Submission No 24

INQUIRY INTO RURAL HOUSING AND SECOND DWELLINGS REFORM

Name: Name suppressed

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The Standard Instrument Local Environmental Plan should be amended to include a mandatory clause to allow for the construction of detached secondary dwellings on rural zoned properties with consent. Having a clear planning pathway for rural landholders to develop secondary dwellings on their properties is important from both economic and social perspectives. The secondary dwelling could allow a rural landholder an important form of additional income increasing their resilience and economic viability. From a social perspective, it could provide housing for ageing family members, adult children moving back to the farm or for workers on the property.

There should be size restrictions for secondary dwellings, the current standards allow for 60m2 or 20% of the floor area of the principle dwelling. I believe increasing this to 100m2 would be a reasonable approach to ensure the development is of a scale and type that is appropriate and sympathetic to the rural environment. I do not believe secondary dwellings should be strata or Torrens title subdivided as this will increase fragmentation and pressure on valuable rural resource lands.

I do not believe amending the SEPP (Exempt and Complying Development Codes) is the appropriate pathway to deliver secondary dwellings on rural land. As someone who has worked in the town planning industry for 10-years, it is a pathway that many landholders do not understand and often end up in costly compliance actions with Councils. Many properties are excluded from being able to use the provisions under the SEPP due to constraints. As such, delivering the reform via the standard instrument offers a clearer pathway for landholders. It also allows Councils valuable oversight in the process to ensure environmental impacts of proposals are considered through the DA process.

Any amendment to the standard instrument needs to consider the potential for land use conflicts. If the proposed new clause does not include minimum setback distances to adjoining properties or land use types these need to then be considered and provided by Councils via their Development Control Plans.