

2.12 AFFORDABLE HOUSING

This document has been prepared under Schedule 2 of the 'Planning and Development (Local Planning Schemes) Regulations 2015' and the City of Stirling 'Local Planning Scheme No.3'



1) PURPOSE

In the City of Stirling, and Western Australia generally, increasing house and rental prices continue to push housing affordability further from the reach of many with increasing numbers of individuals, couples and families experiencing housing stress or homelessness.

This Policy outlines the requirements for new mixed use and multi-residential development within the City to incorporate affordable housing that contributes towards delivery of sustainable and inclusive communities.

Applications are to demonstrate, to the satisfaction of the City, how proposals meet the Objectives and addresses the Acceptable Outcomes of the policy.

2) OBJECTIVES

This Policy seeks to achieve the following Objectives:

- a) To provide for the delivery of affordable housing within medium and high-density residential developments within the City;
- b) To seamlessly integrate affordable housing within multiple dwelling and mixed-use residential developments;
- c) To provide a diversity of affordable product that meets the needs of individuals, couples and families; and
- d) To ensure diverse and sustainable communities through delivery of housing choice.

3) DEVELOPMENT SUBJECT OF THIS POLICY

This Policy applies to all multiple dwelling and mixed-use development that comprise 20 or more residential units within the following project areas:

- Stirling City Centre
- Herdsman Glendalough

The provision of affordable housing in perpetuity may be considered, at the discretion of the City, as a measurable community benefit in support of any variations to the applicable planning framework within the City of Stirling generally.

4) SUBMISSION REQUIREMENTS

In addition to the 'residential' development application submission requirements, the following information is also required to be submitted:

- a) Plans and supporting information to clearly identify the location, size and product type of all affordable housing units and associated car parking bays, stores etc
- b) An Affordable Housing Statement demonstrating compliance with this Policy and outlining:
 - i. Measures to ensure ongoing affordability, including restrictions on property title and mechanism(s) to minimise strata costs; and
 - ii. Details of built form variations proposed under Section 7 to offset any perceived loss of profit due to providing the affordable housing.

5) ACCEPTABLE OUTCOMES

a) QUANTITY

All mixed use and multiple dwelling development of 20 or more residential units shall provide a minimum 12% (rounded down to nearest whole unit) of dwellings as affordable housing.

The City shall, at its discretion, determine the affordable housing product to be provided.

b) DELIVERY

The affordable housing unit(s) shall be sold by the developer at construction cost to a housing provider approved by the City prior to practical completion of the development and retained as affordable housing thereafter.

Construction cost is calculated in accordance with the City's Construction Cost Chart.

A restrictive covenant shall be registered against the certificate of title of the affordable housing unit(s) restricting use for affordable housing only.

c) LOCATION

Affordable housing units shall be dispersed throughout the development to avoid concentration of product.

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d) TYPOLOGY

Affordable housing shall be provided as studio or one-bedroom dwellings* designed in accordance with the R-Codes Vol. 2.

Where 5 or more affordable dwellings are required to be provided, two-bedroom dwellings shall be provided at a ratio of 10% of the total affordable units (rounded to the nearest multiple of 10) or as agreed by the City.

*Affordability is directly related to product size as detailed in the Construction Cost Chart. Minimum floor areas in accordance with Table 4.3a of the R-Codes Vol.2.

e) PARKING

Affordable housing units shall be provided with on-site car parking at a rate consistent with parking rates for the same/similar product within the development.

f) FINISHES

Affordable housing units shall be externally finished to the same standard as the residential product throughout the development.

6) CASH IN LIEU

- i. The City may, at its discretion, accept a cash payment in lieu of providing the required affordable housing where it has an approved Affordable Housing Strategy to inform how and when any cash in lieu payment will be used within the City of Stirling Local Government Area to meet the Objectives of this Policy.
- ii. Cash-in-lieu payment will be calculated as follows:

Construction Cost of the average dwelling size in the development (xx required number of affordable units) + 10% administration fee.

Construction Cost is as determined by the City's Construction Cost Chart.

7) VARIATIONS

- i. Any variations to the Acceptable Outcomes specified in this Policy will be assessed against the Objectives of the Policy.
- ii. The City may, at its discretion, support variation(s) to the built form controls applicable to the site, up to a maximum of the Net Lettable Area of the affordable housing units provided, to offset any perceived loss of profit due to providing the required affordable housing, where it is satisfied the variation(s) will not result in an inappropriate built form or amenity outcome.

8) DEFINITIONS

Affordable Housing means housing provided for eligible occupiers in the form of affordable owner occupier, affordable rental or social housing.

Affordable Housing Statement means a written statement provided in support of a planning application as a summary of the affordable housing product provided, how it satisfies the Policy and all measures proposed to minimise ongoing costs.

Affordable Owner Occupier Housing means housing acquired by an eligible occupier through a shared equity arrangement with the Department of Communities or alternative housing provider as agreed by the City.

Affordable Rental means housing owned and managed by a recognised housing provider that is made available for rent to eligible occupiers, which may include key workers, with rents capped at less than 30% of household income levels.

Construction Cost Chart is a table of construction costs verified by a quantity surveyor and published by the City and which includes an allowance for inflation as published in the Consumer Price Index.

Eligible Occupier(s) means an individual, couple or family who meet the eligibility criteria of the Department of Communities, or alternative not for profit housing provider, for affordable co-ownership or affordable rental, including maximum individual or household income levels. Unless specified otherwise by the approved housing provider(s) income levels are based on Keystart income limits.

Key Worker is an employee who provides an essential service such as healthcare or education and who, for the purposes of this Policy, meets the definition of an eligible occupier.

Homelessness refers to a person who has no fixed, regular and adequate nighttime residence.

Housing Provider refers to the Department of Communities or alternative not for profit housing provider with the primary purpose of providing affordable housing to those in need.

Housing Stress is where households spend more than 30% of gross income on housing costs.

Mixed-Use has the meaning given to it in the City's LPS4 and which, for the purposes of this Policy, includes a residential component.

Multiple Dwelling has the meaning given to it in the Residential Design Codes.

Social Housing is housing owned by the Department of Communities or alternative not for profit housing provider and provided for rent to eligible occupiers including those on low incomes or with particular needs.