



Shire of
Plantagenet

Housing Strategy 2025-2035



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Acknowledgment of Country

The Shire of Plantagenet acknowledges the traditional custodians of our area and their continuing connection to the land and community. We pay our respects to all members of the Menang Noongar community and their culture; and to Elders past, present and emerging.

Executive Summary

The Shire of Plantagenet (the Shire) is experiencing increased pressure on its housing system. Demand for housing is growing faster than supply, driven by population growth, demographic change, and strong local employment across agriculture, tourism, education, health, and construction. At the same time, a tightening rental market, ageing housing stock, and rising property prices are creating significant affordability challenges, particularly for low to moderate income households, renters, and key workers.

This Housing Strategy sets out a framework to guide how the Shire can influence and support a more diverse, affordable and sustainable housing supply over the next 10 years. It is informed by local data, townsite-specific analysis, and feedback from residents and industry stakeholders who participated in the consultation process.

Key Challenges

- **Low Rental Availability:** The vacancy rate has fallen below 1% in the Shire, creating intense competition and price pressure in the rental market.
- **Affordability Stress:** Many low-income renters and mortgage holders in the Shire are under housing stress, paying more than 30% of their income on housing costs.
- **Changing Demographics:** The Shire has an ageing population, shrinking household sizes, and a growing number of single-person households. These trends are driving demand for smaller, more accessible, and centrally located homes.
- **Worker Shortages Linked to Housing:** Employers across sectors are reporting difficulties attracting and retaining staff due to housing issues.
- **Limited Housing Diversity:** The market is dominated by detached, three-bedroom dwellings on large blocks. More housing choice is needed to meet the needs of seniors, younger residents, and smaller households.

Strategic Approach

The Shire operates within a more limited legislative and financial scope than other levels of government. However, it can influence housing outcomes through strategic leadership, land use planning, advocacy, and collaboration. The Strategy outlines the role of the Shire in shaping the future of housing, through its planning system, land use decisions, partnerships, advocacy and potential investment in

enabling infrastructure. It recognises that Council cannot solve the housing crisis alone but has an important leadership role to play in unlocking opportunities and removing barriers.

The Strategy summarises current and forecast housing needs, including townsite-specific priorities across the Shire. It sets out a vision and a set of local housing principles to guide future decision-making, supported by strategic directions and practical actions such as direct interventions, planning reform, and targeted advocacy. A strong focus on implementation and monitoring ensures alignment with regional and state initiatives and supports long-term delivery of housing outcomes.

The Strategy supports the Shire's broader goals of liveability, economic resilience and community wellbeing. It will help ensure that the Shire continues to be a place where people can live, work and age well, with access to housing that suits their needs and circumstances.

Together, the Strategy is underpinned by a set of clear housing principles that outline the Shire's long-term priorities and guide consistent decision-making. These principles emphasise the importance of strategically located housing in Mount Barker, design that reflects local character, community-focused development, and the integration of support services to meet diverse needs across the housing continuum. To translate these principles into action, the Strategy identifies four key action areas through which the Shire will influence housing delivery: targeted direct investment of Council resources, land use planning reform to enable greater housing diversity and supply, advocacy to State and regional partners for policy and funding support, and partnerships with government, community housing providers, and the private sector. Together, these principles and action areas provide a coordinated framework for responding to housing challenges and delivering sustainable housing outcomes over the next decade.

Introduction

The Shire supports a vibrant and diverse community in Western Australia's (WA) Great Southern region, known for its agricultural productivity, natural landscapes, and strong sense of place. With five distinct townsites - Mount Barker, Kendenup, Narrikup, Porongurup and Rocky Gully - the Shire offers a lifestyle that blends rural character with growing economic opportunity.

Like many regional areas, the Shire is experiencing growing pressure on its housing system. A combination of population growth, demographic shifts, and demand from key industries is driving the need for more housing, and a greater diversity of housing types. At the same time, housing supply has not kept pace. Limited rental availability, rising property prices, and infrastructure constraints are making it increasingly difficult for people to find suitable, affordable homes in the area.

This Housing Strategy presents a local response to these challenges. It provides a clear framework to guide the Shire's role in enabling, supporting and influencing housing outcomes over the next decade. The Strategy is informed by demographic and housing market data, townsite-specific analysis, and feedback from the community, housing providers, and other stakeholders.

It recognises that the Shire cannot address housing issues alone. Through strategic planning, investment, advocacy and collaboration, Council can play a vital role in removing barriers, facilitating new supply, and shaping a housing system that meets the needs of residents, now and into the future.

The Strategy aims to reduce housing stress and strengthen community wellbeing by supporting affordable rental and home ownership models, promoting infill and medium-density development, encouraging housing that meets the needs of older residents and people with disability, aligning new development with infrastructure delivery, and partnering with State and community housing providers to deliver targeted housing solutions.

Background

The Shire is growing steadily. Between 2016 and 2024, the population increased by over 12%, from 5,102 to 5,734, outpacing the Regional WA average of 10.8%. This growth is being driven by lifestyle migration, strong local employment, and industry expansion across sectors such as agriculture, food processing, viticulture, manufacturing, and tourism. The Shire's population is projected to continue growing, with increasing demand for housing in Mount Barker and surrounding townsites.

However, housing supply has not kept pace with this growth. In the 2024–25 financial year, only 6 new residential dwellings were completed - a figure well below what is required to meet current demand. The existing housing stock is dominated by large, detached dwellings - 70% of homes in the Shire have three or more bedrooms, despite growing demand for smaller, more accessible housing options.

Mount Barker, the Shire's most developed townsite and home to more than half the local population, offers the most immediate potential for infill and subdivision. Yet even here, development is constrained by infrastructure limitations. In smaller townsites such as Kendenup, Narrikup and Rocky Gully, the absence of a reticulated sewerage service and limited capacity of other services pose additional barriers to growth.

The 2024 Worker Housing Study highlighted several challenges facing the local housing market, including:

- High construction costs impacting project feasibility;
- A mismatch between household composition and dwelling types;
- Ageing housing stock that no longer meets contemporary needs;
- Planning limitations, particularly R17.5 zoning restrictions in Mount Barker;
- Infrastructure constraints that limit land activation, particularly in unsewered townsites.

These challenges have direct implications for workforce stability, economic development, and community wellbeing. Employers across healthcare, education, agriculture, childcare and hospitality have reported difficulty attracting and retaining staff due to housing shortages. The Shire itself has lost eight employees in the past 18 months for this reason. Groups particularly affected include key

workers, seniors, young families, seasonal labourers, and newly arrived migrants, many of whom are unable to secure affordable rentals or appropriately sized dwellings.

Community concern is also growing. Feedback from the MARKYT Community Scorecard and 2025-2035 Strategic Community Plan consultations identified housing as a top priority, with residents raising concerns about:

- Limited rental availability;
- A lack of smaller homes for seniors and first-home buyers;
- Slow or complex planning processes;
- Rising housing and living costs.

The 2024 Worker Housing Study, commissioned by the Shire to inform a coordinated response to worker housing shortages in Plantagenet, reinforced these concerns, with 70 per cent of surveyed employers identifying access to housing as a major barrier to recruitment. Local health services, early childhood education centres, and agricultural employers have all reported staffing gaps linked directly to housing shortages.

