

Shire of Boddington

Local Housing Strategy 2025-2030



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Executive Summary

The 2025 Boddington Local Housing Strategy outlines the need for a more balanced and responsive housing system in Boddington, shaped by gradual demographic changes, evolving household structures, and investment patterns. While the town has experienced relatively stable population numbers, household sizes have declined over time, increasing the number of dwellings required to support the same population.

Currently, 63% of Boddington's households are made up of one or two people, yet only 12.7% of homes have two bedrooms or fewer. This points to a clear mismatch between the size of households and the available housing stock. As a result, the community would benefit from a more diverse mix of dwelling types, including one- to two-bedroom homes, dual occupancies, and age-friendly options that support people looking to downsize or age in place.

Rental housing availability is limited, with a vacancy rate of just 0.39% - well below the level considered healthy for a functioning rental market. Analysis suggests that Boddington would require an additional 17

rental homes to offer the same level of access as the average Australian community. At the same time, population projections indicate that 58 more homes may be needed by 2031, not including potential housing needs arising from future projects such as the proposed Residential Aged Care Facility, which could involve housing for up to 70 staff.

While housing prices remain within reach for many - averaging around \$415,000 - the real barrier is supply. New construction is beginning to recover after a slow period, but most of this activity has not translated into increased rental stock. This situation particularly affects essential workers and new residents who may not be in a position to purchase immediately.

Planning for Housing Choice and Long-Term Growth

Boddington's local economy is closely tied to mining, which currently provides 60% of employment. However, most of these workers live outside the area and commute in, reducing the demand for permanent housing and limiting local spending.

Beyond 15 years, mining activity is expected to taper off as known reserves are depleted. This adds relevance to discussions around planning for a more diverse and sustainable local economy.

Although the Shire has not yet developed a formal Economic Diversification Strategy, this Local Housing Strategy provides an early opportunity to support that direction. A future-focused housing system can help attract and retain a broader range of workers - supporting aged care, tourism, agribusiness, remote work, and renewable energy. Housing is seen here not just as shelter, but as key social and economic infrastructure that underpins Boddington's ability to adapt and thrive.

Generally, infrastructure is not a limiting factor. Servicing capacity - across roads, electricity, waste, water, and wastewater - can accommodate more than 300 additional lots. Despite the capacity of the network, however, costs of installation for new subdivisions is uneconomic.

Most of the land within the town is already zoned appropriately, and the challenge

lies more in low market confidence and modest returns on investment.

It has long been recognised that what's missing is not land (although the cost of bringing required services can be uneconomic), but more particularly dwelling construction. With some improvement in modular housing and off-site builds, there is now greater potential to shorten timeframes between land purchase and occupancy. A lack of rental options, however, continues to be a barrier for those who need interim accommodation before they can purchase or build.

Strategic Projects to Support Community and Investment Confidence

To guide a practical and coordinated response, a shortlist of four housing initiatives has been developed, along with a supporting economic development stream.

These projects are aligned with local needs and are intended to complement - not compete with - the private market. They focus on improving housing diversity, supporting workforce needs, and enabling broader community outcomes.

The four priority projects include:

1. Independent Living Unit Expansion – Up to 19 units tailored for older residents, responding to current demand and supporting ageing in place. Investment interest and feasibility work are progressing.
2. Residential Aged Care Facility – A proposed 45-bed facility that supports future healthcare needs while contributing to economic development through employment opportunities.
3. Essential Worker Housing – Seventeen two-bedroom, two-bathroom dwellings designed to support health, aged care, and local service roles. These homes will provide flexible, well-located rental options.



4. Renewal of Shire-Owned Housing Stock – Subdivision or group housing to create up to 20 lots and refurbishment or replacement of existing dwellings to make better use of public land and support housing supply.

A dedicated economic development initiative will also be established to coordinate with proponents of major regional projects, including those in the renewable energy sector. By working together to understand workforce accommodation needs early, the Shire can help ensure housing supply aligns with both short and long-term community and industry goals.

Together, these projects lay the groundwork for a more balanced and adaptable housing system. They support local businesses, enable infrastructure projects like aged care, and help position Boddington for gradual, thoughtful growth - guided by community needs and emerging economic opportunities.

Introduction

The Shire of Boddington is situated in the Peel region of Western Australia, approximately 123 kilometres southeast of Perth and 92 kilometres southeast of Mandurah. The Shire is accessible from the north via the Albany Highway from Perth and via the Pinjarra Williams Road from Mandurah. With a population of approximately 1800 people, and an economy that is heavily reliant on mining, there is significant pressure on the availability of housing.

The development of a Local Housing Strategy was identified as a high priority in the 2024 Shire of Boddington Community Survey and was subsequently captured as a priority action in the 2024 – 2034 Council Plan.

In many regional locations of Australia, the housing market is often constrained by factors such as land availability, infrastructure servicing, development costs, and limited private sector interest. Resultant housing shortages are not only a barrier to population growth but are also a key constraint on workforce attraction and business investment. A strategic housing approach will allow the Shire of Boddington to actively plan for and respond to demographic shifts, ageing populations, and increasing demand for key worker accommodation, particularly in sectors like healthcare and essential service provision.

A housing strategy helps address a range of local challenges, such as:

- Population and demographic shifts
- Changes in housing demand and supply
- Coordination of council and community services
- Environmental and land use considerations
- Economic and community development goals

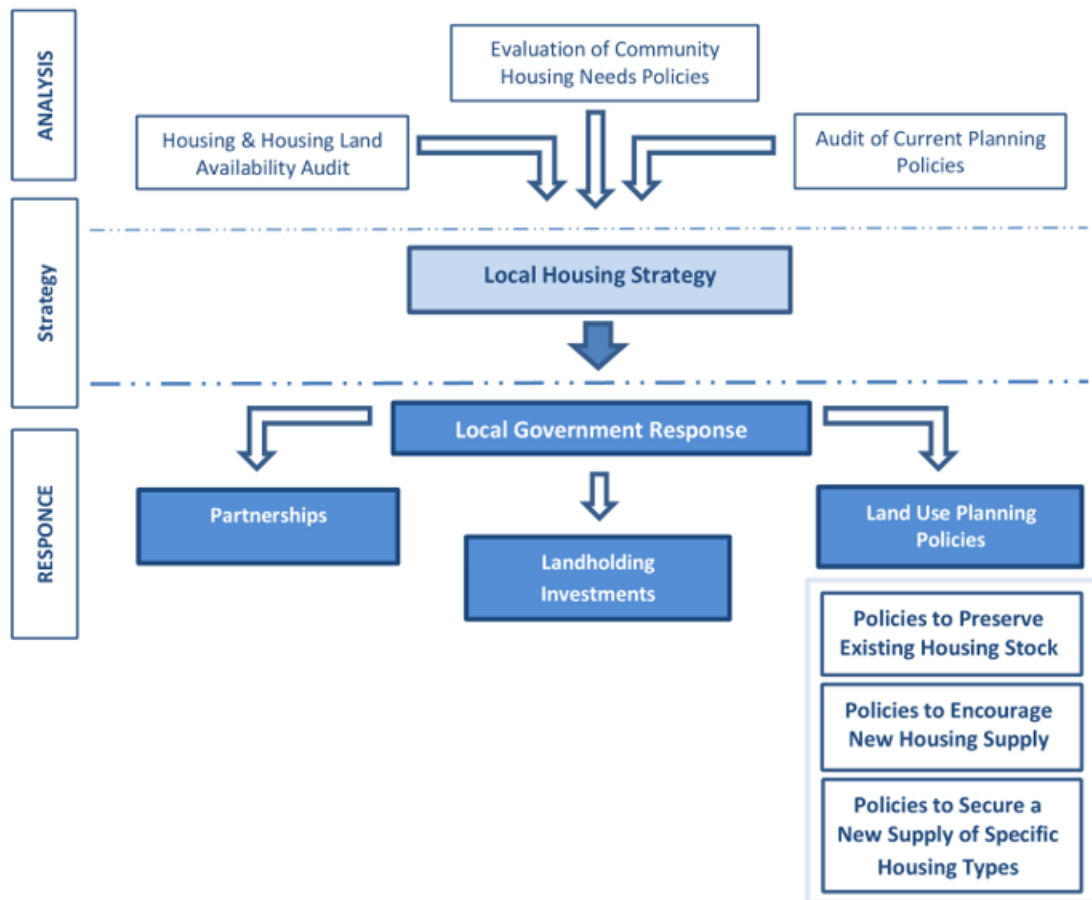
Its primary purpose is to ensure housing supply aligns with the present and future needs of the community. By shaping planning instruments, a housing strategy can influence housing diversity, affordability, and accessibility. In doing so, the strategy supports the vitality of the town and ensures that growth, when it occurs, is inclusive, sustainable, and reflective of the unique character and needs of our community.

Typically, a housing strategy includes:

1. An analysis of housing needs, supply, and existing policies
2. Clearly defined aims and objectives for future housing
3. Strategic actions to guide planning responses and delivery

The WA Local Government Association's Housing Strategy Guide shows the usual components and outcomes diagrammatically as:

Figure 1: WALGA's suggested Housing Strategy Components and outcomes



The Scope for this Housing Strategy

The Scope of the Housing Strategy includes the following elements:

- A desktop review of recently developed Housing Strategies in the region and similar communities elsewhere for approaches that are relevant to the specific needs and constraints of Boddington's housing system.
- Assessment of housing needs currently and up to 10 years hence, across different income levels, household types, and demographics in the Shire of Boddington.
- Review of vacant land within the Boddington townsite to determine the readiness for development, and the actions required to progress housing construction on the land.
- Engagement with Stakeholders to gather insights and feedback that will inform the strategy.

Development of Housing Objectives and Priorities

In arriving at this Housing Strategy investigations have occurred to better understand the answers to the questions;

- ? Is there sufficient capacity for housing supply to satisfy demand?
- ? How does the current and future stock of housing relate to current and future needs of the community in terms of size, type and tenure?
- ? Are the drivers of housing demand (including economic) likely to change over the coming years?
- ? How will international, regional and sub-regional and other external factors impact upon the local housing market?
- ? How does the cost of housing relate to incomes?
- ? Are all in the community appropriately served by a supply of housing that is affordable to their level of income?

Key Principles

The development of the Shire of Boddington's Housing Strategy is guided by foundational principles drawn from local strategic documents, community priorities, and State planning frameworks. They reflect the Shire's commitment to inclusive, sustainable, and practical approaches to housing development that benefit both current and future residents. The visual summary below provides an accessible overview of these guiding principles.



These principles not only shape the direction of the Housing Strategy but also ensure that proposed projects and policies align with community values and the broader planning context.

As the Strategy is implemented, these guiding values will be used to evaluate project options, inform stakeholder discussions, and prioritise actions that have lasting benefit to the Shire of Boddington

Policy and Strategic Framework

Local Governments and Housing

There are a range of legal frameworks that define the scope of local government actions in Western Australia, that mean that local governments must navigate within defined boundaries when formulating and implementing housing strategies.

- ✓ They can influence housing outcomes through zoning regulations, density controls, and local planning policies, to shape the type and location of housing development to meet community needs.
- ✓ They are responsible for assessing development applications and ensuring compliance with the Residential Design Codes (R-Codes), which set out the development standards for residential properties across the state. This includes evaluating proposals for consistency with design principles, performance criteria, and any local planning scheme variations or local planning policies.
- ✓ They can work with state agencies, private developers, and community organisations to advocate for housing solutions and facilitate partnerships that align with local objectives.
- ✓ They must ensure that all initiatives comply with the overarching state legislation, maintaining consistency with state policies and obtaining necessary approvals.

Understanding these limitations is essential for developing effective, lawful, and implementable housing strategies that serve the community.

Alignment with Western Australian Planning Policies

While all Local Governments are required to identify local housing needs, the State Government, through the Western Australian Planning Commission (WAPC) and the Department of Planning, has not yet provided formal policy guidance specifically addressing the provision of special needs housing, such as affordable or aged housing.

Currently, the Perth and Peel regions are the only areas in Western Australia where housing supply targets have been established by the State Government, primarily through the strategic planning framework *Perth and Peel @ 3.5 million*.¹ Although located within the State Government designated region of Peel, this document does not provide guidance on housing within the Shire of Boddington.

The policy and legal frameworks within with the Shire's Local Planning Strategy must operate are extensive and complex. Some of these include:

State Planning Framework Policy (Variation No. 2)

The State Planning Framework unites state and regional policies, ensuring decisions on land use and development are consistent and strategically directed.

State Planning Policy (SPP) 2 Environment and Natural Resources Policy

Guides sustainable land and resource use; informs land capability and site selection.

SPP 2.5 Rural Planning

Guides rural land use compatibility and housing within rural zones.

SPP 2.7 Public Drinking Water Source Policy

Protects potable water supplies from incompatible land uses; critical in regional and rural settings.

¹WALGA Housing Strategy Guide p7

SPP 2.9 Water Resources

Promotes water-sensitive urban design, stormwater and catchment integration.

SPP 3 Urban Growth and Settlement

Supports sustainable settlement planning and housing diversity.

SPP 3.2 Aboriginal Settlements

Supports planning layout and service delivery in recognised Aboriginal settlements.

SPP 3.6 Infrastructure Contributions

Framework for developer contributions to fund housing-supporting infrastructure.

SPP 3.7 Bushfire

Mandates assessment and design controls for new housing in bushfire-prone areas. The Shire of Boddington integrates bushfire risk management into its infrastructure delivery and development assessment processes through a combination of strategic planning, regulatory measures, and adherence to state policies.

SPP 4.1 Industrial Interface

Manages interface between residential land and industrial uses.

SPP 5.2 Telecommunications Infrastructure

Ensures adequate digital infrastructure for housing development.

SPP 7.0 Design of the Built Environment

Applies design quality standards to all built form including residential.

