



Housing Affordability Policy

1. Policy Statement

The Shire of Denmark recognises housing affordability issues impacting residents. The Shire will implement actions, within its capacity, to facilitate and enable diverse and affordable housing development that meets the needs of current and future residents. The Shire will achieve this through an advocacy and partnership approach with key stakeholders and agencies.

2. Objective

To improve the liveability of Denmark, by increasing the diversity of housing options available, to maintain a diverse, inclusive and sustainable community.

3. Definitions

Affordable Housing	low-income or social housing.
Diverse Housing	development that provides a range of dwelling sizes that increases the supply and choice of housing in the local government area.
Housing Affordability	the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes.

4. Scope

This policy applies across Shire of Denmark operations for:

- informing the preparation of strategic and statutory planning documents to guide future town planning decisions;
- decisions on the use of Shire owned properties;

- partnerships with private enterprise, not for profit entities, State and Federal Governments, with respect to affordable housing developments and housing affordability measures

5. Policy Commitments

The Shire of Denmark commits to:

- identify opportunities within the local planning framework to encourage affordable, sustainable and diverse housing.
- partner State Government and non-profit housing organisations to identify under-utilised public land for the provision of affordable housing.
- partner non-profit housing organisations to advocate for State and Federal government funding and incentives.
- advocate for non-profit housing organisations to plan, design and construct affordable and sustainable housing developments.
- streamline planning approval processes consistent with industry best practice.

6. Recording Requirements

Nil.

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1. Policy Statement

The Shire of Denmark recognises housing affordability issues impacting residents. The Shire will implement actions within its capacity to facilitate and enable diverse and affordable housing development that meets the needs of current and future residents. The Shire will achieve this through an advocacy and partnership role with key stakeholders and agencies.

2. Objective

To improve the liveability of Denmark by increasing the diversity of housing options, maintaining a diverse, inclusive, and sustainable community, and meeting the organisation's future workforce needs.

3. Definitions

Affordable Housing	low-income or social housing.
Diverse Housing	development provides a range of dwelling sizes that increase the supply and choice of housing in the local government area.
Housing Affordability	is the relationship between expenditure on housing (prices, mortgage payments or rents) and household incomes.
Worker Housing	typically refers to employers or industry sectors providing residential accommodations for their employees. This accommodation is situated near the workplace or within a reasonable commuting distance.

4. Scope

This policy applies across Shire of Denmark operations for:

- informing the preparation of strategic and statutory planning documents to guide future town planning decisions.
- Streamlining planning approval processes consistent with industry best practice.
- Decisions on using Shire-owned properties.
- Decisions about partnerships with key stakeholders and agencies for expanding worker housing for Shire employees.

5. Policy Commitments

The Shire of Denmark commits to:

1. Alignment with Local Planning Strategy:

Any housing project must align with the Draft Local Planning Strategy, which sets out the strategic direction and objectives for land use planning and development in the Shire. The Strategy identifies the need for more diverse and affordable housing options and protecting and enhancing the natural and built environment. The Shire will commit to identifying opportunities to encourage affordable housing projects.

2. Advocacy for Affordable Housing:

The Shire will actively advocate in developing and supporting affordable housing initiatives in collaboration with other levels of government, non-government organisations, and community groups, including identifying under-utilised public land for the provision of affordable housing and partnering with non-profit housing organisations to advocate for funding and incentives for affordable housing developments.

3. Investment in Worker Housing for Resilience:

The Shire will consider an investment role in worker, especially for housing Shire workers as a long-term strategy to enhance workforce recruitment and retention. Worker housing refers to rental or ownership housing subsidised or supported by an employer or industry sector and allocated to eligible workers based on employment criteria.

4. Investment Return

Any investment in a housing project should aim to achieve a return over a 10-year timeframe, considering the financial costs and benefits, as well as the social and environmental impacts. The return on investment should be measured against the objectives and outcomes of the Local Planning Strategy and this policy.

5. Risk Mitigation through Partnerships:

The Shire will mitigate risk on investment through strategic partnership arrangements that reduce financial risk and exposure. Partnerships may include joint ventures, co-investments, grants, loans, guarantees, or other forms of financial or non-financial support.

6. Long-Term Strategic Outcomes:

The Shire will not allocate ratepayer funds to short-term housing initiatives that do not deliver long-term strategic outcomes. The Shire will prioritise housing projects that contribute to the achievement of the Local Planning Strategy and this policy, as well as the broader goals of the Strategic Community Plan.

6. Recording Requirements

Nil.

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