These housing pressures are also contributing to increased housing stress, particularly for low and moderate income households, young people, and single-person households. Many are paying more than 30% of their income on rent or mortgage costs (the widely accepted standard for housing affordability) which is placing strain on household budgets and limiting their ability to participate fully in work, education, and community life.

Access to secure, affordable, and appropriate housing is essential for individual wellbeing, community resilience, and the continued prosperity of the Shire. Without targeted intervention, the mismatch between supply and demand is likely to deepen, undermining workforce growth, local services, and impacting liveability across the region.

Developing the Strategy

This Strategy was developed through detailed analysis, consultation, and alignment with both local and national policy frameworks. It draws on other strategic planning undertaken by the Shire including:

- **Strategic Community Plan 2025–2035**, informed by community forums across all five townsites and the MARKYT Community Scorecard completed by over 670 residents. Housing was identified as a key priority.
- **Worker Housing Study (2024)**, involving consultation with local employers, landowners, housing providers, planning professionals, and State agencies. The study recommended actions including rezoning, incentives for infill, support for rental developments, and land activation.
- **Local Planning Strategy (2013)**, which outlines new residential development areas, environmental constraints, and the importance of aligning land use with infrastructure.

The Strategy also responds to key directions set out in broader housing policy frameworks, including:

- **WA Housing Strategy 2020–2030**, which highlights the importance of infill development, housing innovation, and partnerships.
- **National Housing Accord (2022)**, which aims to deliver 1.2 million new homes in five years and encourages streamlined planning processes and greater use of public land.
- **National Housing and Homelessness Plan Blueprint (2024)**, which aims to make it easier for Australians to buy or rent a home, alongside reducing homelessness and providing better support for those experiencing homelessness or housing insecurity.

Consultation for this Strategy builds on previous engagement with local residents and community groups, community housing organisations; State agencies including the Department of Planning, Lands and Heritage (DPLH), Water Corporation, Government Regional Officers' Housing (GROH), and WA Country Health Service (WACHS); and local employers across sectors including agriculture, tourism, education, health, and construction (via the 2024 Worker Housing Study).

This collaborative approach has ensured that the Strategy is grounded in local priorities while aligning with broader government goals, to ensure it is practical, actionable, and regionally relevant.

Community and Industry Housing Surveys

As part of the Housing Strategy development, the Shire of Plantagenet conducted two targeted surveys to better understand local housing challenges and opportunities, one for residents and one for industry stakeholders.

These surveys complement earlier engagement processes, including the Strategic Community Plan and Worker Housing Study, and provide additional, place-based insights to inform future planning and decision-making.

The **Resident Housing Survey** invited community members to share their experiences and perspectives on:

- Housing affordability, condition, and suitability
- Challenges in accessing housing, including cost, availability, and location
- Anticipated housing needs over the next 5–10 years
- Priorities for the Shire in planning for future housing

The **Industry Housing Survey** gathered input from local housing-related businesses and organisations, including real estate agents, aged care providers, developers, builders, and community housing providers. It explored:

- Trends in supply and demand across the Shire
- Infrastructure, workforce, and planning constraints
- Types of housing in highest demand
- Recommendations to improve housing supply and diversity

Survey Results and Key Findings

The Resident Housing Survey (235 responses) and the Industry Housing Survey (12 responses) captured local perspectives on housing supply, affordability, suitability, and future needs across the Shire. The combined findings confirm strong and consistent themes of limited supply, rising costs, constrained rental options, and barriers to new development, reinforcing the need for coordinated strategic approach.

1. Resident Housing Survey Results

1.1 Respondent Profile

The resident responses were drawn primarily from Mount Barker (63 percent), followed by Kendenup (24 percent), with most respondents aged between 35 and 69 years. The majority were established long-term residents, with 44 percent having lived in the Shire for more than 10 years.

Home ownership was the dominant tenure among responses, with 43 percent owning their home with a mortgage and 36 percent owning outright, yet over one-third (34 percent) of households reported spending more than 30 percent of their income on housing, signaling significant affordability stress. Two percent of respondents indicated that they were without stable housing.



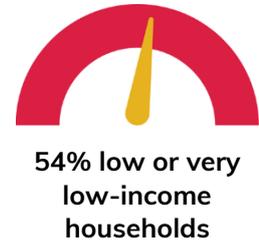
1.2 Housing Conditions and Satisfaction

Residents expressed moderate satisfaction with their current homes. Highest-rated aspects were size and layout (3.85), accessibility (3.58) and proximity to services (3.50) on the weighted 5-point scale. Affordability (3.47), condition (3.46) and energy efficiency (2.94) were rated lower.



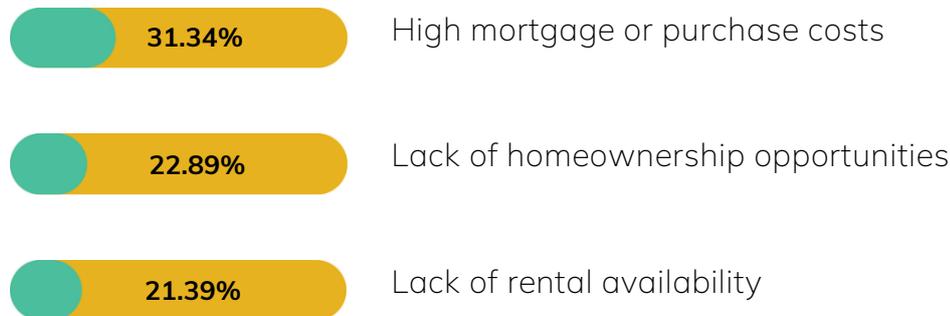
1.3 Affordability and Income Profile

There was significant income diversity amongst the respondents, with 34 percent identifying as a moderate-income household, 32 percent as low-income, and 22 percent as very-low-income. This indicates that more than half of households sit within the categories most vulnerable to housing stress, emphasising the need for affordable and social housing options.



1.4 Key Housing Challenges

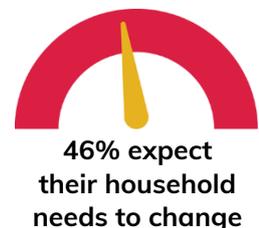
The most common challenges cited were:



Open-ended comments highlighted rising construction costs, approval delays, and shortage of trades, as well as concern about the absence of smaller, energy-efficient homes and aged-friendly options. Respondents also requested more flexible rules for granny flats, tiny homes, and rural second dwellings.

1.5 Future Needs and Barriers

Looking ahead, 46 percent of households expect their housing needs to change within the next 5–10 years, with high demand for smaller, accessible, or retirement-style housing, as well as rural residential lifestyle lots.



Barriers to meeting these needs centered on cost (64 percent), limited supply (57 percent), and planning or infrastructure constraints (31 percent).

1.6 Priorities and Preferences

When asked what the Shire should prioritise, respondents strongly supported:

- Affordable housing for purchase and rent
- Housing for key workers
- Energy-efficient, sustainable design, and
- Infill development within existing townsites



**68% support
more diverse
housing types in
their area**

A substantial 68 percent supported more diverse housing types such as duplexes, townhouses, and units, indicating community readiness for increases in density and design diversity.

2. Industry Housing Survey Results

2.1 Respondent Profile

The industry survey captured input from builders, real estate agents, aged care and community-housing providers, and one manufacturing business. Most organisations had operated within the Shire for over 10 years (55 percent), providing long-term, place-based insight into the local housing market.