SPP 7.3 Residential Design Codes Vol 1 & 2

Volume 1 covers most residential dwellings; Volume 2 addresses apartments.

Liveable Neighbourhoods (Operational Policy)

Supports walkable neighbourhoods, mixed-use and transit-oriented development. Primarily relevant in urban and growth areas.

State Planning Strategy 2050

Long-term spatial vision for all land use planning in WA.

WA Housing Strategy 2020–2030

State objectives on housing supply, diversity, and affordability.

Planning and Development (Local Planning Schemes) Regulations 2015

Legally requires Local Governments to prepare local housing and planning strategies.

Development Control Policy 1.1 Subdivision of Land

Governs subdivision design, lot size, and servicing access.

Development Control Policy 2.2 Residential Subdivision

Establishes the criteria for subdivision of land zoned for residential purposes under local planning schemes. Provides minimum lot sizes, frontage widths, and open space provisions based on R-Codes density coding. Guides the assessment of subdivision proposals by the Western Australian Planning Commission (WAPC). Ensures coordination between zoning, infrastructure provision, and liveability in residential areas.

Development Control Policy 2.5 Special Residential Zones

Guides semi-rural residential land use planning common in regional towns.

WAPC Position Statement Housing Diversity (2021)

Encourages flexible housing typologies like tiny homes and co-living.

WA Government Country Sewerage Policy (2019)

The WA Government Country Sewerage Policy (2019) provides comprehensive guidelines for sewerage services across Western Australia, focusing on planning, subdivision, and development to ensure effective sewage disposal.

Key Issues

As the Strategy has progressed, a picture of the current planning, environmental, infrastructure, and community position relevant to a goal of increasing residential development has emerged.

1. Existing Residential Capacity and Land Use Policy

- The Shire of Boddington has already identified a long-term residential development footprint that can support growth to 2030 and beyond.
- Despite sufficient zoned land (including 750ha of Rural Living zoned land), and a range of approved structure plans, actual lot delivery has been constrained by feasibility, infrastructure, and servicing issues.

2. Environmental Constraints

- Floodway and flood fringe areas along the Hotham River restrict development; land within 1-in-100-year flood zones is designated as a special control area and development proposals require rigorous assessment.
- Extensive native vegetation and designated 'landscape protection' areas are present, where clearing and development are restricted to maintain biodiversity and landscape character.

3. Infrastructure and Servicing Constraints

- Water: Current reticulated supply can support 200 additional lots before upgrades are necessary, however, water supply limitations are acute in Ranford, and cost prohibitive for most potential subdivisions.
- Sewer: The Boddington wastewater treatment plant serves the townsite, however, many areas still rely on on-site systems unsuitable for medium-density housing and small lots (under 1 ha).
- Electricity: Expansion will require new feeder lines or transformers if industrial or higher-density residential demand increases.
- Roads: Rural living areas create long-term maintenance burdens. Planning must account for resource implications.

4. Planning and Zoning Constraints

- The LPS prohibits rezoning of land designated as Rural or Agricultural for Rural Residential/Smallholdings unless aligned with State Planning Policy 2.5 Rural Planning.
- Mining buffers affect large parts of western Boddington, limiting development until post-rehabilitation and Ministerial approval under the Mining Act.
- Rezoning requests must be supported by detailed investigations including environmental and infrastructure feasibility.

5. Community and Social Infrastructure Gaps

- There is no senior high school in Boddington. Community feedback over time suggests many families relocate when children reach secondary school age.
- Similarly, it has been identified through earlier consultation that limited retail, recreation, and medical services reduce the appeal of permanent settlement.

6. Market Challenges

- Approved Structure Plans contain potential for the release of 397 lots to the market, sufficient to meet all housing needs for the foreseeable future. However, development costs for the installation of enabling infrastructure delay the realisation of this potential.
- Construction of dwellings has been impacted by the lack of available builders over many years, although recent improvements in the delivery of modular housing to Boddington has seen an uptake of vacant town lots for new housing.
- This has resulted in limited housing diversity, a shortage of affordable housing, and a lack of ready-to-develop land despite overall land availability.

7. Housing Typologies and Trends

- Strong owner-occupier and family-based demand exists, but there is also growing need for smaller, flexible homes to support an aging population and key workers.
- Opportunities exist for infill and increased density near the town centre, but these depend on sewer access and amenity considerations.

Identification of Priorities

The Shire of Boddington has implemented a structured, evidence-based project selection framework to ensure that housing initiatives included in its Local Housing Strategy are not only strategically aligned but also socially impactful and deliverable. At the core of this approach is a multi-criteria matrix that scores projects against key domains: social impact and inclusion, strategic alignment and readiness, long-term sustainability and value, and risk and deliverability. Projects are rated on a 1-5 scale for each sub-criterion, producing a weighted score that reflects both merit and practical feasibility. An additional overlay assesses the level and type of involvement required from the Shire, recognising that roles may range from facilitation to capital support or advocacy.

A visual Project Matrix further maps each project against its anticipated housing impact and the resource intensity of the Shire's involvement, dividing proposals into four quadrants. This enables clear identification of ideal priority projects - those that offer high impact with minimal additional burden on Shire resources. Three of the top five prioritised projects fall within this category (Quadrant A), indicating their high feasibility and alignment with the Shire's capabilities. This two-tiered process of quantitative scoring and strategic overlay ensures not only fairness and transparency but also that shortlisted projects are realistic, leveraging partnerships where needed without overextending local capacity.

The final shortlist comprises four priority housing projects:

1. Expansion of Independent Living Units by 19 units,
2. A 45-bed Residential Aged Care Facility,
3. Essential Worker Housing (17 dwellings), and
4. redevelopment of existing Shire-owned housing stock, delivering 20 residential lots.

These projects directly address urgent housing needs, particularly for ageing residents and critical workers, and are supported by an aligned economic development activity designed to link major workforce demands, such as those from renewable energy ventures, with long-term housing solutions. Together, these initiatives reflect a well-balanced, future-focused strategy to enhance housing outcomes while stimulating broader economic and social resilience in the Shire of Boddington.

Common Elements of the Draft Shortlist

The shortlisted housing projects share several key characteristics that reflect the Shire of Boddington's strategic approach to addressing local housing challenges. Importantly, these initiatives do not compete with the private market, as they are not designed for build-to-sell development but instead focus on areas of unmet need. A central emphasis is placed on diversifying the housing mix by delivering smaller dwellings of primarily two-bedroom, with some three-bedroom options, to fill gaps in the existing stock.

The projects prioritise flexible housing designs, such as two-bedroom, two-bathroom configurations (except in aged care-specific developments), ensuring suitability for both essential workers and longer-term residents. This enhances their capacity to respond to both immediate rental pressures and evolving demographic needs.

Each project also directly addresses areas of market failure, particularly the lack of affordable rental housing, and is designed to support the success of broader community infrastructure; most notably the delivery and viability of residential aged care services.

Further detail on projects within the Short List is included within the relevant Annexures.

Summary Five-Year Implementation Plan (2025–2030)

The following table summarises the strategic priorities and implementation actions that have been identified through the research, consultation and development of this Strategy. Further context is provided throughout the body of this document.

Table 1: Summary five year implementation plan 2025-2030

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
1	Independent Living Unit (ILU) Expansion	Support Residential Aged Care provider-led delivery of up to 19 ILUs for ageing residents.	Residential Aged Care Provider (Shire in facilitation role)	DA submitted, funding pathway secured by proponent, occupancy by 2027	Engage with provider; confirm site;	Assess DA; support provider in codesign elements. Confirm contract for delivery. Provide long term site lease, and management of existing ILUs (agree terms).	Site work Completed. Open ILUs.		-

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
2	Essential Worker Housing (EWH)	Shire-led development of 17 x 2-bed to 3-bed dwellings; funding partner/s required.	Shire of Boddington	Ownership Structure established, funding secured, DA/design finalised, 50% builds complete by 2027	Determine ownership structure. Secure initial land component funding. Exercise land purchase/option to purchase.	Secure build cost funding, finalise house design requirements (e.g., 2x2, 3x2 per site); prepare tenders for modular turnkey home build and deliver.	Commence builds as funding permits. Finalisation of property management (tenant) agreement. Occupancy upon finalisation of each build.	Continuing builds as funding permits. Occupancy upon finalisation of each individual house build.	Complete delivery; monitor community impact. Continue new house and land construction as funding permits (as generated through rental income stream).
3	Residential Aged Care Facility (RACF) Coordination	Support delivery of 45-bed residential aged care facility.	Aged Care Provider (Supported by Shire)	DA submitted by 2026; Funding Secured 2026; License to operate secured by Provider 2026. site works started	Land release from WA Government to Shire of Boddington finalised. Preferred provider appointed. Co design and other contract requirements completed. Submission to Royalties for Regions for funding support for share of preliminaries.	Provision of long-term lease for the construction and operation of RACF, subject to various matters including facility construction and ongoing operation. Support DA submission. Support funding submissions to agencies/government.	Construction Complete and occupancy underway.		-

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
4	Renewal of Shire Housing Stock	Subdivide up to 20 lots at 20 Pollard Street. Construct 4 new houses to replace ageing Shire properties.	Shire Asset and Strategic Projects Teams	Group Housing Design feasibility approved. Funding secured. Construct. Tenancy movement. Sale aged properties.		Group housing design prepared. Estimate of probable costs obtained Consulting Engineer/QS. Inclusion in Shire Budgets.	Start renewals.	Continue development	Finalise 4 new build program. Tenancy movement. Sale aged properties. Remaining sites for future development.
5	Facilitation, Regional Economic Alignment	Policies and processes to match developers with proponents requiring workforce housing (facilitating partnerships) to enable workforce housing to be brought forward.	Economic Development Activity – Chief Executive Officer	Policy adopted; EOIs signed; Register of referrals maintained.	Draft and consult on policy. Development of support tools and templates detailed in Annexure H.	Adopt policy and launch register. Support workforce-aligned development.	Support workforce-aligned development.	Review delivery outcomes.	Evaluate policy.

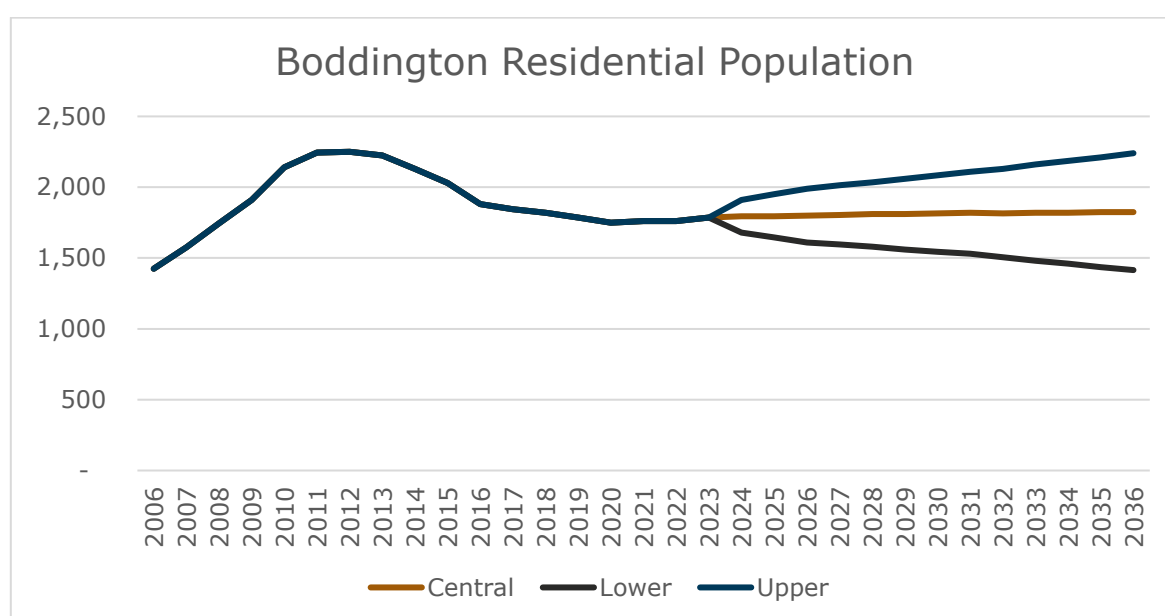
Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
6	Infrastructure Enablement and Support	Support upgrades to sewerage, water pressure, power, and road access. Respond to constraints to housing development caused by infrastructure gaps; facilitate applications to the Commonwealth Housing Support Program or other grant opportunities.	Shire Strategic Planning + Economic Development	<p>Number of support letters/grant applications lodged. Outcome.</p> <p>Upgrades activated that would not otherwise progress.</p>	Development of support tools and templates detailed in Annexure H.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Evaluate outcome of facilitation and funding activities.

PART 1 COMMUNITY CONTEXT

Demographic Overview

Early projections from the 2018 Local Planning Strategy anticipated significant population growth for Boddington, estimating between 3,140 and 4,150 residents by 2026. However, this growth has not materialised. Instead, Census data shows a population decline from 1,908 in 2011 to 1,705 in 2021. Projections to 2036 (WA Tomorrow Report No. 12) now forecast relative population stability, with only modest growth expected in selected age groups.

Figure 2: Boddington Residential Population Actuals to 2021 then Forecast to 2036



Source: WA Tomorrow Population Report 12

Projections out to 2036 anticipate growth in the number of persons of more than 70 years in age, as well as in the age groups 15-39. All other age groups are expected to decline.

The demographic profile of the Shire is ageing. The largest cohort in 2021 was aged 55-59, with a notable reduction in residents aged 20-50, largely attributed to declining mining activity post-2011. The median age increased from 38 in 2011 to 42 in 2021—four years higher than the state average.

Household Trends and Housing Demand

The number of occupied private dwellings decreased from 692 in 2016 to 670 in 2021, following significant growth from the 2011 figure of 602. It is believed that this is due primarily to the reclassification of private dwellings to non-private as they are purchased by enterprises and utilised for workforce housing. The ABS do not provide a count of non-private dwellings; however, it is clearly observed that the overall stock of housing is increasing.

