

Hon Nick Champion MP



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Phae
Tiny Home Expo Organiser

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Dear Phae

Thank you for your correspondence to the Premier, the Hon Peter Malinauskas MP, regarding tiny homes. As the matters you have raised fall within my portfolio responsibilities, the Premier has asked me to respond on his behalf.

Like you, the Malinauskas Labor Government is concerned with housing affordability, which is being felt across the country. In light of this, a number of recent changes to the planning system have been made to support the ability for demountable structures such as tiny houses, tiny homes on wheels and granny flats (referred to as ancillary accommodation) to be built in a range of zones.

It is important that such structures meet minimum health and safety considerations (such as connection to water and wastewater) to provide a suitable level of accommodation for the longer term. As such, these structures need planning and building approval in South Australia.

The changes made to the planning system to support development of these structures as ancillary accommodation include provision of a 'Deemed-to-Satisfy' (DTS) assessment pathway in a number of zones. Under this DTS assessment pathway, where these structures meet the prescribed criteria, they must be approved within 10 business days.

These changes allow for the leasing of such structures to anyone. In the past, conditions restricting leasing to family members of the main house were commonly applied, limiting the accessibility of these structures to the general population. Such conditions can no longer be imposed, and if they are imposed, they are invalid.

More changes were adopted in November 2024 to allow ancillary accommodation to be self-contained, which means they will no longer have to share kitchens, bathrooms or laundries with the main house. As a result of public consultation, the changes also increased the maximum floor area of granny flats from 60 to 70 square metres, which will provide better amenity for occupants. These changes seek to make these units a realistic housing option for people to age in place, or young adults leaving home.



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Should you wish to get involved in future consultation processes, I recommend you subscribe to the Planning Ahead newsletter online at <https://plan.sa.gov.au/news>.

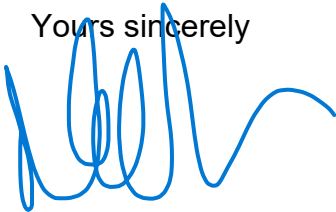
Applications for building approval for tiny homes are assessed against the requirements of the National Construction Code (NCC). Concessions to the NCC 2022 energy efficiency (thermal performance) and livable housing design requirements are available in South Australia for eligible homes, including those manufactured off-site with a floor area of 60 square metres or less. Further information is available online at <https://plan.sa.gov.au/resources/building/transitional-arrangements>.

The Australian Building Codes Board (ABCB) has recently released the *ABCB Handbook for prefabricated, modular and offsite construction* that provides guidance on achieving NCC compliance for buildings manufactured off-site, including tiny homes. Further information is available online at <https://www.abcb.gov.au/news/2024/new-prefabricated-modular-and-offsite-construction-handbook>.

NCC compliance for building products can be certified through the CodeMark Certification Scheme administered by the ABCB. The ABCB is currently working on a proposal for a Building Products Registration Scheme for consideration by Building Ministers.

I trust this information is of assistance.

Yours sincerely



Hon Nick Champion MP
Minister for Planning

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cc: Hon Peter Malinauskas MP, Premier of South Australia