2.2 Housing Market Conditions

Respondents identified a supply-constrained housing market with strong and rising demand.

Sixty-four percent cited a shortage of available housing, 55 percent noted a lack of rental properties, and 36 percent highlighted rising property prices, limited worker accommodation, and inadequate housing for seniors (27 percent).



**64% noted a
shortage of
available housing**

Many reported clients, residents, or employees struggling to find suitable housing, and businesses noted increasing difficulty attracting and retaining staff due to housing shortages.

2.3 Demand and Housing Typologies

Ninety-one percent of respondents observed increasing demand for housing across the Shire.

The most sought-after housing types were:

- Family homes (3+ bedrooms)
- Rental properties
- Affordable or low-cost housing
- Small homes (1–2 bedrooms)
- Lifestyle or rural residential properties
- Accessible and senior housing

Demand was reported across all segments of the housing continuum, from entry-level rentals to downsizer and lifestyle markets.

2.4 Barriers to Development

Respondents consistently identified significant barriers to housing development, including:

- High construction costs (60 percent)
- Planning and zoning restrictions (50 percent)
- Availability of trades and labour (50 percent)
- Limited land availability (40 percent)

2.5 Industry Recommendations

Industry stakeholders suggested several actions to support greater housing supply and diversity:

- Streamline planning and subdivision processes to reduce delays and costs.
- Provide incentives such as rate concessions or fee reductions for developments delivering affordable or worker housing.
- Partner with community housing providers to activate underutilised or Shire-owned land.
- Identify and facilitate infill opportunities suitable for modular or small-lot housing.
- Encourage flexible zoning to support a mix of housing types and densities.

Some respondents also proposed alternative delivery models, including land-leasing and modular housing options, to provide affordable entry pathways for younger residents and older adults seeking to downsize.

3. Combined Implications for Policy

3.1 Overarching Themes

Findings from both the resident and industry surveys highlight consistent pressures across the Shire's housing system, including limited supply, rising costs, and low housing diversity. A shortage of smaller, affordable, and rental properties is constraining growth and placing pressure on households and employers. Rising construction costs, land prices and interest rates are further reducing affordability; while planning complexity, infrastructure constraints and a shortage of trades continue to slow new housing delivery. Both residents and industry expressed strong support for a more flexible and proactive planning approach, enabling greater housing diversity and encouraging infill development within existing townsites.

3.2 Strategic Directions Informed by the Surveys

The survey results reinforce the need for a coordinated policy response that increases housing supply and diversity, facilitates affordable and key worker housing, and aligns infrastructure investment with growth priorities. Planning and regulatory reform should focus on streamlining subdivision and approval processes, while continuing to support flexible housing options such as secondary dwellings, modular homes, and tiny houses already permitted under existing Shire policies. Partnerships with community housing providers, State agencies and the private sector will be essential to deliver affordable, accessible, and sustainable outcomes. Targeted incentives, simplified processes, and infrastructure upgrades will help unlock new development capacity and support infill and renewal within existing serviced areas.

The Role of Housing in Community Wellbeing

Access to safe, affordable and appropriate housing is fundamental to individual wellbeing, community resilience, and local prosperity. When housing is secure and well-matched to people's needs, it supports better outcomes across health, education, employment and social connection. It allows people to live near their work, raise families, access essential services, and age in place.

In the Shire, growing demand and constrained supply are contributing to increased levels of housing stress, particularly among low to moderate income households, young adults, older residents, and single-person households. When households spend more than 30% of their income on housing costs, it leaves less for essentials such as food, transport, healthcare and education. These pressures can contribute to overcrowding, longer commutes, insecure tenure, and reduced participation in work and community life.

The Housing Continuum

Housing exists along a continuum that reflects the different types of support and tenure needed across a diverse population. At one end is crisis and emergency accommodation for those experiencing acute housing need. As the continuum progresses, housing becomes more independent, from social housing and supported rental or ownership schemes, through to private rental and full home ownership. Some residents may move along the continuum over their lifetime, while others may remain in one part due to income, age, or personal circumstances.

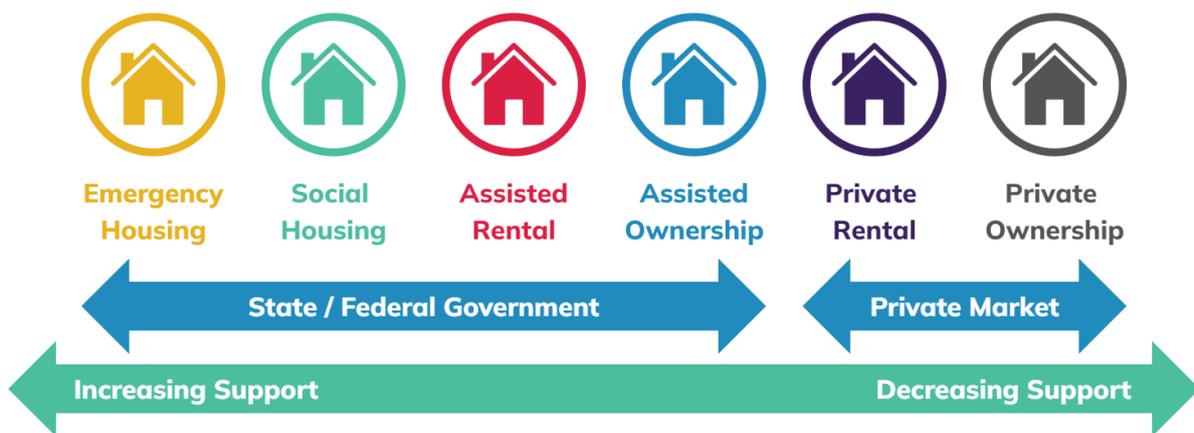
The housing continuum includes:

- **Emergency Housing:** Temporary accommodation and crisis support for individuals and families with no safe place to stay.
- **Social Housing:** Subsidised housing with ongoing support services for low-income households.
- **Assisted Rental and Ownership:** Programs that support moderate-income households to access and sustain stable housing through rent assistance or subsidised pathways to ownership.
- **Private Rental:** Housing supplied by the private market, typically without subsidy.

- **Private Ownership:** Properties purchased and owned outright or with a mortgage.

Understanding the housing continuum helps to clarify where gaps exist, such as a lack of social housing, rental affordability, or appropriate downsizing options for seniors, and informs how the Shire can support different parts of the system.