The growth in housing stock over time has occurred alongside a reduction in average household size, which now stands at 2.5 persons per household, as calculated by the ABS. This figure includes an adjustment for 123 persons who were usually resident in Boddington but absent on Census night.

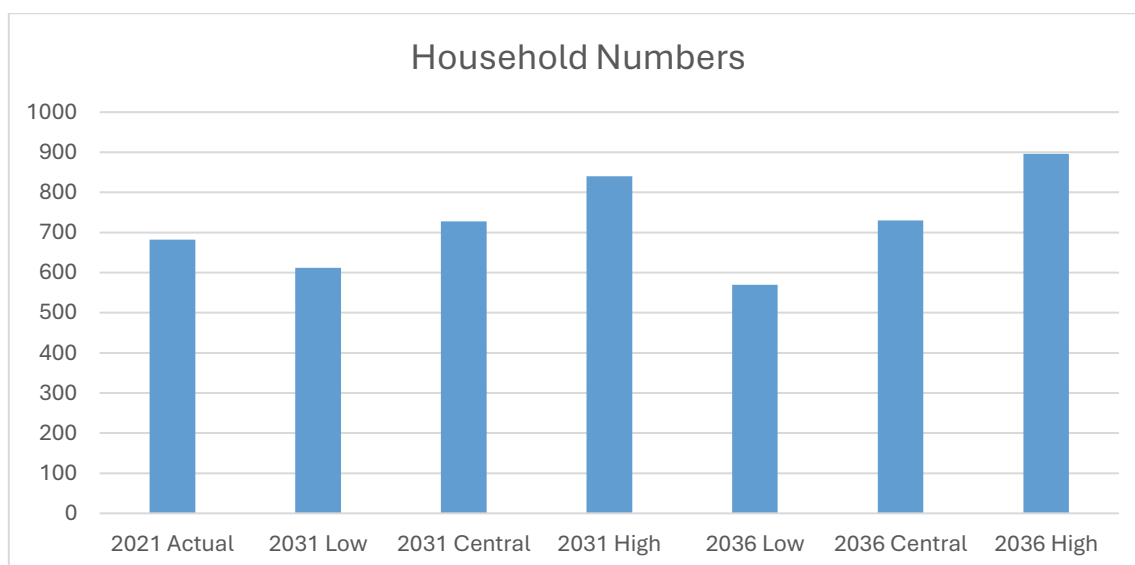
The reduction in household size has created additional demand for housing even as population numbers stagnate, absorbing a number of previously unoccupied homes. The number of unoccupied dwellings declined from 210 in 2011 to 157 in 2021.

Smaller households now dominate: 63% of Boddington households are occupied by one or two people. However, housing stock has not kept pace with this shift; only 12.7% of homes have two bedrooms or fewer, while 25% of households are single-person and 38% are two-person households. The dominant housing type remains detached four-bedroom homes, underscoring an ongoing mismatch between dwelling size and household composition.

There is a growing need for smaller, adaptable dwellings such as one- to two-bedroom homes, granny flats, Independent Living Units, and dual-occupancy dwellings, particularly as older residents seek to age in place.

Population Projections at the mid-range for 2036, suggest an additional housing requirement of 58 houses by 2031. This does not account for large projects or industry diversification (such as the Residential Aged Care Project that may require housing for an additional 70 staff) or any change to the current housing position of the existing population (such as the national trend towards smaller households, and the need for age friendly housing).

Figure 3: Projected Household Numbers for Boddington



Source: Calculated by RRES based on current household occupancy of 2.5 and WA Population Tomorrow Report 12 projections

Occupancy and Utilisation

As of 2021, 79.2% of housing in Boddington was occupied, significantly below the state average of 89.1%. A return to typical occupancy rates could unlock up to 74 additional dwellings for permanent residents.

Non-private dwellings (e.g., mining camps, hospitals) once housed a large portion of Boddington's population-606 people in 2011 versus only 137 in 2021. Although the overall population has fallen by 203 people, the number of privately occupied dwellings has risen by 138. This change is mainly due to a loss of residents from non-private dwellings, suggesting that many of these dwellings were reclassified as private. Since non-private dwellings aren't included in dwelling counts, their reclassification can increase the number of reported dwellings without any new construction.

Housing Affordability

Median house prices remained stable between 2015 and 2023, with a significant rise to \$414,000 in 2024. The "typical" house price now sits at \$397,000. Despite the recent increase, affordability remains reasonable, with the "Years to Own" metric at 18 years-below the 30-year standard mortgage term.

Rental affordability, however, tells a more complex story. Census data indicates declining rental costs (from \$300/week in 2011 to \$280/week in 2021), yet more recent data shows a sharp increase to \$388/week post-Census, with on the ground advice from Rental Agencies advising current rental prices of around \$550 per week. Boddington faces an extreme shortage of rental properties: a vacancy rate of just 0.39%, and no available rentals at the time of this strategy's development. Essential workers have been forced into temporary accommodation, such as caravan parks.

Between 2006 and 2021, the resident population increased by more than 300 persons, however, the number of houses available for rent increased by 68 homes, resulting in the proportion of renters within the community being 3 percentage points less than the Australian average. For the Boddington community to have the same access to rental housing opportunities as the average Australian community, a further 17 homes would be required.

Housing Stock and Supply Constraints

Private residential housing stock is being diverted to workforce accommodation associated with mining. This has implications for long term planning – when the time arrives for mine closure or staffing reductions, it could be anticipated that much of this housing stock will come back onto the market and be available to the general community. In the meantime, there is an insufficient supply of smaller, affordable, and flexible housing types to meet the evolving needs of the population.

Meeting shorter term immediate needs, whilst being aware of the potential longer term return to the market of older housing stock increases the risk of eventual oversupply. Ensuring that housing stock remains appropriate to the community, is affordable and liveable, especially for older residents and single-person households, is key to the success of this Strategy.

Social and Community Housing Demand

Social and community housing refers to affordable rental housing that is provided to individuals and families who are unable to access or sustain accommodation in the private rental market



due to low income, vulnerability, or special housing needs. The provision of social and community houses is a critical element that ensures that all people have access to safe, secure, and appropriate housing.

The Department of Communities advise that the waiting list for social or community housing current on 31 December 2024 shows the following:

Table 2: Social & Community Housing Wait list (households)

Household type	Waiting List	Assessed As Priority
Seniors – 1 bed	1	0
Family – 2 bed	1	0

Department of Communities, response to information request received 30/1/25

Discussions with property managers, however, indicate that many people on their waiting list for housing may well be candidates for social or community housing, as their only income is social support benefit such as the Aged Pension or Job Seeker.

The low numbers on the official waiting list may reflect the absence of information or assistance for residents to register with the Department. As the Department prioritises the development of new social and/or community housing based upon the waiting list, it is unlikely that these residents will be catered for without an improvement in registrations.

A practical education campaign with relevant stakeholders (e.g., real estate agents, Boddington Community Resource Centre et al) may help vulnerable members of the community to both understand and engage in the processes necessary to be placed on the waiting list for community and social housing.

Government Regional Officers Housing Demand

It is advised that there are presently 12 houses in Boddington for use by Government Regional Officers. It is unclear whether this is sufficient to meet demand.

PART 2 THE ECONOMY

The Economic Environment

The Shire of Boddington's economy is predominantly shaped by mining activity, with Newmont's operations and South32's bauxite extraction forming the backbone of local employment and economic output. These industries also influence demand for housing, particularly in the townsite of Boddington and surrounding areas, by attracting both permanent residents and drive-in-drive-out (DIDO) workers.

Both major mining operators have current ore reserves projected to be depleted within the next 15 years. Conversely, new renewable energy projects under investigation, as well as the development of an aged care industry, provide opportunities for economic diversification and new employment. The sustainability of local housing demand and community stability in the longer term will depend upon achievement of an employment balance that supports growth.

Key Housing Strategy Considerations:

- Economic Volatility and Housing Pressure:

Housing demand is vulnerable to fluctuations in the mining sector, which may cause sharp increases during periods of expansion, followed by declines as projects wind down or shift to DIDO operations. This particularly impacts worker camps during periods of construction – the next construction period forecast for 2025-2026.

- Short to Medium-Term Housing Needs:

There remains a critical short-term need to address accommodation for key workers, contractors, and support services with consultation revealing the current levels of both worker accommodation and residential rentals are resulting in key workers being unable to be secured. Care must be taken to avoid long-term oversupply in the event of reduced mining activity, where alternative industries have not yet been developed.

- Long-Term Resilience:

While the Shire has not yet developed an Economic Diversification Strategy, the Housing Strategy can help lay the foundation for broader conversations and initiatives aimed at:

- Encouraging economic resilience beyond mining (this is particularly relevant in the discussion around housing a future aged care workforce to support the Residential Aged Care Facility).
- Supporting flexible, mixed-use housing forms, and
- Aligning land use planning with emerging industry and lifestyle trends (e.g. tourism, small-scale agribusiness, renewable energy, remote work).

In this context, the Housing Strategy not only addresses immediate housing pressures but also plays a strategic role in future-proofing the community, recognising that housing is deeply interconnected with economic pathways yet to be defined.

Trends in Economic Output

The Shire of Boddington's economy has shown stability over the past decade, largely due to the strong and consistent performance of the mining sector, which continues to underpin the region's Gross Regional Product (GRP). Analysis of GRP trends over the past 16 years, including both nominal and real GRP, illustrates that economic output has remained steady when adjusted for inflation, indicating sustained real growth and productivity rather than price-driven fluctuations.

Regional Economic Contribution and Industrial Structure

Boddington generates approximately \$4.827 billion, or 16.7%, of the Peel Region's total \$28.877 billion economic output. This makes it the third largest economic contributor in the region, trailing Mandurah and Murray. A significant portion of this output is derived from the Mining industry, which alone contributes \$3.574 billion, accounting for 74% of Boddington's total economic output.

Mining is not only the economic backbone of Boddington but also central to its identity as a major resource town in Western Australia. This sector's influence is further deepened by associated industries such as Non-Ferrous Metal Manufacturing and Specialised Industrial Machinery and Equipment Wholesaling, which provide additional employment.

Crucially, the current mine reserves operated by both Newmont (Boddington Gold Mine) and South32 (Worsley Alumina) are forecast to remain productive through to approximately 2038 - 2040. This provides medium term economic assurance, suggesting that GRP will continue to remain stable for at least the next 15 years, assuming commodity prices and operations remain viable.

Employment and Labour Market Profile

The Mining sector employs at least 1,583 people (with some adjustments up for periods), accounting for 61.32% of total employment in Boddington. However, the majority of these positions are held by non-resident workers, many of whom are Drive-In Drive-Out (DIDO) or occupy non-private temporary accommodation. Only around 260 local residents are directly employed in mining, and approximately 90% of them work for Newmont.

For resident employment:

- 33.7% work in Mining
- 9.5% in Manufacturing (often supporting mining operations)
- 8.5% in Agriculture, Forestry and Fishing

Employment by gender is heavily skewed, with males primarily engaged in mining, construction, and manufacturing, while females are more concentrated in education, healthcare, and retail, reflecting patterns consistent with other resource-based communities such as Collie and Broken Hill.

Wages and Economic Influence

Mining is also the largest contributor to local wages, with \$356.444 million paid annually across both resident and non-resident workers. This income flow not only supports Boddington's local economy but also underpins regional spending patterns, including in nearby communities.

Labour Force Participation and Long-Term Trends

Despite the strong economic base, Boddington's labour force participation has declined over the last decade. Between 2011 and 2021, the proportion of residents actively engaged in work dropped, with 31.13% of the population not in the workforce in 2021, compared to a state average of 29.79%. This decline is attributed to an aging population and increasing retirement rates, which presents challenges for workforce retention and the sustainability of local services.

This workforce contraction further highlights the importance of economic diversification and strategies to attract and retain younger working-age residents and families - objectives that must be factored into housing, lifestyle, and infrastructure planning.

The planned development of a Residential Aged Care Facility provides opportunities not only to retain valuable community members within the Boddington community, but also opportunities to diversify the types of work on offer within the community. This may attract new community members and provide alternative employment to the existing residential base. Modelling estimates that this Facility would require an additional 70 full time staff. Whilst a number of these may come from the local community, it is expected that more than half will need to be encouraged to move to Boddington. Housing, especially rental housing, will be an important part of recruitment success.

Small Business

Boddington has around 145 small businesses, with numbers remaining relatively stable over recent years. The majority (91) are sole traders, and only a few businesses employ more than 20 staff, principally in construction, administration, or retail.

A 2025 business survey (22% response rate from employing businesses) found that:

- Most businesses employ local residents, although just under half have some reliance on DIDO workers.
- 75% reported housing shortages are limiting their ability to grow or keep staff.
- High rental prices and a lack of short- and long-term housing options were common concerns.
- Businesses identified a need for additional affordable housing and childcare facilities to support local workforce sustainability.

Refer to Annexure B for a detailed analysis.

PART 3 THE HOUSING SYSTEM

Summary

The Shire of Boddington's housing system is characterised by a combination of residential zones and various classes of rural residential development. The last comprehensive review of the housing system was conducted for the 2018 Local Planning Strategy. Since that time, key trends have emerged that illustrate both the structural characteristics of housing in Boddington and the pressing issues impacting supply, affordability, and investor confidence.

Boddington's housing system faces a structural mismatch between available land and actual housing supply. While infrastructure capacity exists and land is available, a combination of low investor confidence, limited development activity, and a lack of rental stock has created a constrained housing market.

The lack of development despite available zoned land suggests the need for targeted strategies to support market activation - particularly to support essential workers, provide for an ageing population, and retain a residential workforce.

