

# In 2026, minor dwellings get a little simpler



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ALL YOU NEED TO KNOW ABOUT  
THE NEW RULES COMING 2026



#1

# Whats Changing?

- You can now build a small, self-contained dwelling up to 70sqm without needing a full building consent.



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#2

# 70sqm Minor dwelling

- **Extra space for family** – Perfect for grandparents, teens, or even a home office.
- **Future rental options** – Add an independent space that could bring in extra income down the track.
- **Creative studio** – Music, art, or hobby space away from the main house.
- **Fitness or wellness area** – Gym, yoga studio, or meditation spot.
- **Flexible design** – Create a space that suits your backyard, lifestyle, and family needs

#3

# Rule changes

- Dwelling must be 2m from boundaries and a single story.
- Home owners must notify their local council before and after building.
- Lightweight timber or steel construction
- Construction is completed or supervised by licensed professionals



70sqm

# Grann Cool





50sqm

# Crib





30sqm

Mini



# Planning a new backyard upgrade?

## Now is the perfect time

## Contact CoolHouse

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