A Place for Tiny Houses

Sustainable, Affordable, Housing

Tom Danby – 2018 Future of Local Government National Summit
The Summit – So Far...

- Nurturing the power within communities
- Helping individuals to adapt and participate
- Localism – drawing on local resourcefulness
The Summit – So Far…

• Nurturing the power within communities
• Helping individuals to adapt and participate
• Localism – drawing on local resourcefulness
  – Renewable Energy (Newstead & Beyond Zero)
  – Community Boards
  – Age Friendly Design (Heathcote Health)
  – Sharing Economies (Bendigo & Mandurah)
• LGplus – council collaborations & synergies
The Summit – So Far...

....moving beyond “Business as Usual“
A Place for Tiny Houses

Sustainable, Affordable, Housing
A Place for Tiny Houses
Exploring the possibilities Tiny House Planning Resource for Australia 2017

Nov 2017 – National Resource Guide

Background - what is a Tiny House, it’s history, how they are being used

Planning Changes - what are the barriers, what could be changed...

Technical - the diverse construction models and regulations...

Initiatives - what is happening now - local government & private projects...

References - comprehensive bibliography, summary of national bylaws and regulations, relevant building codes, and research papers...
Tiny Houses

Business As Usual – sort of...
Business As Usual – sort of...

BCA compliant, registered builder, highly efficient micro and small houses
- images SMALL CHANGE DESIGN & CONSTRUCTION PTY LTD
Launch Housing to build 57 new units to house the homeless in Footscray. City of Maribyrnong councillors granted unanimous planning approval for the final three of the nine Ballarat Road sites slated by Launch Housing to house 57 new relocatable homes. Launch chief executive Tony Keenan said everything was in place to proceed with the $5 million project – after 2 VCAT hearings, 7 public hearings, and two years work in the council planning office.
A 27 house ecological village development close to Castlemaine
Recently given the green light by Mount Alexander Shire council.
It will generate its own electricity and organic food.
8.5-star energy rating for each dwelling and 16 solar panels
on each roof to generate 100% of the electricity estimate.
1 (40 m²) - 4 (72 m²) bedroom homes, orchard and vegetable garden.
Business As Usual – sort of...

Wallan Transitional Village, a set of 7 micro buildings – to be constructed by volunteers, to house Mitchell Shire homeless residents. Supported by Beyond Housing (a country Victorian crisis housing organisation) Bendigo Bank Communities program, Transition Wallan Inc, Wallan Uniting Church

Images – Sanctuary Village and Quixote Village, USA
Tiny House on Wheels

NOT Business As Usual ...
Tiny House on Wheels

Melbourne Knowledge Week
Tiny House on Wheels Display

organised by Tiny Non-Profit
Featuring: Hollyburton Tiny, TinyHouse2Go, Tiny Footprint

Timber kitchen, murphy bed, solar power and hot water

Recycled timber, loft bed, wood heater

Aluminium wall lining, under floor heating, powered elevator bed
Tiny House on Wheels

Not Caravans
Designed for Year Round Living
Tailored for Singles, Families, ....
Self-build or Commercial
End of Life Recycled
Transportable (with planning)

Fred’s Tiny Houses
Castlemaine
Tiny House on Wheels

Public Interest?
– tens of thousands on social media, video subscribers, monthly meetups
Tiny House on Wheels

Problems:
- grey area in planning
  - dwellings or caravans?
  - meet building codes?
  - short term accommodation?
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  - infrastructure?
  - development lobby?
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  - super-caravan class?
  - NOAH certification?
  - annual site permits?
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  - promote revenue streams?
  - displays & marketing?
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  - promote revenue streams?
  - displays & marketing?
- grey area in government
  - calculate welfare savings?
  - demographics planning?
  - social welfare lobby?
Tiny House on Wheels

Advantages:
- Flexible
  - self contained service systems
  - can be placed in diverse locations
  - designed for long term usage
Tiny House on Wheels

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  - location independent psychology
  - healthy materials & designs
Tiny House on Wheels

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- Flexible
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  - can be placed in diverse locations
  - designed for long term usage
- Wellness
  - consistent physical space
  - location independent psychology
  - healthy materials & designs
- Affordable
  - self build & commercial budgets
  - small footprint on a robust frame
  - resale is location independent

Lily Duval – The Flying Tortoise

Tiny House for Sale
Tiny House on Wheels

The BIG problem ....
Tiny House on Wheels

The BIG problem ....

VACANT LAND
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• Dependent Person -> Secondary Dwelling
• Super Caravan Bylaws
• Micro Sub-divisions
VACANT LAND

- Dependent Person -> Secondary Dwelling
- Super Caravan Bylaws
- Micro Sub-divisions
- Caretaker Residences
CARETAKER RESIDENCES

Currently – Class Four buildings, connected to Class Five-Nine buildings

ie: Commercial, Industrial, Warehouse, Farms, Sports Grounds, Halls, Health Care
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HowCare – Tiny House on Wheels as onsite Caretakers Residences
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NOT CURRENTLY POSSIBLE FOR RESIDENTIAL ZONED LAND
CARETAKER RESIDENCES

Taking it forward:

2017/2018 – MAV supported conferences with LG Planning Staff & Councilors

2018 – MAV Working Group – trialing THoW on council land as caretakers

2018 – Submission to Victorian Education Department
[ Victorian School Building Authority] - caretaking of decommissioned schools

2018 – Submission to State Department of Planning
- proposal on a Development Overlay, or similar temporary zoning, on vacant land to allow caretaker bylaws to apply to residential zones, as well as the current commercial, industrial, and worked rural zones.
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howcare.com.au