Housing Supply and Lot Activity

Historically, Boddington's housing market has undergone cycles of significant growth and downturn, often linked to the mining industry and broader economic trends. Subdivision activity peaked between 2008 and 2010, with 266 lots approved between 2004 and 2016. Despite this historical activity, recent data indicates that little to no new housing supply has entered the market in recent years. Building approvals have been very low (hovering around 0% for periods), with the Building Approval Ratio currently at 1.13%.

As of September 2024, there are 10 current conditional approvals for small subdivisions and eight larger approvals, but only two are residential. A further 52 lots are currently under assessment, all classified as rural residential or special residential. Despite the existence of numerous vacant lots, the lack of active development has restricted the availability of new homes.

Approved Structure Plans contain potential for the release of 397 lots to the market – sufficient to meet all housing needs for the foreseeable future. However, development costs for the installation of enabling infrastructure are likely to continue to delay the realisation of this potential.

Table 3: Projected Lot Yield from Approved Structure Plans 2025

Approved Structure Plan Identifier	Projected Lot Yield
Lots 1,2,3 Crossman Rd, Ranford	149 Lots
Lots 70-73 River Road	4 Lots
Lot 100 River Road, Lot 135 Mitchell Crescent	116 Lots
Lot 9001 Forrest Street & River Road	128 lots
Total Development Potential	397 lots

As far back as 2006 it was recognised that sufficient appropriately zoned land to meet demand existed – what has been missing is dwelling construction. There has been little to no investor activity to build dwellings for sale without an off the plan sale, and little buyer appetite to purchase vacant land. Complexities have historically included a higher than average deposit requirement for Boddington (in line with many regional communities), and a lack of builders. With a recent increase in the availability of modular homes constructed offsite and installed, there has been an uplift in the sale of land parcels, as the timeframe to occupancy has significantly reduced. The lack of rental housing means the purchase decision is out of the question for those potential residents who would first need to sell their home in order to pay for a new one – where do they live in the meantime?

Housing Affordability and Rental Market Pressures

While the “Years to Own” metric sits at 18 years - well within the affordability threshold of a 30-year mortgage - the local rental market reveals signs of significant pressure. Although Census data indicated a decline in median rent from \$300 (2011) to \$280 (2021), more recent data shows rental prices climbing to a median of \$388 per week, with current rental (unpublished) listings ranging between \$375 and \$550 per week.

Affordable rentals for the median household income of \$1760 (2021 level), would be any rental that is below \$528 per week. Discussions with Property Managers in the area indicate that rentals are now creeping above this figure and have resulted in a bias towards mining employees who can more readily afford the higher prices. Continued rental scarcity is likely to continue to put pressure on rental affordability.

Worsening affordability is particularly problematic for vulnerable groups, including low-income households, single parents, young people, single pensioners, those fleeing domestic or family violence, people with disability, and First Nations Australians. Declining rental affordability correlates with an increase in homelessness.²

The waiting list for social or community housing, however, is low.

Barriers to New Housing Development

A key constraint to new development is the low rate of return for investors. With a falling population and relatively low house prices, returns in Boddington are considered inferior to

²<https://nhsac.gov.au/sites/nhsac.gov.au/files/2024-05/state-of-the-housing-system-2024.pdf> p3

other regional markets. Real estate professionals report that investor activity is confined to already tenanted properties with strong rental yields. Mortgage brokers confirmed the lack of applications for financing for speculative development or new supply additions.

Infrastructure Capacity

Most enabling infrastructure in Boddington allows for additional development within the town site, however, extension of services to the approved structure plans will cost time and money. The LPS indicates there is capacity to support a number of additional lots:

- Water: Adequate capacity exists to support at least 145 new residential lots, with scope for expansion to support 200 more. Many vacant townsite lots are already connected to the mains water supply.
- Wastewater: The treatment plant, upgraded in 2010, can support a population of 2,500, however, many properties still use onsite systems. The cost of additional sewerage infrastructure has been identified as a factor in the delayed development of a number of potential subdivisions.
- Electricity, Roads, and Waste Management: No current constraints were identified in the Local Planning Strategy or recent consultation processes. The Robbins Road landfill has sufficient capacity through to at least 2038. Cost of internal subdivision roads has been raised as a significant cost factor, however all developers actively considering progression within the timeframe of this strategy that were interviewed identified potential for limited subdivision to occur utilising the existing road network.

The Detail

The Shire of Boddington's housing system is defined by a blend of residential and various classes of rural developments.

The last full review of the Boddington housing system was undertaken for the development of the Local Planning Strategy, endorsed by the Western Australian Planning Commission in December 2018.

At that time, it was noted that:

Historically, Boddington's housing market has been susceptible to significant growth and downturn phases, influenced by local trends and global markets. Over the past 10 years, lot creation has stabilised, with subdivision activity peaking between 2008 and 2010³.

The Local Planning Strategy notes that 266 lots were approved through subdivision activity between 2004 and 2016. At present, no new supply is coming to market, however, discussions with land owners during the development of this Strategy suggests that feasibilities are being re-done in light of the current housing shortages, and this may result in some land releases occurring in the next 12-24 months (discussions indicate between 9-20 new lots planned).

³ Shire of Boddington, Local Planning Strategy 2018, part 2, local profile.

The Building Approval Ratio is the proportion of newly approved residential buildings over the past 12 months relative to total dwellings in the area. It is presently at 1.13%⁴, reflecting 13 approvals over the past 12 months. This is a positive sign.

The State Lot Activity Report for December 2024 (the most recent available) notes that there are presently 8 conditional approvals creating five lots or less, not older than three years and 2 final approvals.

On the same date, there were 52 proposed lots under assessment, all either rural residential or special residential;

- Rural Residential – subdivision on land zoned rural residential, special rural, rural living or rural smallholding; irrespective of lot size
- Special Residential – special residential subdivision on special residential zoned land; irrespective of lot size.

There are a number of vacant lots within the Shire of Boddington that could be developed to create housing, and a number of these have been considered in the analysis of the Long List of potential projects.

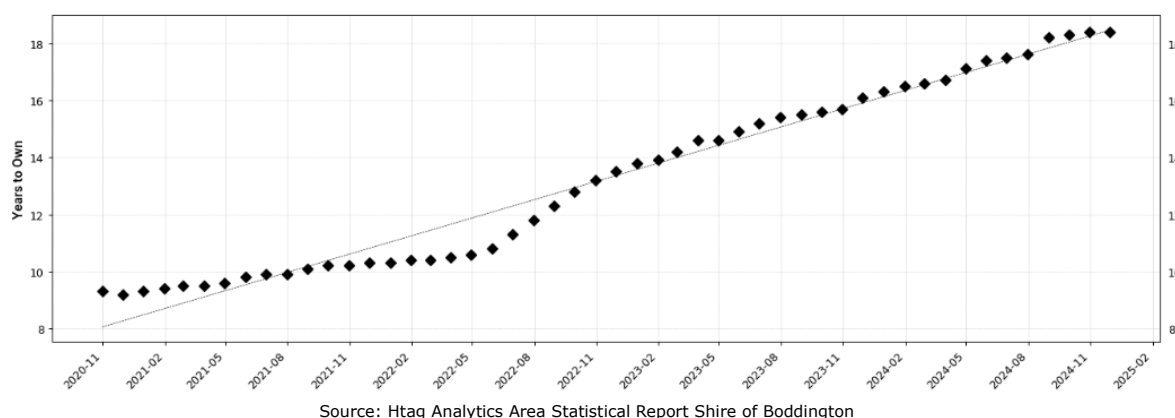
In addition, agricultural land adjoining the townsite of Boddington has a number of approved Structure Plans that could add significantly to land supply in the future. A number of these are noted in the analysis of the *Long List* of potential projects.

Housing Affordability

The “Years to Own” metric represents the estimated duration required to fully own a property, factoring in variables such as current interest rates, median family income, and typical property prices in the area.

The Years to Own metric for Boddington has increased to 18 years but remains well within the affordability range of 30 years (the standard term of an Australian mortgage).

Figure 4: Housing Affordability Index December 2024



The State of the Housing System (2024) report notes that across the country housing affordability worsened in 2023. The worsening was widespread, occurring across states and territories, cities and regions, income levels, age groups and tenure types. Renters in the private market experienced a sharp rise in rents. Advertised rents increased by 8 per cent in 2023 and have increased by around 35 per cent since the start of the decade.

⁴ HTAG Analytics Shire of Boddington WA Accessed 10/4/25

Information on how much rent is paid for a private dwelling has been collected for all censuses since 1911. Since the 1996 Census, the actual dollar amount paid for a dwelling has been collected rather than the range.

Census figures indicate the median weekly rental in Boddington has declined over the preceding decade, contrary to the experience across the Country.

Table 4: Median Weekly Rental – 2011-2021

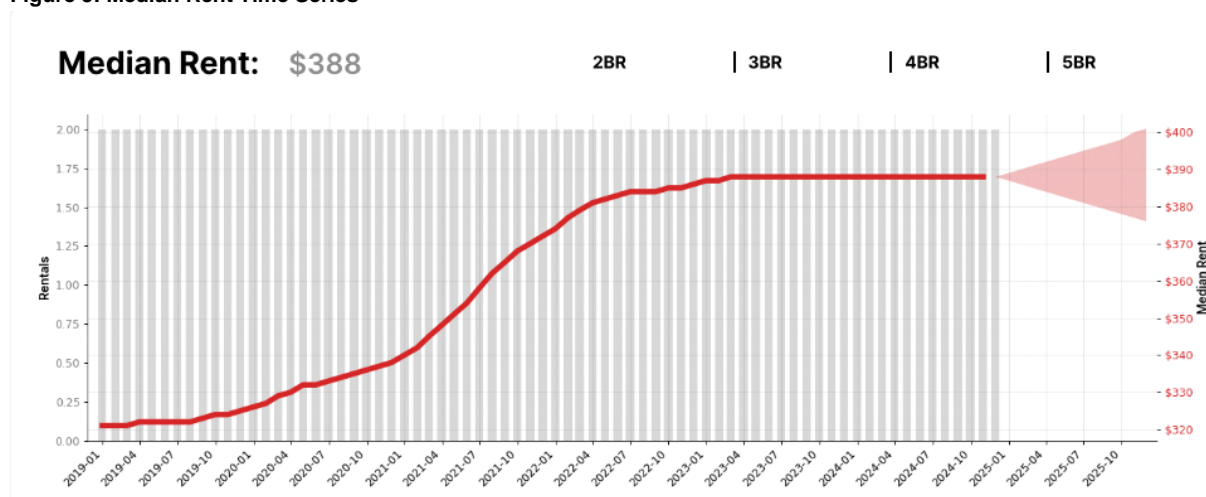
	2011	2016	2021
Boddington	\$300	\$290	\$280
Western Australia	\$300	\$350	\$340
Australia	\$291	\$340	\$375

Source: Census data, ABS

More recent analysis by HtAG analytics shows a rise post Census in the median rental to \$388 per week.

During the consultation for this Housing Strategy, Property Managers in Boddington advised that current rental range is \$375-\$550, moving upwards.

Figure 5: Median Rent Time Series



Source: Htag Analytics Area Statistical Report Shire of Boddington

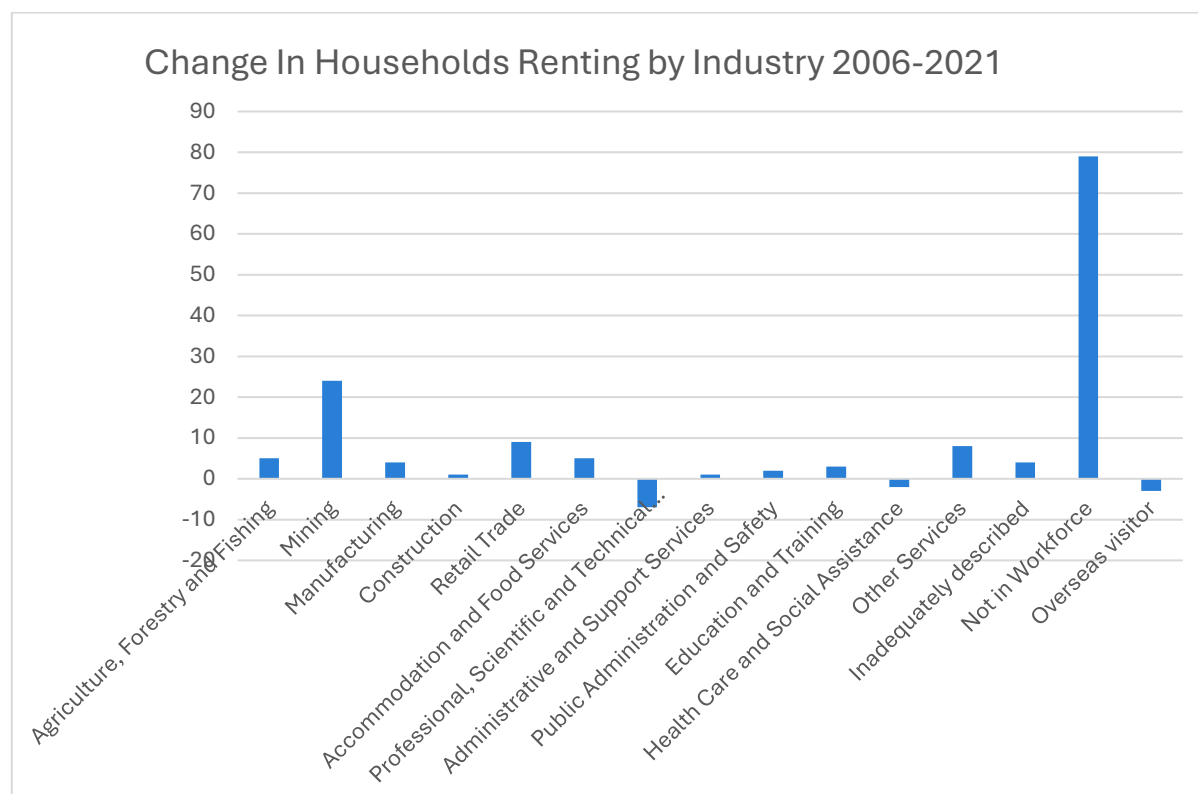
Rental Affordability

Whilst this data suggests that despite recent price rises, the housing market remains affordable, during the timeframe of the development of this housing strategy, no residential properties have been available for rent within Boddington, with essential workers such as the Doctor housed in the Caravan Park due to lack of available rentals. The experience suggests that there is a significant lack of supply.

