

25 January 2018

David Hansen
A/ Director Strategy and Sustainability
Via email: strategicplanning@logan.qld.gov.au

Dear Mr Hansen

Proposed Changes to Council's Auxiliary Unit Policy

Thank you for the opportunity to provide feedback on the proposed changes to Logan City Council's Auxiliary Unit Policy.

As an overarching position to broader housing policy the Property Council has and continues to advocate for a state-wide housing code to ensure there is a consistent standard of housing (including auxiliary units). Further information related to this policy position can be found in the attached fact sheet.

We understand that since publicly announcing the policy position change for Auxiliary Units, Logan City Council have generally not been approving applications involving siting relaxations for auxiliary units on lots that do not meet the proposed criteria and have advised to withdraw such applications. This is despite consistently approving applications for Auxiliary Units that involved siting relaxations prior to the announcement.

While we understand that where Council have advised applicants to withdraw applications they have provided a full refund of the application fees, we do not believe this is appropriate as decisions to purchase the land would have been made well prior to the policy position being made public.

With regards to the proposed planning scheme changes, the introduction of the minimum lot size of 700m² and minimum frontage of 18m for Auxiliary Units will have a significant impact on the delivery of this form of housing. The lack of analysis and information supporting the proposed amendments makes it difficult to understand the true impact the change will have on house supply and rental affordability in the Logan City Council area.

In examining the proposed changes, it would appear that the new policy will create inconsistencies with the provisions for Dual Occupancy product. Under the current provisions of the *Logan Planning Scheme 2015*, a Dual Occupancy may be Accepted Development where meeting the maximum density (based on lot size & number of bedrooms), which effectively creates a minimum lot size for Dual Occupancy dwellings. Applying the proposed policy for Auxiliary Units there will be a number of instances where a Dual Occupancy would be Accepted Development on a site whereas an Auxiliary Unit would be Assessable Development.

Finally, Auxiliary Units provide an opportunity to deliver affordable housing in Logan. The introduction of an infrastructure charge will only increase the costs of delivering this form of housing.

Thank you for the opportunity to provide feedback on the proposed changes to Logan City Council's Auxiliary Unit Policy. If you would like further information in relation to this submission, please contact Nathan Percy on 3225 3000 or npercy@propertycouncil.com.au.

Yours sincerely

A handwritten signature in black ink, consisting of a large, sweeping 'C' shape that extends to the right and then curves back down.

Chris Mountford
Queensland Executive Director

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