The Housing Continuum:



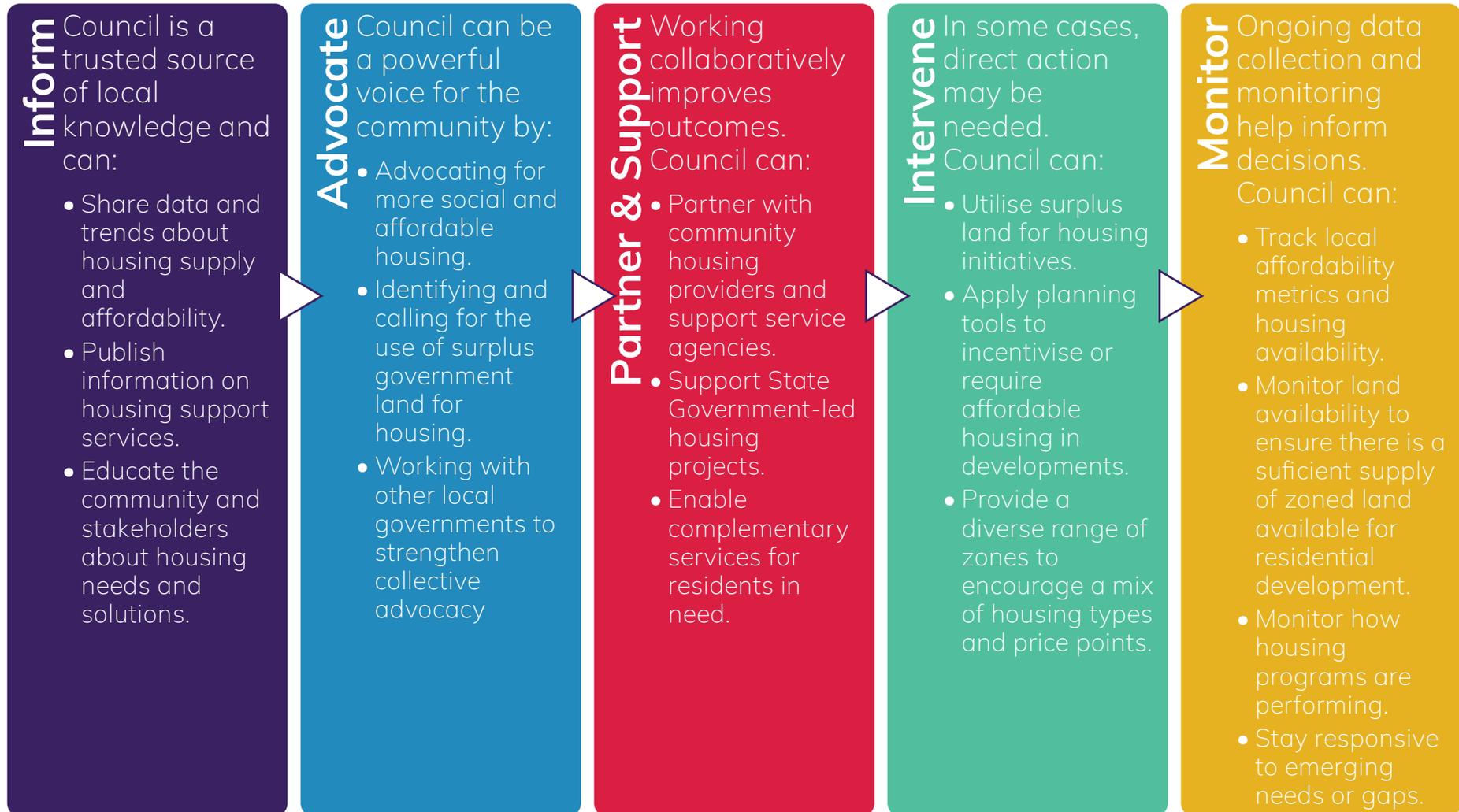
Council's Role

Although primary responsibility for housing delivery and funding lies with State and Federal governments, local governments play a vital enabling role.

The Shire of Plantagenet can positively influence housing outcomes by:

- **Planning for diversity:** Ensuring that the local planning framework supports a wide range of housing types and densities to meet different needs.
- **Supporting supply:** Unlocking development opportunities by investing in enabling infrastructure, streamlining approvals, improving zoning and densities, and activating underutilised land.
- **Advocating for investment:** Representing the needs of the community to other levels of government and funding bodies.
- **Partnering with providers:** Working collaboratively with community housing organisations, developers and service providers to facilitate projects that meet local demand.
- **Leading by example:** Using Shire-owned land strategically and setting clear policy directions to guide housing development.

To guide its actions, the Shire of Plantagenet recognises five key roles it can play across the housing continuum:



These roles - Inform, Advocate, Partner & Support, Intervene, and Monitor - provide a flexible and responsive framework for local government action. Through each role, Council can help reduce housing stress, promote diversity of supply, and improve outcomes across the housing continuum.

Council's Commitment

The Shire of Plantagenet is committed to facilitating a more inclusive, diverse and sustainable housing system. By leveraging its influence, collaborating with partners, and responding to local needs, Council aims to support residents, whether in crisis, renting, or seeking to buy a home, to have access to secure and appropriate housing.

By embedding housing in broader goals of community wellbeing, economic development and environmental sustainability, this Strategy positions the Shire to play a proactive role in improving housing outcomes for current and future generations.

Regional Context: The Great Southern

The Shire of Plantagenet is strategically positioned within the heart of the Great Southern, accessible to Albany and Denmark on the coast while servicing and supporting the inland farming hinterland. This central location brings both opportunities and challenges, as housing dynamics in neighbouring areas continue to shape demand, affordability, and population movement across the sub-region.

Interconnected Housing Markets

Housing pressures in Albany and Denmark are contributing to increased interest in Plantagenet as a more affordable and accessible alternative. Albany, as the regional centre, continues to attract population growth through its concentration of services, employment, and health infrastructure. This growth has placed increasing pressure on housing supply and affordability, particularly in the rental and entry-level home ownership markets.

Denmark also plays a key role in shaping regional housing dynamics. Its strong appeal to lifestyle-focused movers, such as retirees, creative workers, and remote professionals, has contributed to rising demand. In addition, Denmark's diverse range of education options makes it particularly attractive to families seeking a combination of quality schooling and coastal or rural living. As housing demand grows, supply constraints in Denmark are increasingly pushing prospective residents to look at housing options in neighbouring areas.

As housing affordability and availability tighten in Albany (\$928,000 median house price) and Denmark (\$728,000), Plantagenet (\$445,000) becomes an increasingly attractive alternative for homebuyers and renters seeking more affordable options within commuting distance. Mount Barker, the Shire's administrative centre, is approximately 35 minutes by car from Albany and from Denmark, making it a viable option for those prepared to travel for work, services, or lifestyle amenities.

Migration and Lifestyle Drivers

The Shire is already seeing moderate population growth, much of it driven by intra-regional migration. Some households are relocating from Albany or Denmark due to rising property prices, limited rental stock, or a desire for a quieter, rural lifestyle

with easier access to land. Plantagenet's affordability, land availability, and emerging infrastructure, combined with its proximity to neighbouring townships, position it as an increasingly attractive alternative for households seeking relief from housing pressures in neighbouring areas.

Opportunities for Coordinated Regional Planning

The interconnected nature of housing in the Great Southern highlights the need for a more coordinated approach to planning and investment. While each local government has distinct responsibilities, housing demand and development pressures are shared across the region.

The Shire of Plantagenet, the City of Albany, and the Shire of Denmark each play a role in shaping housing outcomes across the region. Continued collaboration between local governments presents an opportunity to better align planning, infrastructure, and service delivery. Areas for potential coordination include:

- Infrastructure and servicing strategies across townsites;
- Regional approaches to affordable and workforce housing;
- Land use planning that responds to shared environmental and infrastructure challenges;
- Investment in services and amenities that benefit the broader region.

Greater alignment in these areas could help ensure that growth is managed sustainably and that housing needs are met across the Great Southern.

