



3. COMMUNITY DEVELOPMENT POLICIES

3.10 SENIORS HOUSING

3.10.1 Contributions to Community Based or Not-for-Profit Affordable Seniors Housing Development

Policy Measures

The aim of this policy is to establish what assistance and contributions the Shire of Manjimup may make towards development of accommodation and housing for aged residents in the Shire, by incorporated not-for-profit community based organisations (“eligible organisations”). The policy does not apply to aged housing constructed by companies or others on a commercial basis (“ineligible organisations”).

In conjunction with this policy it is Councils intention to encourage private industry to provide accommodation for seniors in new subdivisions and development and take that into account when implementing this policy.

Background

The Shire of Manjimup, as with global population trends, has an ageing demographic. The choice to ‘age in place’ is a critical one for all people as they age; an ‘age-friendly’ community is one that endeavours to cater for the full continuum of housing, access, social and service needs as people age.

Statement of Principle

Council considers that its contribution to the provision of affordable seniors housing and housing within the Shire of Manjimup is to make available where practicable, to eligible organisations, suitably zoned sites free from development constraints. Council does not consider it has any role in contributing towards the construction of affordable seniors housing or the operational management of seniors housing facilities. To the extent funds permit, Council may also contribute towards the cost of common road access and parking.

Policy Guidelines

The Shire of Manjimup may provide direct financial and in-kind assistance to eligible organisations developing affordable accommodation and housing for senior residents in the Shire in the following manner:

1. As the manager of areas of land on behalf of the Crown, the Shire will support use of suitable land under its control for aged accommodation and housing subject to this being zoned appropriately, being suitably serviced and with the Minister’s approval. Suitable land will be assessed according to its proximity to shops, hospital, medical facilities, transport, community services as well as being reasonably flat and land easily serviced;
2. Management Orders of the land can remain with the Shire or be transferred from the Crown to the eligible organisation;



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3. The Shire will arrange for any Native Title and Aboriginal Heritage clearances to be obtained;
4. Any requested financial contribution needs to be prioritised in accordance with the Shire of Manjimup Long Term Financial Plan and subject to Annual Budget authorisation. Contributions for strategic consideration may include:
 - statutory headwork charges (if applicable) after deduction of any rebate available from the State Government Headwork's Contribution Schemes,
 - Site clearing and leveling necessary to commence development,
 - Construction of common internal vehicle access and common car parking areas (including drainage thereof) and the crossover to the street;
5. Waiver of Shire Development Application and Building Licence Fees;
6. Guidance and advice in preparing formal applications for Government funding to assist with construction costs; and
7. Guidance and advocacy in the preparation of funding submissions prepared by local community housing providers.

Applications for Shire support and assistance will need to be supported by suitable documentation including formal designs and business plans. Where direct costs are involved, eligible organisations will need to ensure that the proposal is included within the Shire of Manjimup Long Term Financial Plan and that Shire has had sufficient notice of proposed developments to consider these during the preparation of Annual Budgets. Direct financial support may be excluded if this cannot be accommodated in the budget.

Other Related Strategic Documents

Shire of Manjimup Age-Friendly Communities Strategic Plan 2016 - 2021

WA Age Friendly Guidelines – Department of Local Government and Communities

World Health Age Friendly Community Guidelines

South West Regional Seniors Strategy

ADOPTED: 20 January 2022

NEXT DUE FOR REVIEW: July 2026

The Administration of this Policy is by Community Services Directorate