Between 2006 and 2021 the count of occupied private dwellings with rental tenure increased by 56 households from 122 to 178 households, with an overall increase in the number of people renting of more than 130 persons.

The data shows that 23.6% of Boddington residents employed in mining are renters. These individuals make up 13.8% of the town's total renting population, which is slightly lower than the overall proportion of residents working in mining, at 14.9%.

Those not in the workforce account for more than half of the additional people with rental tenure in 2021 compared to 2006.

Figure 6: Change in Households Renting by Industry Classification, between 2006-2021

Constraints to Development

Return to Investors

Analysis of the median sale and rental price, combined with falling population numbers suggest that Investors are unlikely to support additional housing development in Boddington compared to other locations. The analysis suggests this is the key barrier to further housing development.

Interviews with Real Estate Agents servicing the Shire confirm that whilst investors are active in the market, purchases are fundamentally restricted to existing, leased homes, with higher yields. There are no identifiable investors adding to housing supply.

Developers have indicated that they are unlikely to develop lots to be inclusive of dwellings, preferring to undertake land release only. None are presently scheduled for land development.

Water Infrastructure

Water Infrastructure does not appear to be a barrier. The Local Planning Strategy indicates that in 2018 there was sufficient capability in the water supply infrastructure to support 145 additional residential lots. It was proposed that further expansion of the network could support a further 200 residential lots if required.

The Water Corporation has provided a map indicating vacant lots within the town centre that are already connected to the mains water supply. The Short List of projects within this Housing Strategy utilises land already connected to services.

Figure 7 provided by the Water Corporation shows vacant lots in February 2025:

Figure 7 : Vacant Lots connected to the Mains Water Supply: Shire of Boddington February 2025



Water Corporation, provided by Email 6/2/25

Wastewater

Waste water infrastructure does not appear to be a barrier to a wide range of development as most of the development within Boddington is not connected to the waste water treatment plan but rather utilises some form of onsite wastewater disposal. However, for higher density structure plans the extension of deep sewerage is cost prohibitive. The Boddington waste water treatment plan was upgraded in 2010 and is capable of supporting a population of around 2,500 persons.

Electricity

In 2018 there were no known capacity issues identified. Electricity was not raised as a barrier to development in the consultation process.

Waste Management

The Landfill site on Robbins Road is expected to have sufficient capacity to 2038. Waste Management was not raised as a barrier to development in the consultation process.

Roads

These were not identified as a barrier to development at the time of the Planning Strategy. The cost of internal subdivision roads was raised as a barrier to land release developments during the development of this Housing Strategy.

PART 4: STRATEGIC PRIORITIES

Project Selection Process

The Shire of Boddington's approach to project assessment for its Housing Strategy utilises a structured, evidence-based framework designed to compare diverse housing project proposals with fairness, transparency, and strategic alignment. The framework facilitates informed decision-making by assigning a weighted score to each project based on a comprehensive set of criteria spanning social, strategic, environmental, economic, and deliverability considerations. This scoring system ensures that projects selected for inclusion in the Strategy reflect not only housing need and potential impact, but also practical considerations related to the Shire's capacity and role.

Multi-Criteria Assessment Framework

The foundation of this project selection process is a multi-criteria matrix that evaluates each proposal against four primary assessment domains:

1. **Social Impact and Inclusion;** This component focuses on the extent to which each project addresses pressing social needs. Sub-criteria include the alignment with target demographics (e.g., key workers, low-income earners, key community groups such as the aged), the depth of housing affordability provided, and the project's ability to enhance social cohesion and liveability within the community.
2. **Strategic Alignment and Readiness;** Projects are assessed on their alignment with existing Shire of Boddington strategic plans and policies, their stage of development (i.e., how close they are to being 'shovel-ready'), and compatibility with current land use planning frameworks and infrastructure provisions.
3. **Long-term Sustainability and Value;** This domain evaluates whether projects contribute to sustainable housing outcomes for the future. Key considerations include tenure security, alignment with long-term demographic needs (such as family housing, ageing population, or workforce housing), and the economic benefit to the local community in terms of job creation and investment retention.
4. **Risk and Deliverability;** Recognising the real-world complexities of housing delivery, this area assesses funding security, stakeholder commitment, and the expected timeline to realise housing outcomes. This ensures the Strategy prioritises projects that are not only desirable but also realistically achievable.

Each sub-criterion within these categories is rated on a scale of 1 to 5, with clearly defined descriptions for each score to ensure consistency. The final project score is a weighted sum of all these criteria, which provides a preliminary ranking of projects based on holistic merit.

Additional Overlay: Local Government Role and Feasibility

Following the initial scoring and ranking process, a second layer of analysis overlays the feasibility of Shire involvement. Recognising that the Shire's role may vary between projects - from direct capital contribution to advocacy or facilitation - this assessment captures the type and intensity of intervention required, the feasibility of the Shire's involvement under

current policies and resourcing, and the degree to which external partnerships are necessary for delivery.

This additional layer of assessment ensures that projects identified as high impact are not only desirable but also realistic in terms of the Shire's remit and available resources. Projects demanding major policy shifts or those that are entirely dependent on external partners, for instance, may be deprioritised unless there is a clear pathway for implementation.

Prioritisation and Project Matrix

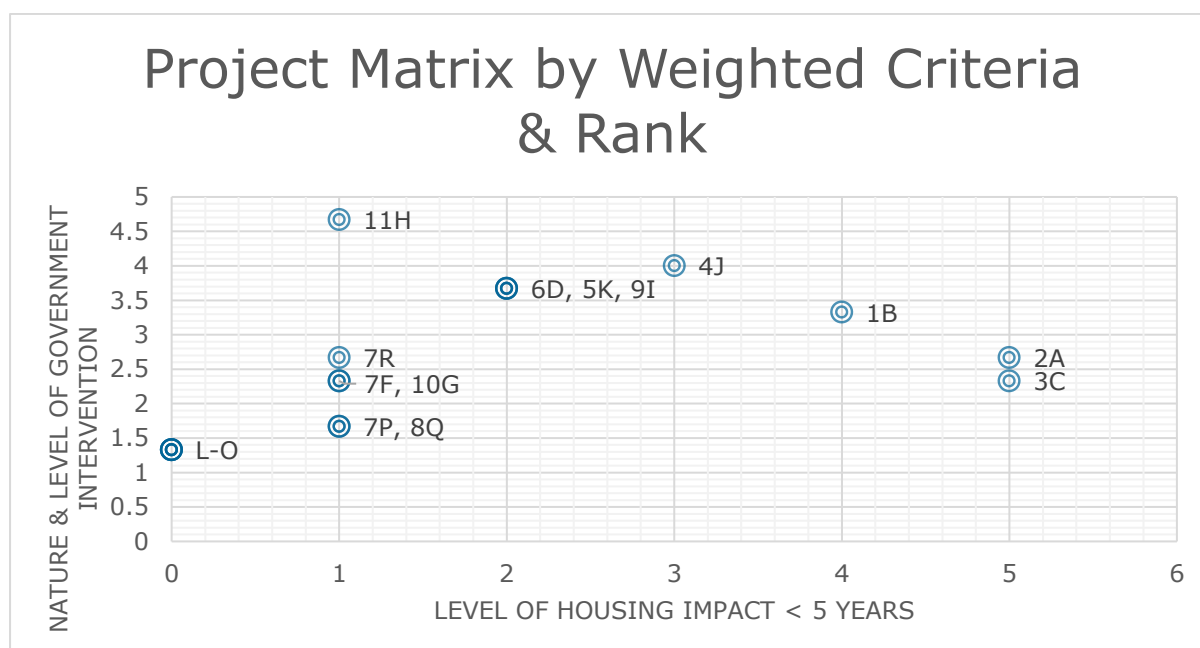
After both layers of assessment, a shortlist of 3–5 projects was produced. These are selected based on a combination of their weighted scores and their positioning within a visual Project Matrix, which maps projects according to required resource commitment (y-axis) and anticipated housing impact (x-axis).

This creates four key quadrants:

- A. Top Right (High Impact / Highly Feasible or aligned with current services provided by the Shire); Ideal candidates for prioritisation. These projects deliver significant benefits while requiring limited support or resources from the Shire, or are otherwise within the Shire's existing remit.
- B. Bottom Right (High Impact / Relies heavily on others); Worth consideration if strategic partnerships or external funding can be secured. These projects could be phased or flagged for advocacy.
- C. Top Left (Low Impact / Effort aligned with current services provided by the Shire); Low priority, unless they offer strategic quick wins or complement other efforts.
- D. Bottom Left (Low Impact / Relies heavily on others); Typically, deprioritised due to limited return on investment and the effort required sits outside the usual activities of the Shire, with limited ability to directly influence the delivery of houses to market.

The ideal priority zone is in the top right quadrant: high impact, low-resource projects from a Shire perspective, or where resources are required, they fit within the current activities provided by the Shire with little change required.

After analysis, 3 of the top 5 prioritised projects rest within quadrant A – high impact/ highly feasible level of Shire involvement, with the fourth project only just outside this quadrant. Whilst these projects may rely on external capital, the nature of the proposed Shire activities to support them are within the Shire's capacity, and their housing impact high.



This visual representation enables elected members, officers, and stakeholders to intuitively understand the trade-offs involved in each project and fosters collaborative decision-making. Projects positioned in high-impact quadrants need clear strategies identified for securing partnerships or phasing delivery.

By applying both quantitative scoring and qualitative overlays regarding the Shire's role, the framework ensures the selection of projects that are impactful, equitable, and feasible. This method builds a strong foundation for transparent governance, community confidence, and sustainable housing outcomes across the Shire.

Selection of the Short List

Following a comprehensive review of potential housing initiatives, a refined shortlist of four priority projects, along with a supporting economic development stream, has been selected. This shortlist outlines where efforts and resources will now be concentrated to address critical housing gaps without competing with the private sector. The focus is on increasing the supply of smaller, flexible rental housing that serves both current workforce demands and long-term community needs, while also enabling the success of key community infrastructure, particularly aged care.

The shortlist includes: (1) expansion of Independent Living Units for the growing aged population; (2) delivery of a 45-bed Residential Aged Care Facility (3) development of Essential Worker Housing to support aged care and other critical services; and (4) renewal and development of Shire-owned housing stock to unlock land and assets for future use. The supporting economic development activity will establish processes for aligning workforce accommodation needs of major projects - such as renewable energy ventures - with long-term housing development, helping to attract investment and unlock broader economic and social benefits for the Shire.

Draft Short List < 5 year delivery

Table 5: draft Short List

Reference	Description	Opportunity
B Rank 1	Independent Living Unit Expansion	17-19 additional capacity \$6.1m. Current waiting list 24. High Priority Project. Community need – growing aged demographics. Centrally located. A Proponent has been identified, and feasibilities are shortly to commence. An investor has been identified and engaged by the Proponent.
A Rank 2	Residential Aged Care Facility	45 Bed Facility – separate project. Expected cost approx. \$14-20m. High Priority project – community need – growing aged demographics. Centrally located. Future economic diversification opportunity. Preferred Provider has been selected for co-design phase. Investor has been identified and engaged by the Preferred Provider.
C Rank 3	Essential Worker Housing– support Residential Aged Care facility and other essential workers (doctors etc)	Numerous. Purchase and development of 17, 2bed 2 bath worker accommodation \$6.8m – self-supporting with 1 additional 2 bed 2 bath per 18 months. High priority project – condition precedent for successful aged care delivery. Flexible housing able to be used for essential workers and small households seeking rental tenure. Centrally located.
J Rank 4	Development and renewal of Shire owned employee and essential worker housing.	20 lot subdivision with 4 Shire houses replaced provides 4 houses back to the market and 15 lots for future essential worker housing needs. Net cost estimated \$185-\$800K.
	Economic Development Activities (facilitation, enabling)	Establish procedures and consent mechanisms for the proactive introduction of large projects (renewable energy and others) currently enquiring within the region for workforce housing to developers to assist with the consideration of economic opportunities. In this way, short term accommodation needs may help underwrite the development of longer term housing.

PART 5 IMPLEMENTATION

Purpose of the Implementation Plan

This Implementation Plan outlines the key activities, timeframes, and responsibilities required to deliver the priority projects and supporting economic development actions identified). The Plan is designed to guide Shire-led initiatives, facilitate cross-sector partnerships, and ensure alignment with community needs and State Government policy directions. Once formally prioritised by the Shire, a more detailed implementation plan for each project will be developed, covering the necessary elements to guide effective fundraising, development and delivery.