The Broader Federal and State Context

These local and regional dynamics sit within a broader national and state policy environment that seeks to increase housing supply, improve affordability, and encourage more diverse and sustainable development across Western Australia. Housing policy at both the federal and state levels is increasingly focused on improving supply, affordability, and diversity through coordinated planning and investment. The **WA Housing Strategy 2020–2030** provides the overarching state framework, emphasising the importance of infill development, housing innovation, and collaboration between local governments and regional partners. It encourages housing solutions that respond to local needs while supporting broader sustainability and economic goals.

At the national level, the **National Housing Accord (2022)** commits to delivering 1.2 million new homes over five years by promoting streamlined planning, faster

delivery, and greater use of public land for housing. The **National Housing and Homelessness Plan Blueprint (2024)** further strengthens this direction, which aims to make it easier for Australians to buy or rent a home, alongside reducing homelessness and providing better support for those experiencing homelessness or housing insecurity.

Together, these national and state policies provide a strong platform for local action. They reinforce the importance of aligning housing growth with infrastructure delivery, enabling a mix of housing types, and fostering partnerships between government, industry, and community sectors to address housing insecurity. The Shire's Housing Strategy responds to this broader policy environment by applying these principles at the local level, encouraging innovation, infill, and collaboration to achieve a more sustainable and inclusive housing system for the Plantagenet community.

Balancing Growth with Community Values

While playing an increasingly important role in the regional housing system, the Shire of Plantagenet remains committed to protecting the qualities that make it unique. Residents place strong value on the rural lifestyle, agricultural identity, and natural landscapes that define the area.

Any housing growth must be shaped by a place-based approach that protects local character, supports liveability, and ensures development aligns with infrastructure and environmental capacity.

Housing Challenges in Plantagenet

While the Shire of Plantagenet shares many of the housing challenges common to regional Western Australia, it also faces a distinct set of pressures shaped by its geography, infrastructure limitations, and evolving community profile.

Demographic Pressures and Changing Needs

The Shire is undergoing significant demographic change. An ageing population, a growing number of lone-person households, and the arrival of younger families are creating complex and sometimes competing demands on the housing system. The result is rising pressure for more diverse, accessible, and affordable housing options, including smaller dwellings, rental properties, age-friendly and accessible homes, and flexible spaces that accommodate intergenerational living.

Key Demographic Indicators and Housing Implications

Demographic Indicator	Data	Implications for Housing
Population aged 65 and over	23.2% (2021 Census)	Smaller, accessible dwellings that support ageing in place.
Median age	44 years (2021 Census)	Reflects a mature population with increasing downsizer demand.
Households with children	30.1% (2021 Census)	Ongoing need for affordable, family-sized homes near services and schools.
Lone-person households	25.2% (2021 Census)	Demand for compact, low-maintenance homes.
Average household size	2.4 people (2021 Census)	Supports a shift toward 1–2 bedroom housing options.

Net migration (age 55–64)	+48 (2021 Census)	Growing retiree market potentially seeking accessible, lower-maintenance housing.
Net migration (children aged 5–11)	+19 (2021 Census)	Continued demand for family-friendly housing.
Population growth (2016–2024)	+12.4% (Key Worker Study)	Additional housing supply needed across all household types.
Median rent (3-bed house, Mount Barker)	\$480/week (REIWA, June 2025)	Rising rental costs indicate growing stress for renters.
Median house price (overall)	\$445,000 (REIWA, December 2025)	Moderate affordability, but rapid growth (16.7% annually) risks outpacing local incomes.

Population Growth and Housing Demand

The Shire of Plantagenet is expected to experience moderate population growth over the next 10 years, with the WA Tomorrow's central forecast projecting an increase from 5,535 residents in 2021 to 6,520 by 2036. This represents an **average annual growth rate of 1.1%**, reflecting a steady but manageable trajectory that requires planning for additional housing, infrastructure, and services.

An additional 985 residents over the forecast period will create gradual but ongoing demand for housing, infrastructure, and essential services. This growth will place pressure on the availability, affordability, and diversity of housing stock across the Shire.

While alternative scenarios project either higher growth (up to 7,620 residents) or a slight decline (down to 5,420), the central forecast offers a realistic basis for long-term planning. It aligns with both recent demographic trends and the Shire of Plantagenet's historical pattern of steady, moderate growth. Although the central and upper scenarios indicate consistent population increases, the lower band highlights the potential for decline - indicating that population change is sensitive to migration trends, employment opportunities, and lifestyle preferences.

This level of growth translates into demand for an estimated 400–500 additional dwellings by 2036, depending on household size trends and housing preferences. To accommodate this, the Housing Strategy must ensure there is sufficient:

- Zoned and serviced land ready for development,
- A mix of housing types to suit different household structures, including families, older residents, and single-person households,
- Affordable rental and ownership options for low to moderate income earners,
- Infill and renewal opportunities in existing townsites, especially Mount Barker.

It is also necessary that the Shire takes a conservative approach by maintaining a greater supply of land zoned for housing development than is projected to be required over the period, acknowledging that:

- Some landowners of developable land may have other intentions,

- Some land may be zoned for development but it is not yet economically viable for this to proceed,
- Some development sites may require the extension of infrastructure, and therefore be dependent on other development sites proceeding first or funding support being obtained from State or Federal Government,
- Development on multiple fronts and formats is essential for providing housing choice and sufficient market competition to maintain affordability,
- Potential developments in the agricultural processing, renewable energy and tourism sectors could rapidly increase housing demand, quickly absorbing existing capacity and resulting in a lack of supply if there are not a wide enough range of development options.

A shortfall of land supply could potentially have a significant impact on housing availability and affordability; whereas a ready supply and choice of development options ensures competition within the private market and keeps prices lower.

The investigation of where and how to zone land for future housing development will be explored in depth as part of the preparation of a Local Planning Strategy.

Ageing Population and Shifting Household Types

The population is not only growing – it's also ageing. By 2036 the number of residents aged 65 and over is expected to increase by around 280 people, a 26% rise. This demographic shift will require:

- Greater availability of accessible, single-level homes located near essential services;
- Purpose-built downsizing options such as duplexes, villas, and lifestyle villages;
- Improved design standards to support ageing in place and adaptable living; and
- A stronger focus on retaining and attracting families to help balance the population structure and keep the community active and sustainable.

By contrast, the 0–14 age group is expected to decline slightly, even as school-aged cohorts remain relatively stable. Growth is strongest in the working-age population (30–64), indicating ongoing demand for rental and ownership options linked to employment opportunities.

Strategic Housing Response

To respond effectively to the Shire's forecast growth and changing demographics, this Housing Strategy prioritises a coordinated, flexible, and forward-thinking approach to housing delivery. The goal is to ensure that supply keeps pace with demand, that housing is well-matched to the needs of a diverse and evolving population, and that new development supports the Shire's broader goals for liveability, sustainability, and economic resilience.

