

The Affordable Housing State Environmental Planning Policy (SEPP):

This policy aims to support and encourage affordable housing options by providing less onerous planning requirements for a range of individual and grouped housing forms.

The SEPP's Secondary Dwelling (commonly referred to as granny flats) provisions allow you to construct a second smaller dwelling to complement an existing family home.

Subject to various zoning, site and design requirements (see Council regulations above), these Secondary Dwellings can be assessed as Complying Development by either a private certifier or Council, generally within a 10 day assessment period.

For more information please visit:

www.planning.nsw.gov.au/affordablehousing

The State Government also provide regulations for mobile forms of tiny dwellings, primarily through the following controls:

- Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2005.
- State Environmental Planning Policy No 21 – Caravan Parks
- State Environmental Planning Policy No 36 – Manufactured Home Estates

There is generally an overlap of these Regulations with Council's planning requirements in terms of where they can be located.

For more information please visit:

www.planning.nsw.gov.au/Policy-and-Legislation/Housing/Caravan-Camping-and-Manufactured-Homes



For more information on tiny homes please contact Tweed Shire Council on (02) 6670 2400 or visit: www.tinyhomesfoundation.org.au

Tiny homes in the Tweed – what you need to know

The tiny house movement is gaining momentum, with increasing numbers of Australians adopting this affordable lifestyle choice.

AVOID DEBT → MINIMISE ENVIRONMENTAL IMPACT → LIVE SIMPLY

Small housing or tiny dwellings can be designed and built using green principles and provide affordable housing whilst minimising the urban footprint.

They are emerging in varying forms and locations, such as granny flats (or secondary dwellings) to complement existing housing, groupings of dwellings in established urban areas, converted sheds and beach shacks on larger, isolated properties, and in mobile caravan formats.

In each case you need to be mindful of the approvals and design requirements of existing State Government and local Council planning controls.



I would like to build a tiny home, what do I do?

Speak to a Tweed Shire Council Planning Duty Officer by calling Council on (02) 6670 2400 to check the zoning of the land and the permissibility of the proposed dwelling.

They can explain the planning guidelines in greater detail and give you information on how to proceed with your application. Council officers and building inspectors are a great resource, and can be relied upon to offer their suggestions as to how to deal with technical issues in a safe and effective way.

If you are passionate about building small, don't let challenges derail you. If you have the relevant paperwork in place, have done the research and can show the benefits of tiny house living in a community, officials are generally receptive and will try to support you.

What approvals do I need?

Council & State Government Planning Guidelines

Council Development Control Plan (DCP) & Local Environment Plan (LEP):

Tweed Shire Council's primary planning documents for new dwelling developments are the **Development Control Plan (DCP)** and **Local Environment Plan**. These documents can be viewed and downloaded from Council's web site www.tweed.nsw.gov.au/PlanningPolicies

Whilst these controls have been formulated for conventional forms of housing, many of the zoning, site and design requirements are still relevant to most forms of compact and tiny homes.

Secondary dwellings:

Council's **secondary dwelling type** (similar to a granny flat) is a popular way to establish a smaller dwelling to complement an existing home. Council requires a development application and other related applications (construction certificate, driveway, water and sewer connection) to assess and certify these proposals.



In-situ tiny homes:

For people considering **in-situ tiny homes** in other locations, such as rural and other non-urban locations, there are great opportunities for more creative designs, although like other more conventional housing, you will need to address the site constraint issues that typically affect rural and regional areas, such as bushfire, flooding, land contamination, sloping sites, drainage, stormwater disposal, coastal erosion and any significant vegetation.

Mobile tiny homes:

Mobile tiny homes present different opportunities and challenges in terms of State and Council planning regulations. Generally you will not require the extent of technical assessment and approvals for mobile structures. The big challenge is finding an appropriate site to locate them. Mobile caravans are allowed under certain restrictions in conjunction with existing family homes, but if the owners are not related to the family household, they are better suited to existing Caravan Parks.

State Government Planning Guidelines

The Exempt and Complying State Environmental Planning Policy:

Complying Development:

- A combined planning and construction approval for straightforward development that can be determined through a fast track assessment by a council or private accredited certifier.
- Applies to homes, businesses and industry and allows for a range of things like the construction of a new dwelling house, alterations and additions to a house, new industrial buildings, demolition of a building and changes to a business use.
- Generally includes larger building works than exempt development. For this reason 'sign off' by a building professional (known as a certifying authority) is needed.
- Could be applicable to new small and tiny homes.

Exempt Development

- Some minor building renovations or works don't need any planning or building approval. This is called exempt development.
- Exempt development is very low impact development that can be done for certain residential, commercial and industrial properties.
- A few examples of development that can be exempt development are: decks, garden sheds, carports, fences, repairing a window or painting a house. As long as the proposed works meet all of the development standards (identified in the State Policy for exempt and complying development), approval may not be needed.
- These controls are generally not relevant to new small and tiny homes.

