled trailer base, designed to look and function similarly to a home, but transportable when required.

Under WA State Government legislation a THOW can be classified in one of the following ways:

- If it is fixed to footings and meets the standards of the Building Code of Australia, a THOW can be classed as a residential building
- If it is on wheels, a THOW is classed the same as a caravan and can be used in the same ways



Can I put a THOW on my property for someone to stay in?

If a THOW is classed as a residential building, planning approval and building permit requirements apply the same as any other house or ancillary dwelling.

If a THOW is classed as a caravan, it can only be used temporarily in accordance with the *Caravan Parks and Camping Grounds Regulations 1997*.

Unless it is in a licensed caravan park, a THOW can only be used as temporary accommodation in the following circumstances:

- A person can 'camp' on a property for up to three nights in any 28 consecutive days
- A local government may approve camping for up to a maximum period of three months in any period of 12 months
- If a person is constructing a home the local government may approve temporary accommodation for up to 12 months
- Approval from the Minister for Local Government is required to camp for longer than 3 months in any period of 12 months.



Can I use a THOW for long term stay in a caravan park?

Some licensed caravan parks have sites approved for long term stay. This depends on services and facilities being provided as required by the *Caravan Parks and Camping Grounds Regulations 1997*. It is important to understand these requirements before seeking approval to operate a caravan park.

What about decks, patios and other supporting structures?

Planning approval and building permits may apply for any other structures and services that you establish to support a THOW.