Key strategic priorities include:

- **Planned, incremental growth:** Housing delivery will be aligned with infrastructure capacity and population forecasts. This means focusing on staged, sustainable expansion, ensuring there is sufficient housing to meet future needs.
- **Infill and medium-density development:** Infill will be prioritised in areas with existing infrastructure, particularly within Mount Barker. Medium-density housing in appropriate locations can increase affordability, support ageing in place, and reduce the cost-of-service provisions.
- **Diverse housing options across the continuum:** The Strategy supports a range of housing types and tenures, from social and affordable rental through to home ownership. This enables residents to find housing that suits their needs and life stage - whether they are entering the market, raising a family, or looking to downsize.
- **Housing design that is resilient and future-proofed:** New dwellings should be energy-efficient, accessible, and adaptable to different household structures and needs, particularly in response to an ageing population.
- **Responsive land use planning:** Zoning and planning controls will be reviewed and adapted to encourage a broader mix of housing types that reflect the changing needs of the community. This includes enabling more flexible, smaller-scale, and diverse housing options that support seniors to age in place and provide affordable choices for singles and families.
- **Integrated service planning:** Housing growth must be supported by appropriate community infrastructure, including aged care, healthcare, youth services, and workforce accommodation.
- **Flexible and scalable policy settings:** Given the range in growth forecasts, the Strategy adopts a responsive approach that can scale up or down based on migration trends, employment, and development activity.

By embedding these principles into planning, policy, and partnerships, the Shire of Plantagenet can support a more inclusive, efficient, and sustainable housing system.

Housing Market Conditions by Townsite

While broad housing trends are consistent across the Shire, each townsite has its own market characteristics, shaped by differences in price, tenure and infrastructure, and housing type.

Mount Barker

As the Shire's primary service centre, Mount Barker has the most active and competitive housing market. With a median house price of \$445,000 and median rent of \$480 per week, strong demand and limited supply are placing upward pressure on prices and reducing affordability - particularly for singles, downsizers, and low-income households. Homes are selling and renting quickly, with an average time on market of just 24 days, highlighting the need for more diverse and affordable housing options.

Kendenup

Kendenup offers more affordable home ownership, with a median house price of \$400,000 and high homeownership rates (83.7%). However, rental options are limited (13.7% of houses), and the housing stock is dominated by older, detached dwellings. Infrastructure constraints also limit opportunities for new development, making it challenging to expand supply or diversify housing types.

Narrikup

Narrikup has the second-highest median house price in the Shire at \$870,000, with limited rental availability (19.3% of houses) and minimal housing diversity. The market is characterised by low turnover and a predominance of larger, detached homes with larger land holdings, making it less accessible for first-home buyers, renters, and smaller households.

Rocky Gully

Rocky Gully is the most affordable townsite, with a median house price of \$277,500. 34.2% of available houses are being rented, however, housing stock is small, aged and lacks diversity, and the area has minimal access to employment, infrastructure and services, reducing its potential to accommodate population growth or meet a broader range of housing needs.

Porongurup

Porongurup has the highest median house price in the Shire at \$900,000 and high homeownership (85.6%). Few options exist for renters, downsizers, or first-home buyers. However, the area offers rural lifestyle properties and land suited to tourism or boutique ventures, typically at a higher price point.

Infrastructure and Development Opportunities and Constraints

Infrastructure availability and capacity are key factors shaping the pattern, type, and feasibility of housing development across the Shire of Plantagenet. While Mount Barker has the greatest potential for future growth, servicing limitations, particularly the absence of reticulated sewerage in most townsites, remain a major constraint to delivering diverse and affordable housing options at the scale required.

Servicing Snapshot

- **Sewerage limitations** prevent higher-density development in most townsites.
- **Zoning restrictions, subdivision costs and high construction costs** make it difficult to deliver smaller dwellings or rentals.
- **Mount Barker:** Potential for infill exists, but **R17.5 zoning** limits reduces potential development options.
- **Kendenup and Narrikup:** No reticulated sewerage service and environmental constraints have limited the potential for further subdivision.
- **Rocky Gully:** Lack of potable water and sewerage services makes growth unviable without major infrastructure investment.
- **Porongurup:** constraints are navigating bushfire risk, providing utility services, and preserving conservation and visual landscape values.

Mount Barker

Mount Barker is the Shire's largest townsite and key service centre, home to more than half the population. It is the only location with a reticulated sewerage network and is zoned R17.5 across most residential areas, theoretically allowing subdivision of lots down to an average size of 571m². However, the sewer network does not extend to all areas zoned for residential development, and extensions are typically developer-funded — which is only viable for short extensions or larger-scale projects. As a result, infill development is often not financially feasible for individual landowners. The housing stock is dominated by older, detached

dwelling on large blocks, limiting diversity and affordability. Despite these constraints, Mount Barker presents the most immediate opportunity for housing growth, especially through targeted infill, medium-density development, and renewal in well-located areas.

Opportunities	Constraints
Infill and medium-density housing on large residential lots	R17.5 zoning and lot size requirements limit subdivision opportunity and feasibility
Zoning reform or density increases to unlock underutilised land	High construction costs reduce financial viability of small-scale development.
Existing infrastructure provides a strong base for upgrades	Predominantly older housing stock with limited diversity in dwelling types
Central location with services and jobs to support demand	Fragmented land ownership reduces the ability to achieve the economy of scale required for development projects that need infrastructure extensions or upgrades

Kendenup

Kendenup is located approximately 20km north of Mount Barker. It does not have reticulated sewerage, and land development is constrained by soil conditions and a high-water table, which limit the effectiveness of on-site effluent disposal. Subdivision and housing development is therefore highly constrained and limited to development of existing vacant lots. Housing stock is mostly larger detached dwellings, with high owner-occupancy among older residents. This contributes to low rental availability and limited turnover. While proximity to Mount Barker and affordable land present some opportunities, development is unlikely without alternative servicing solutions or support for decentralised infrastructure.

Opportunities	Constraints
Potential for modular or clustered housing with individual wastewater systems	No reticulated sewerage limits potential for further subdivision.

Low land costs could attract affordable or entry-level housing	High cost and impact on developable area of lot due to requirement for on-site secondary wastewater treatment.
Scope to improve town centre through strategic development.	High proportion of owner-occupiers reduces rental availability.
Significant number of vacant lots awaiting housing development.	Limited infrastructure and services reduce attractiveness for new residents and businesses.

Narrikup

Narrikup is a small, low-density townsite with limited infrastructure and services. It lacks reticulated sewerage, and many of its residential lots face challenges with on-site effluent disposal due to soil type and small lot sizes. The town has limited commercial activity and serves as residential base for residents that access services in either Mount Barker or Albany. Population growth is minimal, and housing stock turnover is low. These conditions limit Narrikup's capacity to support significant new housing development. However, small-scale infill may be appropriate for those seeking a rural lifestyle.

Opportunities	Constraints
Potential for modular or clustered housing with decentralised waste systems	No reticulated sewerage; development relies on constrained effluent systems.
Location between Albany and Mount Barker supports access to variety of services.	Small population base limits demand and commercial viability.
Potential expansion of the townsite using crown or private lands.	Low infrastructure investment and limited services.
	Vegetated crown lands surrounding the townsite increase bushfire risk.

Rocky Gully

Rocky Gully is a small, rural townsite that faces infrastructure constraints, as it is not currently connected to a reticulated drinking water supply or sewerage system and properties rely on rainwater tanks and on-site wastewater management. While land is zoned for both residential and commercial uses, development has remained limited due to servicing costs and local market conditions. Future housing

growth is likely to be gradual and small in scale; however, opportunities may exist for niche or seasonal accommodation if essential infrastructure is upgraded and local demand emerges over time.