Table 6: High Level Implementation Plan

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
1	Independent Living Unit (ILU) Expansion	Support Residential Aged Care provider-led delivery of up to 19 ILUs for ageing residents.	Residential Aged Care Provider (Shire in facilitation role)	DA submitted, funding pathway secured by proponent, occupancy by 2027	Engage with provider; confirm site;	Assess DA; support provider in codesign elements. Confirm contract for delivery. Provide long term site lease, and management of existing ILUs (agree terms).	Site work Completed. Open ILUs.		-

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
2	Essential Worker Housing (EWH)	Shire-led development of 17 x 2-bed dwellings; funding partner/s required.	Shire of Boddington Project Management	Ownership Structure established, funding secured, DA/design finalised, 50% builds complete by 2027	<p>Allocate Project Management funding, and secure supporting resource.</p> <p>Determine ownership structure.</p> <p>Develop partnerships and secure initial land component funding.</p> <p>Exercise land purchase/option to purchase.</p> <p>Detailed site planning, concept designs and cost estimates.</p>	<p>Support funding submissions to State and Federal agencies/government, and other identified organisations.</p> <p>Secure build cost funding, prepare tenders for modular turnkey home build and deliver.</p>	<p>Commence builds as funding permits.</p> <p>Finalisation of property management (tenant) agreement.</p> <p>Occupancy upon finalisation of each build.</p>	<p>Continuing builds as funding permits.</p> <p>Occupancy upon finalisation of each individual house build.</p>	<p>Complete delivery; monitor community impact.</p> <p>Continue new house and land construction as funding permits (as generated through rental income stream).</p>

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
3	Residential Aged Care Facility (RACF) Coordination	Support delivery of 45-bed residential aged care facility.	Aged Care Provider (Supported by Shire)	DA submitted by 2026; Funding Secured 2026; License to operate secured by Provider 2026. site works started	Land release from WA Government to Shire of Boddington finalised. Preferred provider appointed. Co design.	Contract requirements completed. Provision of long-term lease for the construction and operation of RACF, subject to various matters including facility construction and ongoing operation. Support DA submission. Support funding submissions to State and Federal agencies/government.	Construction Complete and occupancy underway.		-
4	Renewal of Shire Housing Stock	Subdivide up to 20 lots at 20 Pollard Street. Construct 4 new houses to replace ageing Shire properties.	Shire Asset and Strategic Projects Teams	Group Housing Design feasibility approved. Funding secured. Construct. Tenancy movement. Sale aged properties.		Group housing design prepared. Estimate of probable costs obtained Consulting Engineer/QS. Inclusion in Shire Budgets.	Start renewals.	Continue development	Finalise 4 new build program. Tenancy movement. Sale aged properties. Remaining sites for future development.

Priority Area	Project Title	Description	Lead Responsibility	Key Measures	2025	2026	2027	2028	2029
5	Facilitation, Regional Economic Alignment	Policies and processes to match developers with proponents requiring workforce housing (facilitating partnerships) to enable workforce housing to be brought forward.	Economic Development Activity – Project Management Support	Policy adopted; EOI's signed; Register of referrals maintained.	Allocate Project Management funding, and secure supporting resource. Draft and consult on policy. Development of support tools and templates detailed in Annexure H.	Adopt policy and launch register. Support workforce-aligned development.	Support workforce-aligned development.	Review delivery outcomes.	Evaluate policy.
6	Infrastructure Enablement and Support	Respond to constraints to housing development caused by infrastructure gaps; facilitate applications to the Cwllth Housing Support Program or other grant opportunities.	Shire Strategic Planning + Economic Development – Project Management Support	Number of support letters/grant applications lodged. Outcome. Upgrades activated that would not otherwise progress.	Allocate Project Management funding, and secure supporting resource. Development of support tools and templates detailed in Annexure H.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Provide letters of support. Consider assisting with the submission of grants for larger projects. Proactively identify funding opportunities and provide broadcast notification.	Evaluate outcome of facilitation and funding activities.

Table 7 provides a summary of the expected number of households created by the top project priorities, and identifies potential project pathways, highlighting where the project may align with grant opportunities provided by the State or Federal Government.

Table 7: Priority Project Expected Impact, Cost, and Alignment

Priority	Description	Increase in households	Expected Capital Cost to Shire	Expected Capital Cost to Others	Partnership Opportunities	Alignment with Funding Opportunities	Estimated timeframe for Delivery
1	Independent Living Unit Expansion	17-19 subject to final layout	Project Management	\$6 Million	Residential Aged Care provider	Superannuation Fund identified capital partner. Investment funding outcome expected within 1 year.	Within 3-5 years.
2	Residential Aged Care Facility	45	Project Management Possible share of preliminaries costs up to \$300,000	\$20 Million	Residential Aged Care provider. Peel Development Commission	Aged Care Capital Assistance Program (Federal) plus Superannuation Fund identified capital partner. Investment funding outcome expected within 1 year. State grants also announced pre-election however detail not yet available.	Within 3-5 years.
3	Essential Worker Housing	17 plus additional every 1-2 years from ongoing rental	Project Management	\$6.8m – self-supporting with 1 additional 2 bed 2 bath per 18 months	Newmont, South 32, Grant funding	Infrastructure Development Fund (WA) Regional Precincts & Partnership Program Stream 2 Aged Care Capital Assistance Program (Federal) potential for residential aged care workforce.	Within 3 years
4	20 Pollard Street Shire housing renewal	4 plus 14-15 new land release	\$185,000-\$800,000			Infrastructure Development Fund (WA)	Within 5 years

Priority	Description	Increase in households	Expected Capital Cost to Shire	Expected Capital Cost to Others	Partnership Opportunities	Alignment with Funding Opportunities	Estimated timeframe for Delivery
5	Economic Development Activities	Facilitation and enabling role	Project Management	Varies from \$200,000+ per development		Infrastructure Development Fund (WA) Regional Economic Development Scheme National Housing Infrastructure Facility – Critical Infrastructure (NHIF CI) Housing Support Program Community Enabling Infrastructure Scheme	Commencing 2025 and ongoing

PART 6 ANNEXURES

ANNEXURE A: DETAILED COMMUNITY CONTEXT

At the time of the 2018 Shire of Boddington Local Planning Strategy, State Government population projections anticipated that the population of Boddington would grow at a faster rate than both Perth and the Peel Region, to between 3140 and 4150 residents by 2026, with a 'equally likely/unlikely' forecast of 3660 residents (Band C projections). In addition, household size was forecast to reduce from 2.51-2.61 people per dwelling to 2.43-2.5 people per dwelling in 2026.

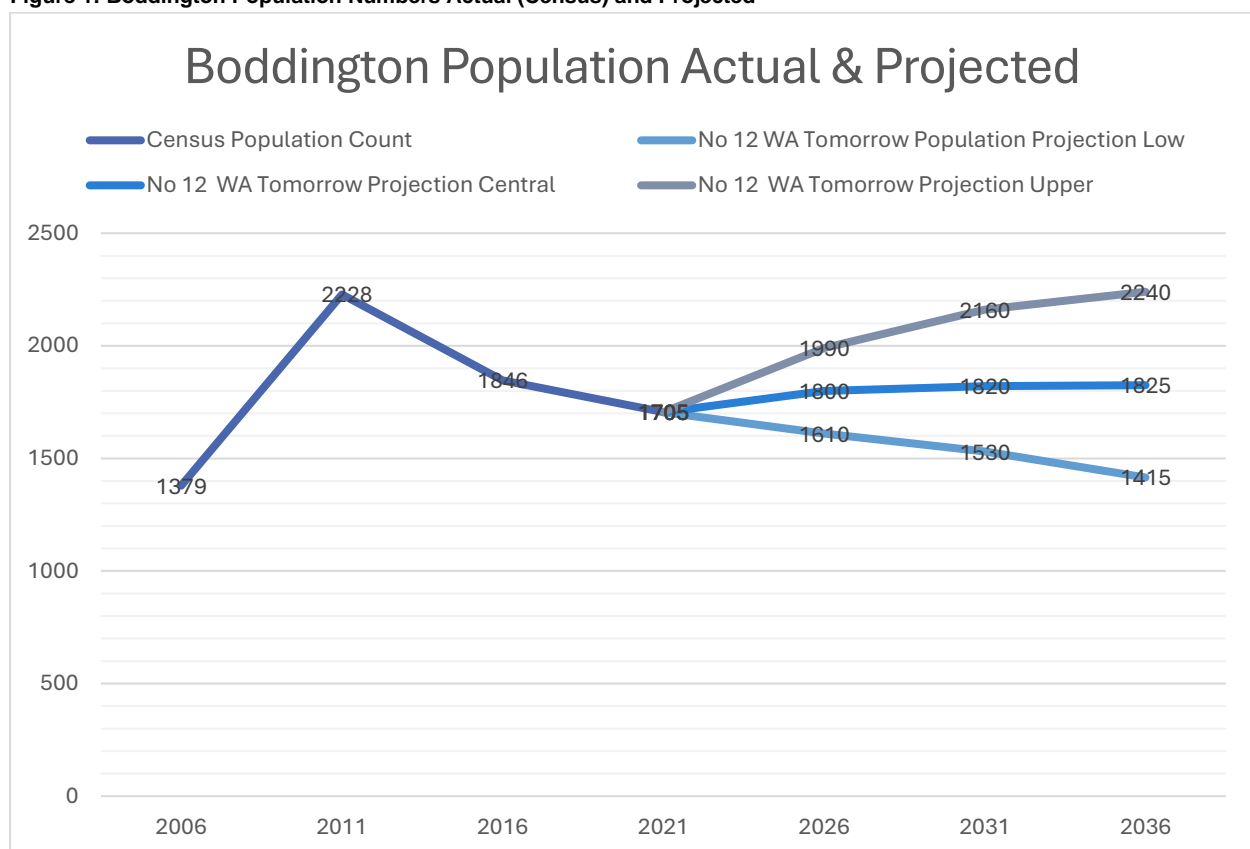
These two factors created an expectation of potential demand for 1,000 additional dwellings for the period ending 2030, calculated based on:

- (a) a projected population increase of 1816 residents;
- (b) an average household size of 2.43 people; and
- (c) a dwelling occupancy rate of 76.6 per cent.

The expected population growth has not been realised. Rather, the population has declined between 2016 (the base year for the Local Planning Strategy) and 2021.

Projections out to 2036 released in 2025 through the WA Tomorrow Report 12 have a central projection of relatively population stability.

Figure 1: Boddington Population Numbers Actual (Census) and Projected



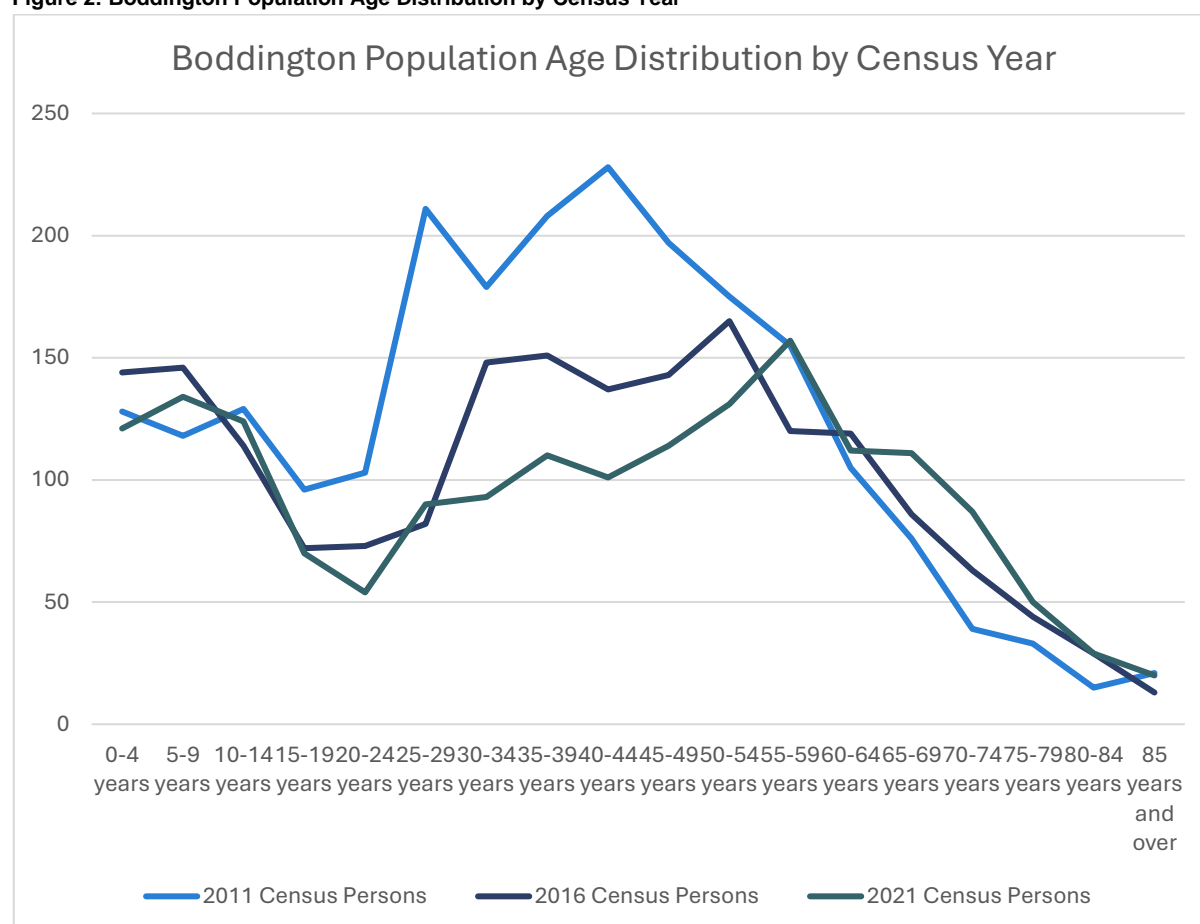
Source: Census Data, ABS, WA Tomorrow Population Projection Report 12

Of the 701 Households, 469 are single family households.

Changing Age Structure

The Shire has a residential population that, like the balance of Australia, is ageing. It is experiencing both a growth in the population of seniors, and a shift in the peak age profile. The largest group of citizens in Boddington are those aged 55-59 years old, with a very significant reduction in the working age cohort aged between 20-50 years. This captures the reduction in (mostly male) workers on the mines in the period 2011-2016.

