

Information Sheet – Dwelling House (class 1a) – Tiny Homes / Same Day Granny Flats

This information sheet has been designed to provide general advice about proposed buildings being used as dwelling houses (class 1a) such as tiny homes and same day granny flats, and to answer some of the most frequently asked questions.

Things to consider

Whilst the initial outlay to purchase these types of dwelling houses appeals to many as quick and affordable, the structure is unlikely to meet construction codes required for the Cassowary Coast which is susceptible to extreme weather events such as cyclones and monsoonal rain.

If the building is manufactured overseas, it is unlikely to meet Australian building and plumbing standards. The additional costs of transportation, engaging the services of an engineer and anchoring the structure to the ground can outweigh the benefit of these homes.

Is Council approval required?

A building approval is a legal requirement to ensure safety standards, zoning regulations, and building codes are met.

These types of buildings are not issued with building approvals or compliance certificates from the supplier and are the responsibility of the owner to ensure permits, certificates, and approvals are gained. Obtaining these can be challenging, time consuming, and expensive.

What applications do I need to lodge to build a dwelling house (class 1a)?

An application for Building and Plumbing & Drainage Works including on-site wastewater treatment (if in a non-sewered area) is required. These applications are assessed against technical design and construction provisions to ensure your proposed dwelling house meets the minimum requirements outlined in the National Construction Code (NCC) and any other relevant legislation and standards, the required items are listed below.

Application requirements for Dwelling House (Class 1a) or additions to a Dwelling House (Class 1a)

- DA Form 2
- Site Plan indicating distances from boundaries
- Structural plans (stamped by an Engineer and Form 15 attached with reference to the plans)
- Soil Test Report
- Energy Efficiency Design Report and Certification
- QBCC Home Warranty insurance Notice of Cover- builder to obtain for work over \$3,300 in value (owner builders are exempt)
- Owner builder permit if work exceeds \$11,000 (if applicable)
- QLeave (Portable Long Service leave) – Construction with a value over \$150,000

Application requirements for Plumbing & Drainage for a Dwelling House (Class 1a)

- Plumbing Form 1 – Permit work application for Plumbing, Drainage and On-site Sewerage Work
- Plumbing Form 7 – Notification of responsible Person
- A floor plan of the proposed building showing any proposed plumbing fixtures
- A plan showing the elevations of the proposed building
- Site and Soil Classification report

- On-site Wastewater Design Report prepared by a suitably qualified person (if property is located in a non-sewered area).
- Sanitary Articulation Design plan (if site classification is H, E or P)

See [Building and Plumbing Application Guidelines](#) for more information on lodging a building application.

Required approvals

Council approval may be required depending on how the building is intended to be used.

Intended Use	Is an approval required?
A tiny house or same day granny flat that: <ul style="list-style-type: none"> • is on wheels; and • is a registered caravan or trailer; and • is parked lawfully; and • is only used for accommodation while travelling away from home; and • is not connected to services such as water and sewer; and • is not being rented or leased as accommodation. 	No – this is to be considered a caravan for personal use.
A tiny house or same day granny flat that: <ul style="list-style-type: none"> • on wheels or not on wheels; and • being used as a temporary home only while an approved Dwelling house is being built at the same property. 	Yes – this will require a Temporary Home permit under Council's Local Laws, along with any associated approvals for construction of the dwelling house.
A tiny house or same day granny flat: <ul style="list-style-type: none"> • on wheels or not on wheels; and • not registered as a caravan; and • is being used as permanent on-site accommodation; and • is the only dwelling house on the lot or is a secondary dwelling. 	Yes – this will require Building & Plumbing approvals. Planning approvals may also be required under the CCRC Planning Scheme depending on property zoning and overlays
A tiny house or same day granny flat used for anything other than the above-mentioned uses (including but not limited to): <ul style="list-style-type: none"> • that is used to live in; • used as a dwelling house to live in and is located on vacant property or property without other dwellings; • used as a home office or home-based business; • rented out as short-term or long-term accommodation. 	Yes – this will require Building & Plumbing approval including on-site wastewater treatment (if in a non-sewered area). Planning approval may also be required under the CCRC Planning Scheme depending on zone and overlays.

How can I lodge my application?

Post:
 PO Box 887
 INNISFAIL QLD 4860

Email:
building@ccrc.qld.gov.au

www.cassowarycoast.qld.gov.au



In Person:

Innisfail Shire Hall
Level 3, 70 Rankin Street
INNISFAIL QLD 4860

In Person:

Tully Civic Centre
38-40 Bryant Street
TULLY QLD 4854

What fees and charges will apply?

To view Council's fees and charges visit www.cassowarycoast.qld.gov.au/fees-charges

Further Information

For further information contact Council at 1300 763 903 or email enquiries@cassowarycoast.qld.gov.au

www.cassowarycoast.qld.gov.au

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