Opportunities	Constraints
Niche opportunities in seasonal worker or temporary housing.	No potable water or sewerage services
Explore grants or partnerships to deliver basic water and wastewater services.	Servicing costs are prohibitively high
	Small and declining population limits demand
	Few commercial and civic amenities to support community development

Porongurup

Porongurup is a rural locality with a high level of environmental and visual landscape values, with increasing appeal as a lifestyle and tourism destination. Although there is not a gazetted townsite, the area has some existing rural residential development and a site identified for the development of a rural village. Development generally faces several constraints, including topography, bushfire risk, and environmental values. The area may support some low-key residential development as well as growth in tourism and agricultural related land uses.

Opportunities	Constraints
Low-key residential development within the planned 'rural village'	Fragmented landholdings making coordination of development difficult
Tourism and short-stay accommodation aligned with conservation objectives and 'village feel'	Challenging topography and environmental constraints
Landscape-sensitive development that blends with natural features	No sewerage infrastructure and limited utility service availability

An Affordable Housing Strategy for the Shire of Plantagenet

Vision

Everyone in the Shire of Plantagenet should have access to a safe, secure, and affordable home that suits their needs and supports their wellbeing.

The Affordable Housing Strategy directly supports the community's shared vision of *building a sustainable and respectful region, where the environment is preserved and natural beauty and diversity provide opportunities for all*. It aligns with Council's mission to *enhance quality of life through leadership, services, and infrastructure*, and responds to the local priority of improving access to housing for people living in the Shire.

This Strategy plays a key role in advancing Strategic Objective 3.4 of the Strategic Community Plan: *increasing housing availability and diversity of options across the Shire*.

Delivering on this vision means ensuring that everyone in the community has access to safe, secure, and affordable housing that is appropriate to their needs, whether they are entering the workforce, raising a family, or looking to age in place.

Aims

The Shire of Plantagenet recognises that housing affordability is primarily driven by supply across the housing continuum, from crisis accommodation and social housing through to affordable rentals and entry-level home ownership. While State and Federal governments hold primary responsibility for the funding and delivery of social and affordable housing, local government plays a vital enabling role through land use planning, advocacy, partnerships, and infrastructure provision.

Through this Strategy, the Shire commits to using all available levers to support a more diverse, inclusive, and affordable housing system. Working in partnership with government agencies, community housing providers, developers, local employers, support organisations, and the broader community, the Shire aims to:

- **Increase the supply of social, affordable, and key worker housing in Mount Barker**, recognising its role as the Shire's central hub for services, employment, education, and infrastructure.
- **Ensure affordable and supported housing is well located**, in safe, attractive areas with good access to jobs, schools, healthcare, and transport connections.
- **Reduce the incidence and duration of homelessness**, aiming for it to be rare, brief, and non-recurring, with no one left sleeping rough.
- **Support a responsive and inclusive housing system** that meets the needs of diverse households, including families, seniors, young people, people with disability, and individuals with complex needs.
- **Promote community resilience and social cohesion** by fostering a housing environment that is compassionate, equitable, and grounded in local values.

Local Principles for Housing in the Shire of Plantagenet

This Strategy is guided by principles that reflect the distinct regional context of the Shire of Plantagenet and the role of Mount Barker as its primary service centre:

1. **Strategic Location in Mount Barker**

Social and long-term key worker housing should be located within Mount Barker, where residents can access essential services, employment, schools, health care, community facilities, and public transport connections through TransWA. Mount Barker's role as the Shire's commercial and service hub makes it the most appropriate location for housing requiring proximity to wrap-around support services and infrastructure.

The Shire also recognises the ongoing need for temporary or seasonal key worker accommodation (such as on-farm or site-based housing) in rural and agricultural settings, where proximity to the workplace is essential and infrastructure needs are lower.

2. **Design that Reflects Local Character**

All new social and key worker housing in Mount Barker should be well-designed to fit seamlessly within the existing residential context. Dwellings should be indistinguishable from market housing, support community cohesion, and uphold the aesthetic character of Mount Barker's neighbourhoods.

3. **Community-focused Development**

Housing should demonstrate good design and contribute to the development of attractive and safe public spaces with access to local employment, services and tenancy support. These measures help ensure housing is well-managed and that residents feel safe, supported, and part of the broader community.

4. **Integrated Support Services**

Social housing initiatives should be integrated with appropriate support services, such as mental health, family violence, disability and homelessness services. While the Shire does not deliver these services directly, it will advocate for their provision and collaborate with relevant agencies to ensure residents are supported to live well and sustain their housing.

Action Areas

While the funding, construction, and management of social and affordable housing are primarily the responsibility of the Federal and State governments and the community housing sector, local governments also have an important supporting role.

The Shire of Plantagenet operates within a more limited legislative and financial scope than other levels of government. However, it can influence housing outcomes through strategic leadership, land use planning, advocacy, and collaboration. Within this remit, the Shire is committed to supporting the delivery of affordable and key worker housing in Mount Barker through four key action areas:

1. **Direct Investment of Council Resources**

Where appropriate and feasible, the Shire will consider the use of land, infrastructure contributions, and other in-kind or financial support to facilitate housing outcomes in Mount Barker (where market intervention is justified, while ensuring the Shire does not operate in competition with the private sector).

2. **Land Use Planning**

The Shire will use its planning framework to activate private market development and support the delivery of diverse housing types in Mount Barker. This includes encouraging a mix of housing types through appropriate zoning, local planning policies, and streamlined development pathways. These actions aim to ensure well-located, accessible housing options that meet the needs of a growing and changing community.

3. **Advocacy**

The Shire will advocate to State and Federal governments, and housing and support service providers, for investment in housing and wraparound services in Mount Barker that respond to local needs.

4. **Partnerships**

The Shire will work collaboratively with community housing providers, local employers, service agencies, and the community to identify social and key worker housing needs and support practical, place-based solutions.

Action Area	#	Action	Timeframe			
			Short	Medium	Long	Ongoing
1. Direct Investment	1.1	Identify underutilised or surplus Government-owned land in Mount Barker that may be suitable for disposal or partnership to enable the development of social, affordable, or key worker housing.	✓			✓
	1.2	Explore options to support not-for-profit and community housing providers, including planning incentives, rate relief, or reduced infrastructure contributions where appropriate.	✓	✓		
	1.3	Consider direct investment in enabling infrastructure (such as roads, drainage, and footpaths) within Mount Barker to unlock or accelerate development consistent with this strategy.		✓	✓	
2. Land Use Planning	2.1	Ensure the Local Planning Strategy identifies sufficient land to meet housing needs for the current and projected future population	✓	✓		
	2.2	Ensure the Local Planning Scheme enables the development of a diverse range of housing options within the Shire, including opportunities for grouped and multiple dwellings, ancillary dwellings and aged persons' accommodation.	✓	✓		
	2.3	Review the Local Planning Framework and remove or reduce impediments to land and housing development.				✓
	2.4	Support well-located infill and mixed-density development in areas with existing infrastructure capacity, particularly in and around the Mount Barker town centre.	✓	✓		
	2.5	Provide early advice and support to housing proponents, including community housing providers and Aboriginal Corporations, to navigate the local planning system.				✓