Figure 2: Boddington Population Age Distribution by Census Year



Source: ABS Census Data population distribution Table

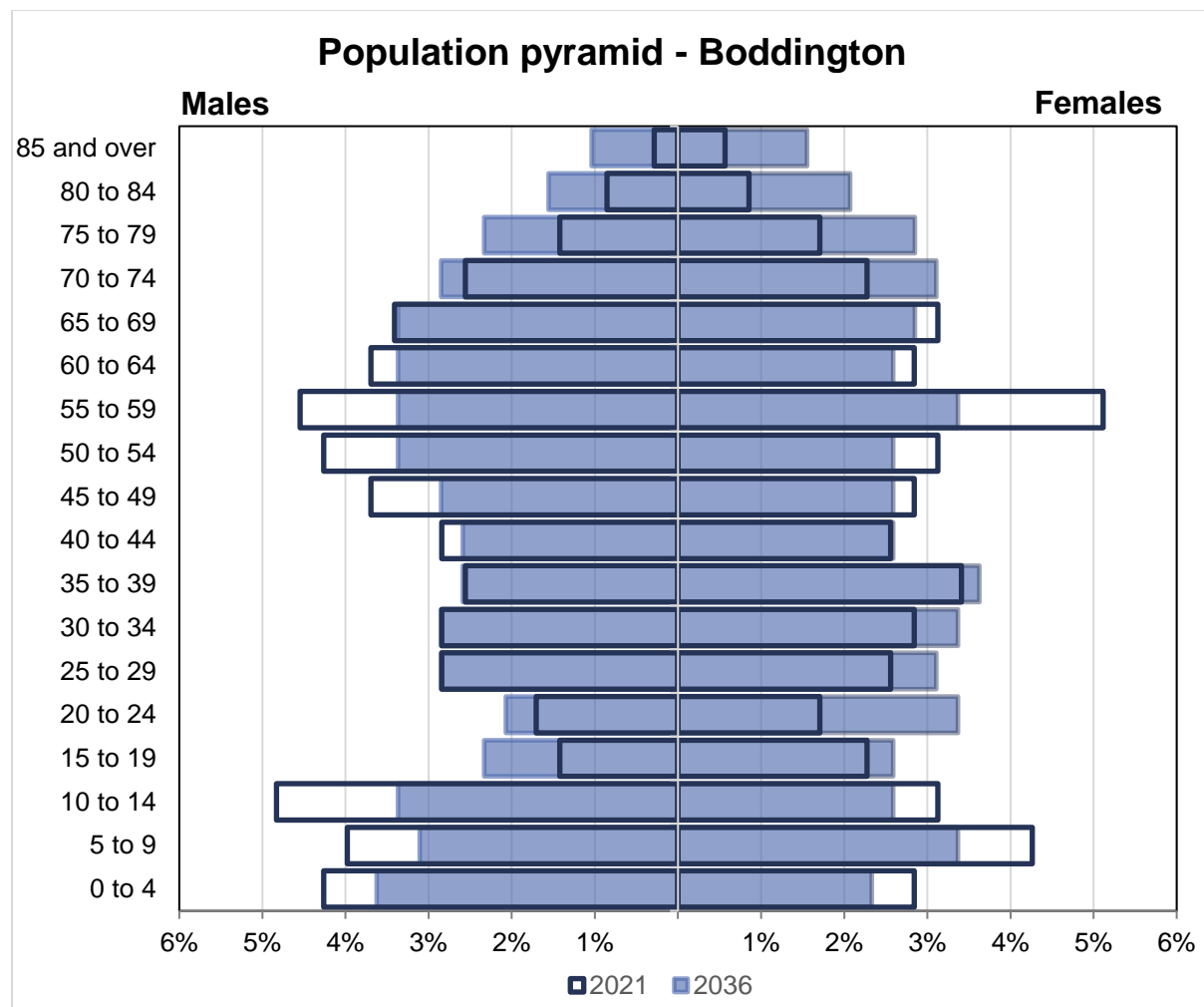
The median age within Boddington is older than that of the average Western Australian, and Australian community, and has increased by 4 years in the last decade, compared with 1 year for the National as a whole.

Table 1: Median Population Age by Census Year

	2011	2016	2021
Boddington	38	39	42
Western Australia	36	36	38
Australia	37	38	38

Source: Census Data, ABS

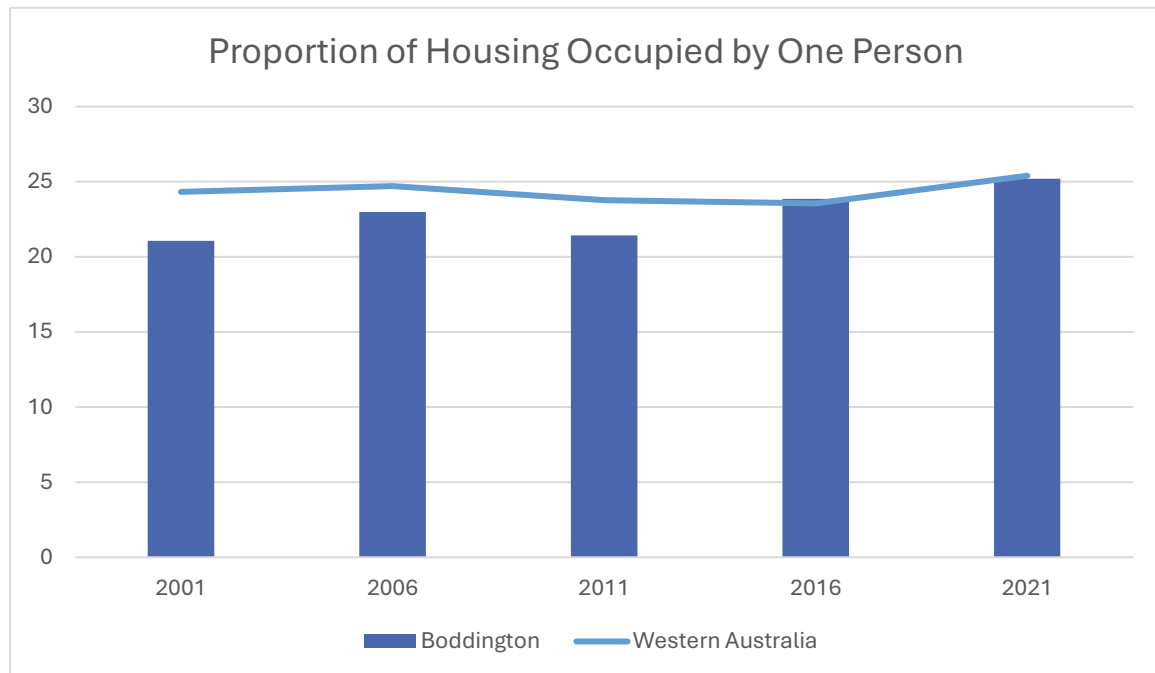
Projections out to 2036 anticipate growth in the number of persons of more than 70 years in age, as well as in the age groups 15-39. All other age groups are expected to decline.

Table 2: Population Pyramid Boddington 2021 / 2036

Source: <https://www.wa.gov.au/government/document-collections/wa-tomorrow-12-population-forecast-data-tables>

In Australia, advancing age is strongly correlated with an increased likelihood of becoming single due to the death of a partner, particularly among those aged 55 and above. This trend is influenced by rising mortality rates with age, the significant gender gap in life expectancy (with women generally outliving men), and the high prevalence of widowhood among older Australians. These demographic factors contribute to the growing demand for single occupancy housing in Australia. For example, in Boddington, the number of persons aged 55+ years living without a spouse (registered or social) has increased from 88 to 135 persons in the past decade.

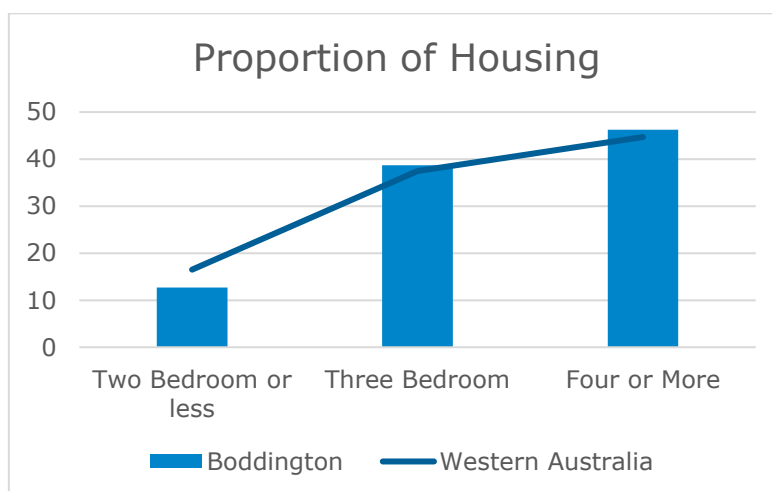
In general, single-person households have become one of the fastest growing housing types, accounting for 25.4% of all Western Australian households in 2021 with expectations that this will continue to increase over time.

Figure 3: The Proportion of Housing in Boddington occupied by a Single Person compared to Western Australia

Source: Census Data, ABS

The growing prevalence of sole-person households in Australia, particularly among older individuals, is driving significant changes in housing demand. Smaller housing configurations, such as one- and two-bedroom apartments, compact standalone homes, and units, are increasingly sought after to accommodate single occupants.

This type of housing is rare within Boddington, accounting for only 12.69% of all housing stock.

Figure 4: Boddington Housing Stock in 2021 by Number of Bedrooms compared to Western Australia

Source: Dwelling Structure by Number of Bedrooms Census 2021

Indeed, in Boddington, 63% of all households consist of two persons or less, with the dominant housing configuration a 4 bedroom free standing home.

In regional areas such as Boddington, where many older Australians prefer to age in place, demand for compact and familiar housing options is forecast to rise. Flexible housing

solutions, such as granny flats and dual-occupancy units are expected to gain in popularity, enabling multigenerational living or future adaptation for single occupancy.

Reduction in Average Household Size

Since 2011 the Census has counted the number of people who usually reside in an occupied private dwelling.

There are a significant number of people who record Boddington as their usual place of residence, who do not live in dwellings classified as private residences. A dwelling is a structure which is intended to have people live in it, that is it was established for short-stay or long-stay accommodation. As well as private dwellings, there is also a classification for non-private dwellings.

A non-private dwelling is not intended for private, self-contained living, and generally provides short-term or institutional accommodation. Examples include:

- Hotels and motels
- Hospitals and nursing homes
- Prisons
- Boarding schools
- Staff quarters
- Religious institutions (e.g., convents)
- Work camps

Table 3: Boddington Resident Population and Dwelling Classification over time

	2011 Census	2021 Census
Total Persons usually Resident in Boddington in both private and non-private dwellings	1908	1705
Private Occupied Dwellings	461	599
Those resident in private dwellings at census night excluding residents temporarily absent but including visitors from Australia	1180	1445
Residents absent on Census night	122	123
Boddington residents in non-private dwellings at Census night	606	137
Total persons including visitors in Boddington on Census night	2449	2005

Average persons per household (also known as average household size) is the average number of people usually resident in an occupied private dwelling, including up to three people who were temporarily absent from the household on Census Night.

People staying in non-private dwellings are still counted in the Census, but they are not included in the average household size calculation, since they are not part of a private household.

Average household sizes for Boddington have been reducing over time; however, the biggest change has occurred in the move from non-private dwelling occupation to private dwelling occupation. Despite a reduction in the overall resident population by 203 persons over the past ten years, private occupied dwellings have increased by 138.

An explanation is offered via the significant loss of 469 residents from non-private dwellings. It is considered likely that the observed increase in private occupied dwellings arises largely from a reclassification of dwellings away from non-private. Whilst dwellings are non-private, they are excluded from the count of dwellings and so their return can swell the numbers, without any construction taking place.

Population Projections and Expected Household Demand

The following calculations illustrate three scenarios combining Boddington's historical ABS household occupancy rate from 2021 of 2.5, combined with Population Tomorrow Report 12 forecasts:

Table 4: Likely household numbers required based upon projected population numbers and historical occupancy rates.

	2021 Actual	2031 Low	2031 Central	2031 High	2036 Low	2036 Central	2036 High
Usual Resident Population	1705	1530	1820	2100	1425	1825	2240
Households	670	612	728	840	570	730	896

Population Projections at the mid-range for 2036, suggest a housing requirement of 58 houses by 2031 and a further 2 houses by 2036. This does not account for large projects or industry diversification (such as the Residential Aged Care Project that may require housing for an additional 70 staff) or any change to the current housing position of the existing population (such as the national trend towards smaller households).

Housing Suitability

An underlying cause of the lack of housing availability in Boddington is limited housing diversity and the inefficient use of existing housing stock. In 2021, occupied houses contained approximately 1.4 bedrooms for each resident. This does not account for a further 157 unoccupied dwellings.

There is an inadequate number of houses with two bedrooms or less (12.7%) relative to the number of households with one person (25.2%) or two persons (37.9%). This lack of smaller homes requires singles, couples and small families to occupy larger homes than they may need or can potentially afford. This mismatch between housing type and family size means that available housing resources are used inefficiently.

Some of the factors influencing housing efficiency include demographic change (for example, empty nesters staying in large family homes, young couples investing in a home for a future family), affluence (wealth enabling ownership of houses larger than needed) and region-specific needs (for example, homeowners maintaining rooms for travelling family/visitors).

