

# Information Sheet

## Camping on Private Property and Tiny Homes on Wheels



Recent changes to the caravan ground and camping regulations which came into effect on the 1 September 2024, now allow the Shire to support innovative and low-cost temporary housing options. Consistent with these changes, the Shire have the ability to approve camping in a caravan for up to two-years, including the approval for long term occupancy of Tiny Homes on Wheels.

The information provided below is aimed at assisting those seeking temporary housing in circumstances including:

- Camping whilst building a house
- Living in a Tiny House on Wheels



### Camping whilst building a house

In order to reduce pressure on the rental housing market, the Shire will now allow landowners to camp on a property whilst a house is being built on the same property. A necessary prerequisite will be that a building permit has been issued to allow construction of the house and where suitable means of effluent disposal can be put in place.

#### Where will this be allowed?

One caravan only will be allowed on Residential zoned lots with a density coding of R5 or lower and on lots zoned Rural Residential, General Agriculture, Priority Agriculture, Leeuwin Naturaliste Ridge Landscape Amenity, Leeuwin Naturaliste Ridge Landscape Protection and Bushland Protection.

#### What information do I need to provide?

- Application form
- A plan depicting the proposed location of the caravan, including;
  - i. Floorplan/layout of the caravan
  - ii. Other buildings on the property,
  - iii. Distances to roads and boundaries,
  - iv. Location of drainage and wastewater systems; and
  - v. Location and details of ablutions and laundry facilities.

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### Living in Tiny Homes on Wheels

In so far as the Caravan and Camping Regulations are concerned, living in a tiny house on wheels is considered 'camping'. However it is recognised that a tiny house on wheels is different to a conventional caravan, as they are normally constructed with higher levels of servicing and lower frequency of movement, and have the appearance of a conventional dwelling, fitting into a residential area.

For the purpose of these guidelines, a tiny house on wheels is limited in size to no more than 50m<sup>2</sup> plot ratio area, used for permanent human habitation (i.e. not as a short-term rental) and has the character and functionality of a dwelling, but is constructed on a wheeled trailer base. A tiny house on wheels is not a caravan, bus, van or truck, wagon, tent, yurt, or other similar vehicle designed to be moved at regular intervals.

### Where will this be allowed?

A tiny house on wheels will be allowed in instances where a dwelling already exists on the site, and an ancillary dwelling could otherwise be approved based on the standards of the Residential Design Codes or in the relevant zone under the planning framework.

The following considerations will also determine the placement of tiny homes on wheels:

- Within a Bushfire Prone Area, positioned in an area with a BAL-29 rating or lower.

- Where applicable, located within an approved building envelope;
- As is the case for Ancillary Dwellings, clustered with existing development on site and where possible, sharing services such as vehicle access, water supply, effluent disposal and asset protection areas.

### What information do I need to provide?

- Application form
- A plan depicting the proposed location of the tiny house on wheels, including;
  - i. Floorplan and elevations of the tiny house on wheels
  - ii. A site plan including distances boundaries, if relevant location of approved building envelopes and other buildings on the property,
  - iii. Location of ablutions and laundry facilities (if not provided within the tiny house on wheels); and
  - iv. Location and details of drainage and wastewater systems.

