

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
- Find policies and guidelines

Contact our Planning team

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

Current at 1 October 2025



TINY HOMES ON WHEELS



What is a Tiny Home on Wheels?

A Tiny Home on Wheels (THOW) is a structure designed for permanent habitation on a wheeled base, constructed of domestic grade materials with the character of a dwelling.

A THOW can be classified one of two ways:

- If it's designed, constructed and fixed on footings, in a manner that complies with National Construction Code (NCC), it can receive a building permit and be used the same as any other small dwelling; or
- THOWs without a building license fall within the definition of a 'caravan' under the *WA Caravan Park and Camping Ground Regulations 1997* and can apply to the Shire for approval to camp for a period of up to 24 months, which may be renewed.



Camping Approvals for THOWs

Applications seeking approval to use a THOW for camping on private land need to meet the following requirements:

- The Shire will only consider a single THOW on any property, and it may not be used for short-term rental accommodation.
- The design, materials and construction of a THOW should generally comply with the minimum standards set out within the National Construction Code (NCC).
- THOWs may be considered on vacant lots in the Rural zone, however in all other zones the site must contain an existing dwelling.
- Must be provided with a source of electricity, potable water, and a wastewater disposal system.
- The location of the THOW should comply with minimum setbacks that apply to the zone, and be contained within the building envelope where applicable.

You can find detailed information in the Shire's Tiny Homes on Wheels Policy.

What about decks, patios and other supporting structures?

Planning and building approvals may be required for any other structures and services that you wish to establish to support a THOW.

What information do I need to Provide with my application?

- Completed application form.
- Compliance certificates for gas, plumbing and 240 volt electrical work (if applicable).
- Plans depicting the proposed THOW, including:
 - Elevation plans or photos showing external colours and materials
 - Floorplan/layout of the THOW
 - All existing and proposed buildings and structures on the property
 - Distances to lot boundaries
 - Location of wastewater systems
 - Location of ablutions and laundry facilities

