



Department of  
Planning



Western  
Australian  
Planning  
Commission

# Liveable Neighbourhoods Review - Submission Form

The Western Australian Planning Commission is seeking public comment on the draft Liveable Neighbourhoods 2015.

Submissions close at **5pm on Friday 13 November 2015**.  
LATE SUBMISSIONS WILL NOT BE CONSIDERED.

Please fill out this submission form and send to:  
Email to: [LNreview@planning.wa.gov.au](mailto:LNreview@planning.wa.gov.au);  
or  
Mail to: Project Manager  
Draft Liveable Neighbourhoods 2015  
Locked Bag 2506  
PERTH WA 6001

If you require more information about making a submission please contact:  
Project Manager, Draft Liveable Neighbourhoods 2015 by telephone: (08) 6551 9000  
or email: [LNreview@planning.wa.gov.au](mailto:LNreview@planning.wa.gov.au)

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Please write your submission on the following page.

To help us consider your submission, please:

- specify if / how you use the document;
- identify which section or element your comments relate to;
- include reference to the sub-section and/or page number your comment relates;
- clearly and concisely state your opinion and the reasons for your opinion;
- where possible, outline alternatives or solutions to your areas of interest; and
- provide any additional information to support your comments.

PLEASE NOTE

The WAPC is subject to the *Freedom of Information Act 1992* so submissions made to the WAPC may be subject to applications under the Act.

As part of the assessment and reporting process, your submission or the substance of that submission may be disclosed to third parties. Please advise if you do not wish your name to be included in any subsequent publication or referral.

☐ I request that my name is removed before my submission is made available to third parties.

Signature: .....

Date: .....

## Affordable Housing as a Key Component of Sustainable Neighbourhoods

Shelter WA welcomes the opportunity to provide a submission to the Liveable Neighbourhoods Review 2015. As the peak body for social and affordable housing in Western Australia, Shelter WA understands the importance of sustainable design within the Perth metropolitan and Peel regions, and major regional centres in Western Australia.

Shelter WA supports many of the revisions made in the Liveable Neighbourhoods Review 2015. The changes made to clarify its objectives and requirements will improve ease of understanding and implementation for planners and developers.

While Liveable Neighbourhoods provides comprehensive design provisions for the establishment of safe, sustainable and compact communities featuring diversity in housing format, the goal of affordable housing provision is not included as a formal consideration. Affordable housing can be defined as housing which requires less than 30% of a household's income for households in the lowest 40% of income distribution. This is known as the 30/40 rule. Low income households are considered to be in 'housing stress' if they are paying more than 30% of their income on housing.

Affordable housing is required in each local government area in order to prevent unsustainable urban sprawl with low to moderate income earners located on the urban fringe, where house prices tend to be lower than inner ring suburbs but often result in higher transportation costs. Affordable housing is essential to achieving the objectives of Liveable Neighbourhoods. The provision of affordable housing is vital for the formation of diverse, inclusive communities that are self-sufficient whereby travelling distance between work, amenities and home is kept to a minimum in order to reduce car dependency and traffic congestion.

To support the goals of Liveable Neighbourhoods in facilitating inclusive sustainable neighbourhoods, Shelter WA recommends Liveable Neighbourhoods include further revisions to:

1. Ensure the need for 'affordable housing' is recognised and addressed throughout the document as a principle objective;
2. Revise principle Objective 7 to 'Facilitate housing diversity and affordability, responsive built form, local employment and amenity within a coherent and efficient urban structure of compact walkable neighbourhoods'; and
3. Revise Design principle 6 to 'Provide housing density, diversity and affordability to meet changing community needs' and include the benefits of affordable housing throughout principle 6.

With these changes, the Liveable Neighbourhoods Review 2015 will strengthen the ability of the planning system to encourage urban consolidation, community and economic development, health and welfare, and overall liveability and affordability in significant greenfield and infill developments in Western Australia.

To discuss the issues raised in this submission in further detail, please contact Chantal Roberts, Executive Officer on (08) 9325 6660 or email [eo@shelterwa.org.au](mailto:eo@shelterwa.org.au).