

Planning Services Fact Sheet

Tiny House on Wheels

PLP-FS



A tiny house on wheels is a moveable dwelling with self-contained amenities suitable for permanent residential use. They are built on a trailer that meets restrictions for road transport in Australia.

As it is a structure on wheels, tiny houses are currently not required to adhere to the National Construction Code.

- Size restrictions: Maximum height: 4.3m; max. width: 2.5m; max. length: 10.5m (plus the draw bar) unless otherwise permitted by Main Roads WA.
- Floor area cannot exceed 50m²
 - Floor area doesn't include unenclosed verandahs, patios or carports.
 - Floor area does include the area of a loft.
 - The 50m² includes 'expandable' portions including slide in/slide out, folding, and modular components.
- An adequate supply of power, water and effluent disposal must be provided.

Land enquiries → **Planning Services**
Effluent disposal enquiries → **Environmental Health**
Building and structure enquiries → **Building Services**

Tiny House on Wheels – Maximum dimensions
Height: 4.3m Width: 2.5m
Length: 10.5m Floor area: 50m²

Electricity

Specific electrical requirements must be discussed with a licensed electrician.

Plumbing

- A tiny house on wheels should be connected to mains water where a connection is available.
- If mains connection isn't available, consider a rainwater tank to collect rainwater from the roof via downpipes.
- If mains connection is available, contact a qualified plumber for guidance.
- Connecting to an effluent disposal system requires a Shire approval to ensure the system is adequate.

Resources

Rainwater collection

www.healthywa.wa.gov.au/Articles/U_Z/Water-tanks-on-your-property

Approved effluent disposal systems

www.health.wa.gov.au/Articles/A_E/Approved-wastewater-systems

Water Corporation

www.watercorporation.com.au/Help-and-advice/Building-and-renovating

Shire of Esperance Planning Application

www.esperance.wa.gov.au/planning-development-applications

Australian Tiny House Association

<https://tinyhouse.org.au>

SHIRE OF ESPERANCE Planning, Building and Development Services
(08) 9017 0676
planning@esperance.wa.gov.au



Frequently Asked Questions

Do I need Planning Approval?

Yes. A tiny house on wheels is considered a single house or ancillary dwelling in the Shire's Local Planning Scheme.

Do I need a Building Permit?

A building permit is not currently required. However, one may be required for the addition of permanent incidental structures including decks and stairs, some patios and water tanks that are 5000L or more.

- If building permits are issued for these incidental structures the tiny house on wheels still needs to be able to be removed from the site within 24 hours.

Can I put a tiny house on wheels on vacant land?

A tiny house on wheels can be placed on most vacant lots if zoning allows. This may change in the future based on feedback, greater experience with tiny houses on wheels and community needs.

- Some areas in Esperance have restrictive covenants or Local Planning Scheme provisions prohibit the placement of a tiny house on wheels on vacant land.
- Contact Planning Services to find out if it is possible on your property.

Is there a minimum Bushfire Assessment Level (BAL) rating my tiny house on wheels should be built to?

- A tiny house on wheels is often built by the manufacturer without knowing where it is going to be sited or what the BAL is.
- If your property is in a bushfire prone area a BAL assessment is required to determine the BAL rating. Your tiny house on wheels must then be constructed to the standards set out in A.S. 3959.

What must I submit with a tiny house on wheels application?

- An application for Planning Approval signed by all land owners.
- Scaled site plans showing:
 - Position of other structures on the property.
 - Distance between proposed structure and other structures.
 - Distance of setbacks from each boundary.
 - Septic and leach drains – existing and proposed (if applicable).
- Specifications and certification from supplier.
- A BAL Report – If the property is in a bushfire prone area as determined by Department of Fire and Emergency Services (DFES).
- Application – Effluent Disposal System – If not connecting to reticulated sewer.
- Site and soil assessment – For applications that include effluent disposal in a sewage sensitive area.



Tiny house on wheels floor plan

