# HOUSING POLICY CHANGES AROUND AUSTRALIA

ATHA 4 November 2018

**OUR JOURNEY** SO FAR...

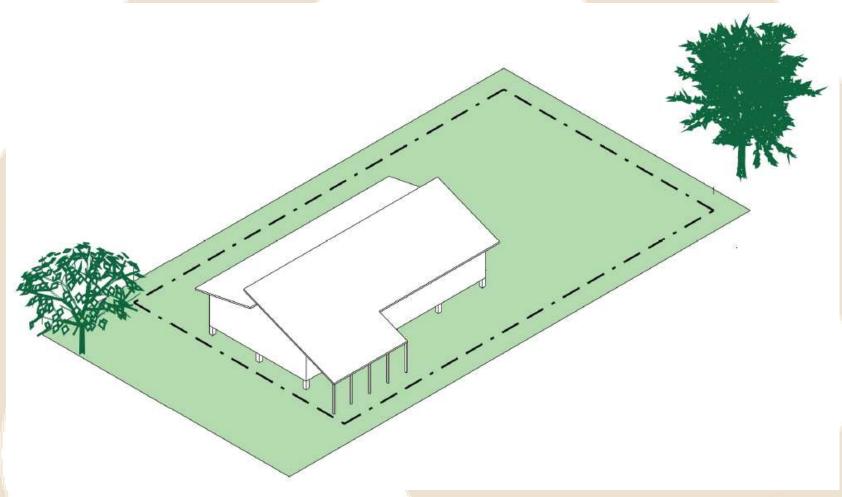
## 2016 NOVEMBER – TINY HOUSE APPEAL



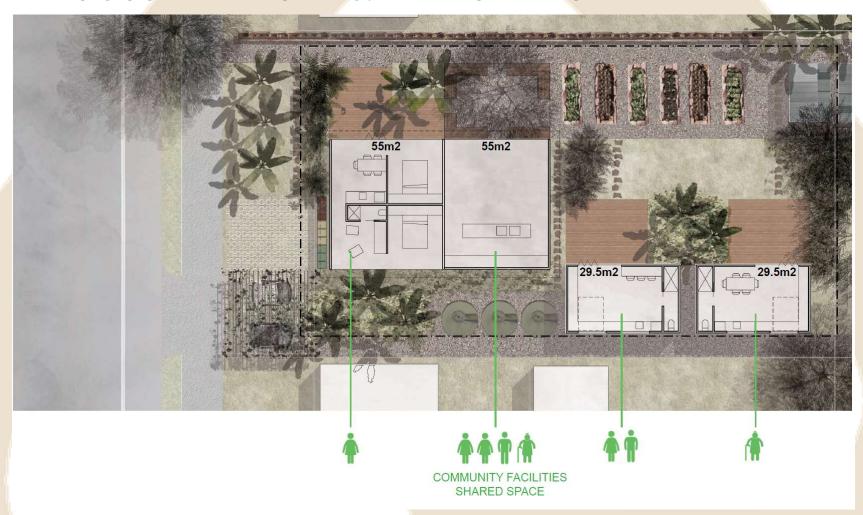
## 2017 JUNE - LAUNCH 'TINY HOUSE PLANNING RESOURCE'



## 2017 AUGUST – DENSITY & DIVERSITY DONE WELL



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Pesc consulting
8 04 NOV 2018

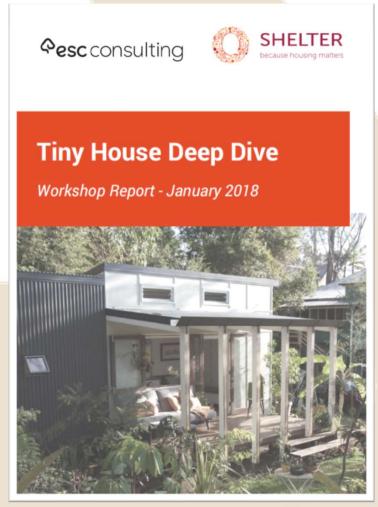
#### 2017 OCTOBER – TINY HOUSE DEEP DIVE

### **FULL-DAY WORKSHOP**

- PLANNERS, ENGINEERS, ARCHITECTS, **COMMUNITY HOUSING PROVIDERS, COUNCIL OFFICERS** 

#### **3 SCENARIOS:**

- AN AITERNATIVE TO A TENT CITY
- OVER-55 WOMEN'S VILLAGE
- GRANNY FLAT REVISITED





## 2018 MAY – MELBOURNE KNOWLEDGE WEEK

CITY OF MELBOURNE

#### MKW18 7-13 MAY



**TINY SOLUTIONS** 

## 2018 AUGUST 4 – TINY HOUSES & ECO VILLAGES





## TINY VILLAGE PILOT PROJECT COMPLETE



- CONCEPT: LEASE TWO BLOCKS OF LAND FROM COUNCIL AT NO COST, FOR 4 TINY HOUSES
  - + COMMUNAL FACILITIES
- PARTNER: PACIFIC LINK HOUSING, SOCIAL HOUSING PROVIDER
- 2 WORK FOR THE DOLE PROGRAMS FOR 26 WEEKS EACH; WORK READINESS TRAINING



## TINY VILLAGE PROJECT IN PROGRESS



- LOCATION: MELBOURNE, VIC
- PROJECT LEAD: LAUNCH HOUSING
- CONCEPT: NEGOTIATED WITH VICROADS TO PLACE 50+ MOVEABLE DWELLINGS ON LAND RESERVED FOR A FUTURE ROAD WIDENING

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04 NOV 2018

## TINY VILLAGE PROJECTS IN EARLY STAGES

**TRANSITION VILLAGE WALLAN (VIC)** 

LIVE SIMPLY (ACT/NSW)

CASTLEMAINE HOUSING SERVICE
ECO VILLAGES AUSTRALIA



#### Connected Living, Sustainable Living

Eco Villages Australia is a non-profit organisation that provides the framework for like-minded people to create co-housing eco communities of 15-25 people.