3. Advocacy	3.1	Advocate to State and Commonwealth Governments for increased investment in social, affordable, and key worker housing tailored to regional centres like Mount Barker.	✓			✓
	3.2	Work with the Department of Housing and Works, Department of Planning, Lands and Heritage, and Development WA to unlock underutilised State-owned land in Mount Barker for housing.		✓		✓
	3.3	Advocate for State funding to support local infrastructure upgrades (such as sewerage and water networks) that would enable residential growth in and around the townsite of Mount Barker.			✓	✓
	3.4	Collaborate with the Great Southern Regional Housing Alliance and neighbouring local governments to elevate housing issues in rural and regional WA at state and national levels.				✓
4. Partnerships	4.1	Engage with local employers, developers, landowners, community service providers, and housing organisations to deliver practical housing solutions for Mount Barker.	✓			✓
	4.2	Promote awareness of housing needs in the Shire, particularly the pressures on low-income renters, key workers, and older residents, and highlight innovative models such as cooperative housing or shared equity.	✓			✓
	4.3	Engage with people with lived experience of housing stress in the development and evaluation of programs, to ensure solutions reflect real community needs.				✓
	4.4	Engage with government support agencies and not-for-profit groups to develop comprehensive wraparound community services that address homelessness, support transitional housing and enable long-term housing security.				✓

Monitoring and Evaluation

The successful delivery of this Housing Strategy depends on the Shire of Plantagenet's ability to monitor progress, assess outcomes, and respond to emerging challenges over time. While many housing outcomes are shaped by broader economic and policy settings, the Shire is committed to tracking what it can influence and using evidence to guide local decision-making.

Purpose

Monitoring and evaluation will help to:

- Track the implementation of priority actions and initiatives.
- Assess the effectiveness of the Strategy in addressing housing needs.
- Identify barriers, gaps, and opportunities as conditions change.
- Ensure alignment with local aspirations and regional planning efforts.
- Strengthen advocacy and funding proposals through clear, credible data.

Approach

Progress will be monitored across all action areas in this Strategy using a combination of:

- Quantitative indicators, such as building approvals, lot availability, and rental market data.
- Qualitative insights, drawn from engagement with stakeholders, service providers, and residents.
- Periodic analysis of demographic and infrastructure trends to inform future adjustments.

Housing Indicators

While the Shire of Plantagenet has limited direct control over many housing outcomes, it plays an important role in monitoring progress. In addition to tracking actions in the Action Plan, the Shire will collect and review key housing indicators to measure progress, assess impact, and inform future updates to the Housing Strategy.

Focus Area	Indicators
Supply and Diversity	Number of new dwellings approved by type (e.g. infill, grouped housing, key worker)
	Proportion of new dwellings with 1–2 bedrooms (including ancillary dwellings)
Affordability and Access	Trends in median rent and house prices relative to household incomes
	Change in the number of social housing dwellings within Mount Barker
Planning and Enabling Role	Progress on amendments to the local planning scheme to support housing diversity
	Infrastructure upgrades that unlock or accelerate residential development
Advocacy and Partnerships	Number of collaborative housing initiatives involving the Shire
	Engagements with State agencies, not-for-profits, or housing providers to progress local projects
Community Impact	Feedback on housing needs from the MARKYT Community Scorecard or other engagement activities

Reporting and Review

Progress against the actions in this Strategy will be reviewed annually and reported on in the Shire's Annual Report.

A full review of the Strategy will be undertaken in 2030, or earlier if there are significant changes to population trends, State policy directions, or development activity that require reassessment.

Community Involvement

The continued involvement of the community is essential to shaping and refining housing responses. The Shire will maintain regular engagement with residents, landowners, housing providers, and service organisations through planning processes, project-specific collaboration, and future surveys.

This collaborative, adaptive approach will ensure the Strategy remains responsive, practical, and focused on improving housing outcomes across the Shire.

Glossary of Terms

Affordable Housing

Housing that is reasonably priced for low to moderate income households, so they can afford other essentials like food, transport, and healthcare. Generally, affordable housing costs less than 30% of a household's gross income.

Ageing in Place

The ability for older people to remain in their home or community safely, independently, and comfortably, regardless of age, income, or ability level.

Ancillary Dwelling

A small, self-contained home located on the same lot as a main dwelling, often called a "granny flat." It may be attached or detached and can house family members, carers, or tenants, helping increase housing choice without subdivision.

Assisted Ownership

Government or not-for-profit programs that help people purchase a home, including shared equity schemes, reduced deposit requirements, or government-backed loans.

Assisted Rental

Rental housing supported by subsidies, rent caps, or support services to make it more affordable and secure for low to moderate income households.

Community Housing

Not-for-profit housing managed by community organisations, often targeted to low income or vulnerable residents. It may include support services.

Crisis or Emergency Housing

Short-term accommodation for people experiencing homelessness or housing crisis, often with support services attached.

Development Constraints

Factors that limit housing development, such as lack of infrastructure (e.g. reticulated sewerage), zoning restrictions, fragmented land ownership, high construction costs, or environmental risks like bushfire exposure.

Effluent Disposal / On-site Wastewater

Systems used to manage wastewater in areas without reticulated sewerage. Includes septic tanks, leach drains, and alternative systems. Capacity and environmental risks can limit housing density in unsewered areas.

Grouped Dwellings

Two or more dwellings on a single lot, each with separate entrances and private open space, often sharing a common driveway. Includes villas, townhouses and duplexes. A common form of medium-density housing. Can potentially be subdivided, often by strata where there is shared/common property.

Housing Continuum

The full spectrum of housing types and tenures, ranging from emergency accommodation through to social housing, assisted rental or ownership, and private market housing. It reflects differing levels of independence, affordability, and support.

Housing Diversity

A range of housing types and sizes to suit different household needs, including units, duplexes, small homes, rentals, aged care, and family homes.

Infill Development

New housing built within existing townsites, often on underused land like large backyards or vacant lots, rather than expanding town boundaries.

Key Workers

Essential service workers such as teachers, nurses, aged care staff, and police, who may struggle to find affordable housing near their place of work.

Local Planning Scheme

A legal document that controls how land can be used and developed. It includes zoning, building height, density, and land use provisions.

Lot

A block of land with its own legal title, which may be vacant or contain existing development. Many large residential lots in the Shire have potential for subdivision or infill housing.

Medium-Density Housing

Housing that includes grouped dwellings such as villas, townhouses, duplexes, or small unit developments. It offers a more compact alternative to single detached homes.

Mount Barker R17.5 Zoning

The standard residential zoning in Mount Barker, allowing subdivision of lots over 1,000m². Restrictions on this zoning can limit development potential.

Private Market Housing

Homes built, sold, or rented without government subsidy. This includes both private ownership and rental properties.

Reticulated Sewerage

A piped sewage disposal system. Lack of reticulated sewerage often limits the density of housing that can be built in an area.

Servicing / Infrastructure Capacity

The availability and adequacy of infrastructure such as water, sewerage, power, roads and stormwater drainage to support new development.

Shovel-Ready Land

Land that is zoned, serviced, and ready for immediate residential development, with no major planning or infrastructure barriers.

Social Housing

Subsidised rental housing owned or managed by the government or community providers for people on low incomes or with high needs.

Subdivision

The process of dividing a lot into two or more lots for separate development or sale. Subdivision is subject to minimum lot sizes and planning scheme requirements.

Supported Housing

Housing that is linked with support services, such as disability support, mental health care, or financial counselling, to help residents maintain stable tenancies.

Vacancy Rate

The proportion of rental properties that are unoccupied and available for rent at a given time. A low vacancy rate (typically below 3%) indicates strong demand and limited availability.

Zoning

Rules set by the local planning scheme that define how land can be used, e.g. residential, commercial, industrial, and what types of development are allowed.