

PIA POSITION

RATIONALE

The provision of appropriate, affordable, safe, secure, sustainable and well located housing is a critical issue for Australia both now and into the future. Access to safe and secure housing is a basic human right and urban and regional planning has an important role to facilitate the provision of this housing.

Housing goals should be included in strategic land use policy and planning frameworks at all levels of government. Housing provision should be integrated with identified employment, transport, education, recreation and environmental priorities.

Planners can also support the delivery of housing aspirations through effective development assessment systems, policy advocacy and proactive master-planning processes.

ABOUT THE ISSUE

The delivery of appropriate, accessible and affordable housing in Australia faces numerous challenges. Nationally Australia has a housing shortage. Typically this is borne out in those regions experiencing high rates of in-migration. In comparison, those regions experiencing a loss of population are impacted by the consequences of housing oversupply. Achieving a balanced supply of affordable and appropriate housing stock in a volatile environment is a complex matter requiring ongoing analysis and review.

Affordability is a critical issue. Housing in Australia's major cities has become increasingly unaffordable for many over the past two decades, and is considered expensive in a global context. Affordability is impacted by a wide range of complex demand and supply factors that extend beyond planning systems and approvals processes, to include elements such as taxation, construction costs, and access to finance.

Declining affordability impacts economic performance and labour market efficiency, social cohesion and equality in cities and the creation and distribution of wealth through home ownership.¹

PIA therefore supports all Australians having access to affordable well-located housing that is integrated with transport, employment and services. Equally, housing should be of a suitable design and quality to meet the needs of a diverse population and to enable residents to live a sustainable, energy efficient lifestyle.

¹ Department of Industry and Transport, 2014. *State of Australian Cities 2013*, Australian Government, Canberra. p.288

Urban and regional planning and design can influence housing provision in various ways, including by:

- Designing suburbs and new urban areas that provide diversity and choice in new housing options, at a range of densities, and in appropriate locations.
- Assisting in the coordination and delivery of, community, recreation and other essential infrastructure that supports new housing supply.
- Ensuring transport planning is integrated with land use planning to deliver accessibility, especially to areas of housing density.
- Supporting housing design that is sustainable, and provides appropriate levels of privacy and access to open space.
- Encouraging diversity and choice in housing options to meet the needs of a wide range of household types, including those with disabilities.
- Ensuring approvals processes are efficient, effective and timely.
- Ensuring housing contributes to the built form quality of our cities, suburbs and towns.

PLANNING PRINCIPLES

The specific PIA Planning System principles (7/13) that should guide planning for housing include:

- Deal with housing choice and affordability in an integrated way through the planning system.
- Promote community engagement, including consultation, participation and increased community understanding and support for planning processes.
- Integrate infrastructure provision with land use and development; link to funding arrangements.
- Promote social opportunity nationally and ameliorate social inequality.
- Have the flexibility to respond to changing and unforeseen circumstances.

PIA'S PREFERRED APPROACH

PIA SUPPORTS:

Leadership

- The adoption of multi-disciplinary and collaborative practices, by working alongside related professionals and government to ensure an evidence based and integrated response to housing issues.
- Encouraging the Commonwealth government to develop a national housing framework that provides a strategic context for policy and guide decision-making.

- Working with other regulatory, development, infrastructure and service agencies to identify and target both planning and non-planning policies and practices that negatively impact housing supply, demand and affordability.
- Encouraging Local, State, Territory and Commonwealth governments to set appropriate affordable housing targets on all government land development projects and consider targets for private development projects.

Education, research and innovation

- Advocating for reliable and meaningful housing demand, supply, and affordability data and forecasting that integrates city and region-wide datasets.
- Supporting innovation in housing types and methods of construction and delivery, to cater for changing household types and community needs.
- Planners taking a leading role in helping communities deal with change via greenfield development and urban renewal that increases diversity of housing types and densities in their neighbourhoods.

Policy and practice

- Continued improvements to land use planning and redevelopment policies and processes to encourage increased housing supply, while ensuring appropriate balance with community involvement and quality outcomes.
- Promoting and facilitating the provision of diverse dwelling types and densities in appropriate contexts, to ensure that the housing needs of residents are catered for at all stages of life.
- Leading the coordinated, cost effective and timely delivery of urban transport, community and utility infrastructure in conjunction with housing construction in greenfield and urban infill areas.
- Promoting state and territory legislation that incorporates the requirement for periodic assessments of housing supply and affordability into strategic and local planning strategies.
- Promoting policy and practice that recognises and addresses the connection and need for integration between housing, transport and access to employment and services to support affordable living.
- Advocating and facilitating the delivery of the social infrastructure necessary to support affordable, accessible and appropriate housing for vulnerable members of the community, including low income families, people with special needs and the indigenous community.
- Considering infill and urban renewal precincts as areas for value capture to provide essential property and social infrastructure and affordable housing.
- Promoting the implementation of innovative planning policies that support affordable housing.



Capacity development

- Ensuring PIA provides members with access to best practice resources on housing issues and an understanding of the ability of planning to influence housing supply and affordable housing provision.

Collaboration and partnership

- Working with other peak bodies, industry organisations, research groups and government to enhance our professional connections and understanding of housing issues and potential solutions.