This framework includes practical tools such as, legal and financial structures, loan agreements, residential application, working with councils, 'community living course', and a strong vision to create an healthy eco

In these eco villages, Residents work co-operatively, make decisions, and take control of their own energy, water and food as we work towards ecological sustainability, social prosperity and financial viability.

Eco villages are collectively owned. Individuals loan money to make the purchase possible which is returned to the contributor, with modest interest. All residents pay rental which is returned back to that community.

We are working on our first project to open in 2019 in South East Queensland

OUR INTEREST



## TO MAKE TINY HOUSES A MAINSTREAM HOUSING OPTION

#### FIT FOR PURPOSE REGULATIONS

#### **PLANNING REGULATIONS:**

- TO PROTECT AMENITY, SAFETY AND SECURITY
- DESIGN OF DWELLING AND SETTING

#### **BUILDING REGULATIONS:**

- COUNCILS WILL ONLY ALLOW TINY HOUSES ON WHEELS IF THEY CAN MEET
   A MINIMUM LEVEL OF SAFETY STANDARDS
- RELAXATION OF RULES AROUND LOFTS (MIN. CEILING HEIGHT & STAIRS)



## HOW NOT TO DO A TINY HOUSE DEVELOPMENT



"Ready Player One SDCC Teaser", Warner Bros. Pictures, 2017

#### 2018 JUN-NOV – SEQ COUNCILS INDIVIDUAL MEETINGS

#### ALL COUNCILS UNDERSTAND FIXED TINY HOUSES

- AS GRANNY FLATS OR VARIANTS LOOPHOLES EXPLOITED BY COMMERCIAL DEVELOPERS
- TINY/MICRO LOTS BEING TRIALLED IN URBAN AREAS; UNLIKELY IN RURAL AREAS
- CONCEPT OF TINY VILLAGES FOR OVER 55 WOMEN WELL RECEIVED
- CONCEPT OF ECO VILLAGE NEGATIVE COMMUNITY PERCEPTIONS

#### **ALL COUNCILS APPREHENSIVE ABOUT THOWS**

- SAFETY, AMENITY, TRANSIENCE
- NEGATIVE COMMUNITY PERCEPTIONS



#### MARCH 2018 – MUNICIPALITY ASSOCIATION OF VICTORIA

#### **INAUGURAL MEETING 14 MARCH 2018**

- BETWEEN COUNCIL REPS AND TINY HOUSE ADVOCATES
- DISCUSSED:
  - THE TINY HOUSE PLANNING RESOURCE
  - VARIOUS PROJECTS
  - TINY HOUSE MOVEMENT AND INTEREST GROUPS.
- OUTCOMES:
  - WORKING GROUP
- MAY 2018 CONFERENCE MOTION TO "URGE THE STATE GOVERNMENT TO AMEND THE VICTORIAN PLANNING PROVISIONS TO BETTER SUPPORT SMALL AFFORDABLE HOUSING"





#### SOUTH AUSTRALIAN STATE PLANNING POLICIES

#### **SUBMISSION TO THE STATE**

- MANY POLICIES COULD BE ENABLERS TO TINY HOUSE DEVELOPMENTS
- STATE PLANNING POLICY 6: HOUSING SUPPLY AND DIVERSITY
  - ENCOURAGE INNOVATION IN DWELLING SIZES, LOT SIZES AND ALTERNATIVE LAND TENURE

## THE 30 YEAR PLAN FOR GREATER ADELAIDE – GREATER HOUSING CHOICES



#### CITY OF FREMANTLE

## **COMMUNITY CONSULTATION AND ENGAGEMENT (2016)**

- FREO ALTERNATIVE - BIG THINKING ABOUT SMALL HOUSING

### **DRAFT PLANNING SCHEME AMENDMENT (2017)**

**Open Space** 

Maintain the traditional open feel of private lots in suburban areas, whilst also allowing for viable development of smaller housing typologies.

Trees and andscaping Provide for existing, new trees and garden space on development sites, proportionate to achieving viable development of smaller housing typologies.

Community

Promote private land development outcomes that would help foster social interactions between new smaller dwellings, adjoining development & the street.

Car movement & parking

Appropriate allocation of land required for car parking & movement for small house development.



#### CITY OF FREMANTLE

### MAX 120 SQM FLOOR AREA PER NEW DWELLING

- NO MIN FLOOR AREA

### MAX 3 DWELLINGS ON <750 SQM LOT

1 ADDITIONAL DWELLING FOR EVERY 150 SQM LOT AREA OVER 750 SQM

MIN 70% OPEN SPACE ACROSS WHOLE SITE

#### TAKE-AWAYS

- 1 PROGRESS WILL BE SLOW; PRECEDENTS ARE BEING SET
- 2 REQUIRES COLLABORATIVE EFFORT FROM COUNCILS, HOUSING PROVIDERS, STATE GOVERNMENTS, TINY HOUSE SPECIALISTS
- **3 NEED RESEARCH, PILOT PROJECTS AND TRIALS**