

Tiny Homes Working Group

Inclusive; affordable; accessible.

Fixed and Moveable structures



Advantages of Tiny Homes

Appeal of
minimalist low
environmental
impact
lifestyle.

- Cheaper to construct, less materials used.
- Cheaper to run (less heating/cooling cost)
- Can run off grid (lower environmental impact)
- Small land footprint – minimises financing
- Suits intergenerational housing – long or short term use.

Tiny Homes compared

Mobile

- Costs associated with RMS compliance
- Council regulations for moveable dwellings
- Locational flexibility, can remove burden of owning land
- Access for mobility impaired more complex

Fixed

- DA and construction certificate fees apply
- Contributions for water/sewer connections
- Bushfire compliance
- Compliance with Building Codes
- Cost of land

Challenges for Tiny Homes

- How is affordability protected and profit taking prevented?
- Management models for Tiny Homes developments. (EG : CLTs, Housing Co-ops)
- Siting and financing of Tiny Home Villages?
- Community acceptance for Tiny Homes.
- Inclusion in the local planning scheme.

Local Council response

- Submission to Bellinghen Growth Management Strategy
- Regulation for Tiny Homes is underdeveloped.
- Infill development strategies creating smaller Lots could work.
- Consider areas with existing infrastructure to cater for this use
- Contributes to diversity in housing stock
- A well planned and managed Tiny Homes pilot project would work for Bellinghen.