



Hon Steven Miles MP

Deputy Premier

Minister for State Development, Infrastructure,

Local Government and Planning

Minister Assisting the Premier on Olympic and Paralympic Games Infrastructure

Our ref: WR23/29738
Your ref: A1166417

09 NOV 2023

Mr Neil Laurie
The Clerk of the Parliament
TableOffice@parliament.qld.gov.au

Dear Mr Laurie

Thank you for your letter of 13 October 2023 regarding petition 3919-23 received by the Queensland Legislative Assembly on 10 October 2023 about permanent use of tiny homes on wheels, buses and caravans.

In response to housing affordability and supply challenges that communities are facing across Queensland, the state government recently made a suite of amendments to the planning framework. These changes include:

- removing restrictions on who can live in secondary dwellings, which can include tiny homes, and allowing them to be rented out to anyone
- removing the need for development approvals for emergency housing in communities affected by natural disaster when certain requirements are met
- streamlining development approvals for community, social and affordable housing
- removing the need for development approvals for dwelling houses and rooming accommodation when certain requirements are met.

I am aware of the popularity of tiny homes and how they can contribute to the overall solution to address housing challenges.

Many local governments enable the use of tiny homes, caravans, and the like on a temporary basis through local laws.

Currently, if a tiny home on wheels or other vehicle transitions to a permanent residential use, it becomes a structure and is then subject to relevant planning, building, plumbing and drainage approvals — all of which are managed by local governments.

In Queensland, a permanent residential use may require a planning approval depending on the location and zoning of the land under the relevant local government planning scheme. Further, both building approval under the *Building Act 1975* (including the Building Code of Australia) and plumbing and drainage approval under the *Plumbing and Drainage Act 2018* are required for any permanent use.

Under Queensland legislation, the Queensland Government has limited power to intervene or direct any council in relation to operational matters, including decisions made by the council about local planning and local laws. It is at the discretion of each council to make the decisions that it considers appropriate for the needs and views of its community.

However, given the overall interaction of this type of development with both the local government and planning frameworks, I have asked both the Planning and Local Government areas of my department to work together to consider the recent innovations in Tiny Homes and provide advice on any new guidance necessary to better plan for these types of homes.

1 William Street
Brisbane Queensland 4000
PO Box 15009
City East Queensland 4002
Telephone + 61 3719 7100
Email deputy.premier@ministerial.qld.gov.au
Website www.statedevelopment.qld.gov.au

ABN 65 959 415 158

I would like to thank the petitioners for raising this matter with me and I trust this information is of assistance.

Yours sincerely



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