Affordability

Recent figures from the Real Estate Institute of Western Australia (REIWA) suggest relatively stable housing prices between 2015 and 2023, with a significant jump in the median price in 2024:

Table 5: Median House Sale Price and Volume of Sales 2015-2024 Shire of Boddington

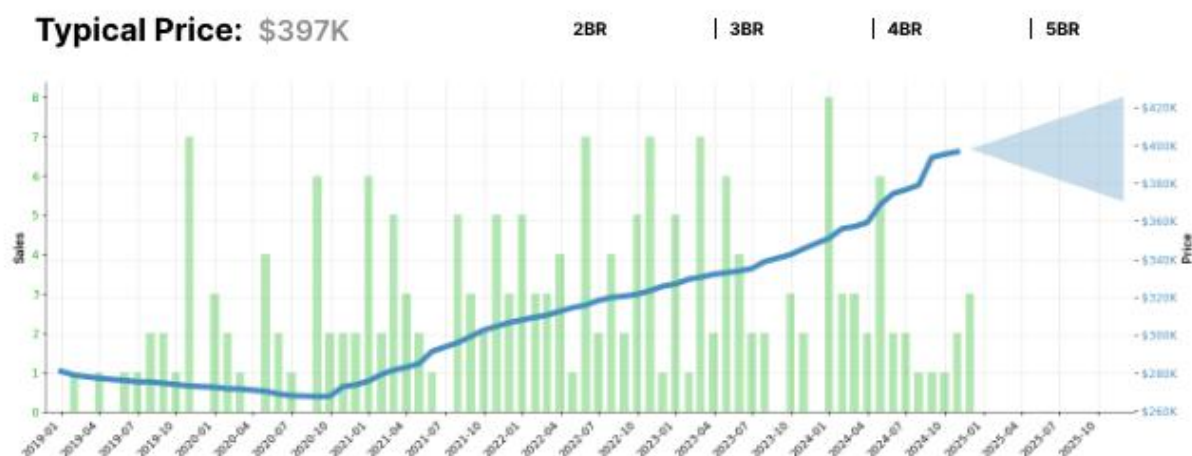
	Median House Sale Price \$	Number of Sales
2015	270,000	11
2016	270,000	9
2017	205,000	7
2018	217,000	16
2019	290,000	11
2020	235,000	14
2021	295,000	39
2022	277,000	44
2023	300,000	47
2024	414,000	40

Source :Median price data last updated 21 January 2025 containing transactions for the 12 month period ending December 2024 Source: Landgate/REIWA

This data shows that the Median House Sale Price, until very recently, was occurring at a level below the average build cost of a basic residence. Sales of units are low – a total of 2 sales in 2024 for a median price of \$292,000. For four of the last seven years there has been an average of 1 sale a year.

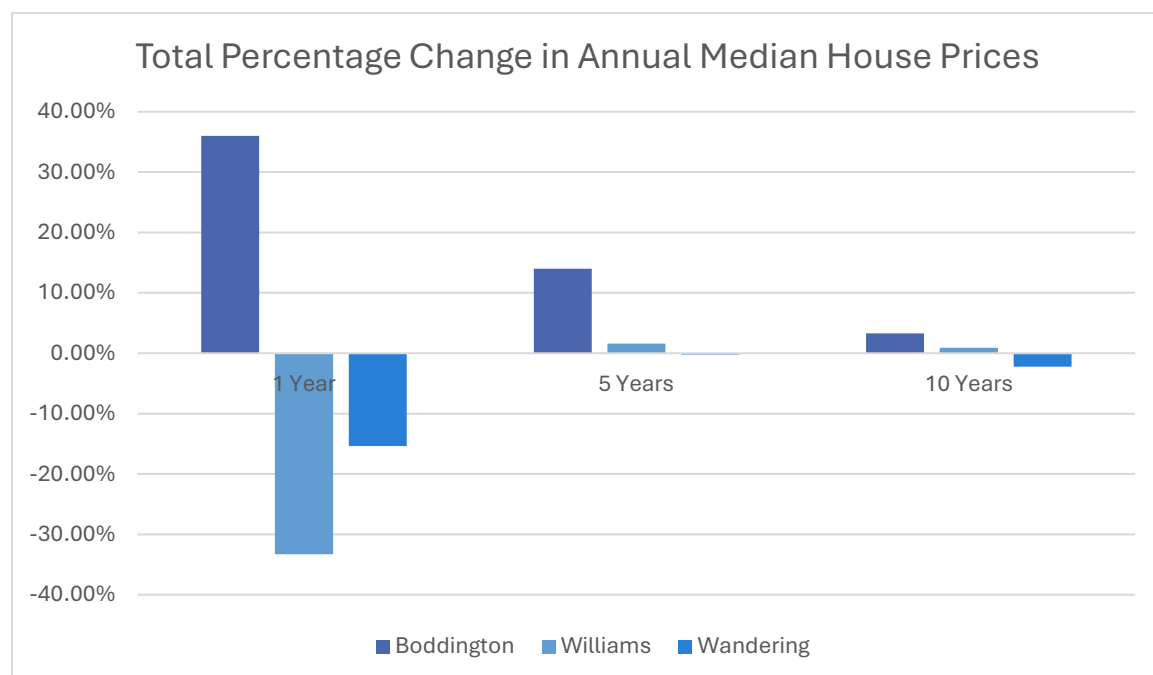
Whilst the median housing cost offers a straightforward middle point in the data, the "typical housing cost" potentially offers a more accurate and comprehensive reflection of what most buyers experience in the housing market. As this measure takes into account the most frequently occurring housing prices or a range that most buyers encounter, it may better represent the true state of housing affordability and market conditions.

The typical housing cost in Boddington is \$397,000.

Figure 5: Typical Housing Cost Shire of Boddington

Source: HtAG Analytics Area Statistics Report December 2024

Data from REIWA allows a comparison of the change in median house prices compared to neighbouring Shires.

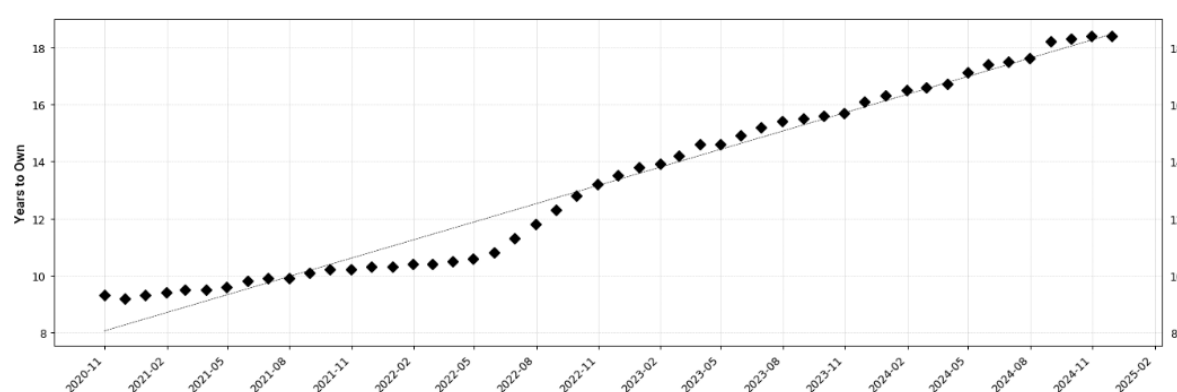
Table 6: Total percentage change in annual median house price over the last 1, 5 or 10 years

Source: Median price data last updated 12 March 2025 containing transactions for the 12 month period ending February 2025
 Source: Landgate/REIWA

This shows that the median house price in Boddington has shown significant growth in the past year compared to neighbouring towns of Williams and Wandering, indicating continued housing demand.

The “Years to Own” metric represents the estimated duration required to fully own a property, factoring in variables such as current interest rates, median family income, and typical property prices in the area.

The Years to Own metric for Boddington has increased to 18 years but remains well within the affordability range of 30 years (the standard term of an Australian mortgage).

Figure 6: Housing Affordability Index December 2024

Source: Htag Analytics Area Statistical Report Shire of Boddington

The State of the Housing System (2024) report notes that across the country housing affordability worsened in 2023. The worsening was widespread, occurring across states and territories, cities and regions, income levels, age groups and tenure types. Renters in the private market experienced a sharp rise in rents. Advertised rents increased by 8 per cent in 2023 and have increased by around 35 per cent since the start of the decade.

Information on how much rent is paid for a private dwelling has been collected for all censuses since 1911. Since the 1996 Census, the actual dollar amount paid for a dwelling has been collected rather than the range.

Census figures indicate the median weekly rental in Boddington has declined over the preceding decade, contrary to the experience across the Country.

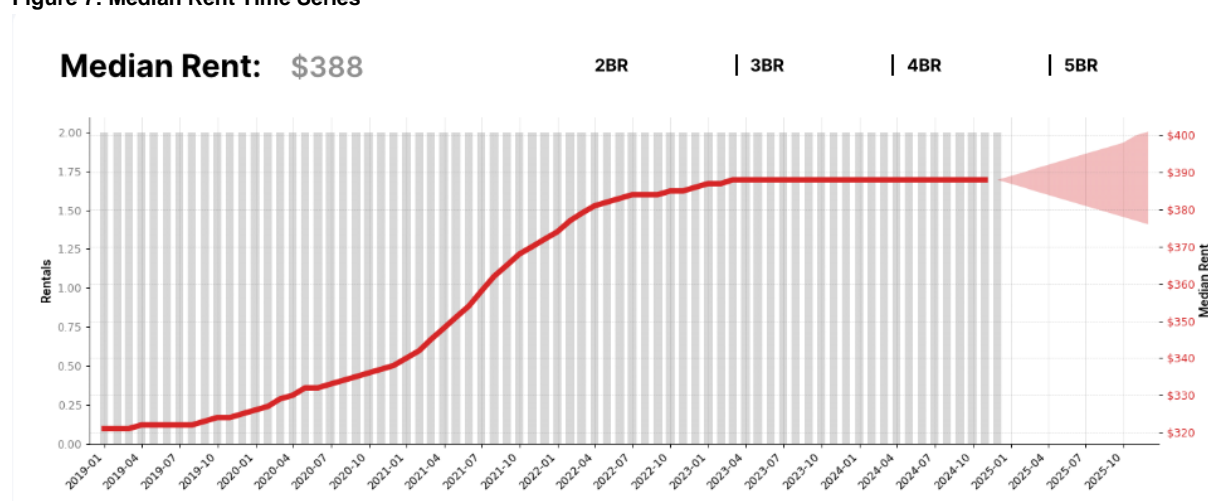
Table 7: Median Weekly Rental – 2011-2021

	2011	2016	2021
Boddington	\$300	\$290	\$280
Western Australia	\$300	\$350	\$340
Australia	\$291	\$340	\$375

Source: Census data, ABS

More recent analysis by HtAG analytics shows a rise post Census in the median rental to \$388 per week.

Figure 7: Median Rent Time Series



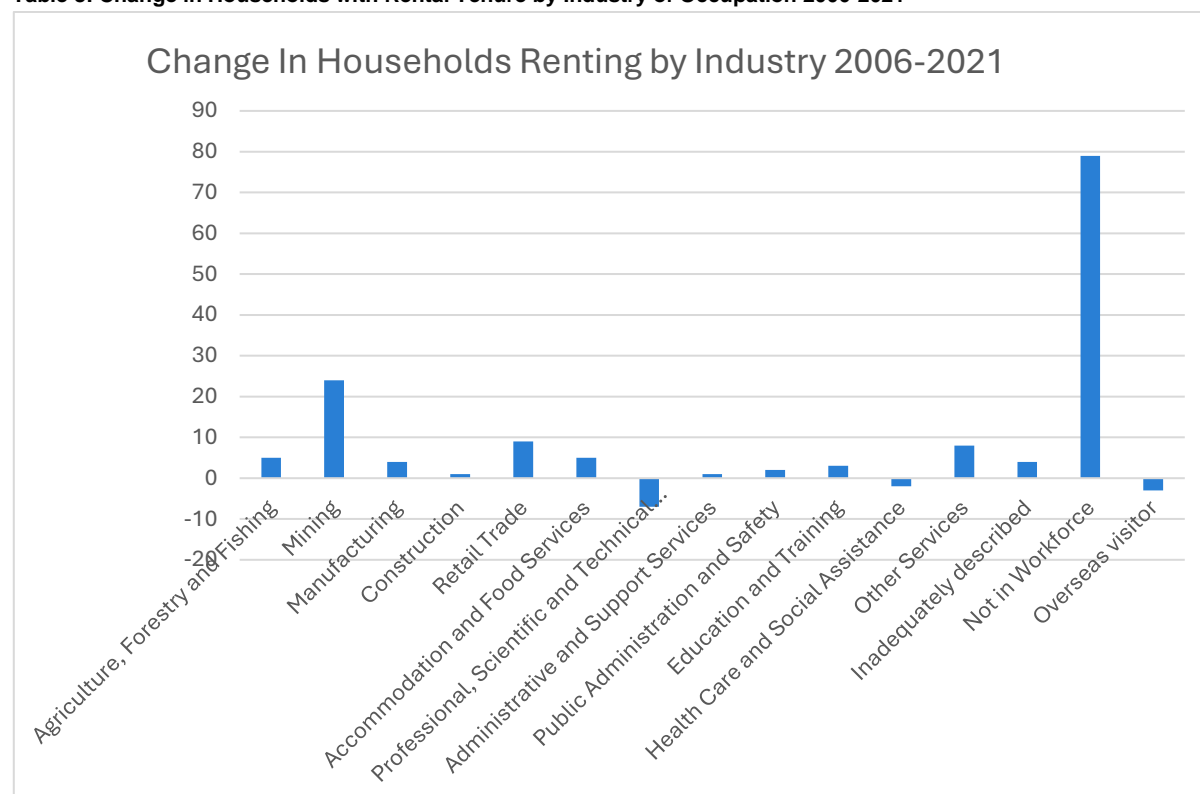
Source: Htag Analytics Area Statistical Report Shire of Boddington

Whilst this data suggests that despite recent price rises, the housing market remains affordable, during the timeframe of the development of this housing strategy, no residential properties have been available for rent within Boddington, with essential workers such as the Doctor housed in the Caravan Park due to lack of available rentals. The experience suggests that there is a significant lack of supply.

Between 2006 and 2021, the number of rented homes in Boddington increased by 56, rising from 122 to 178. During this time, over 130 more people began renting.

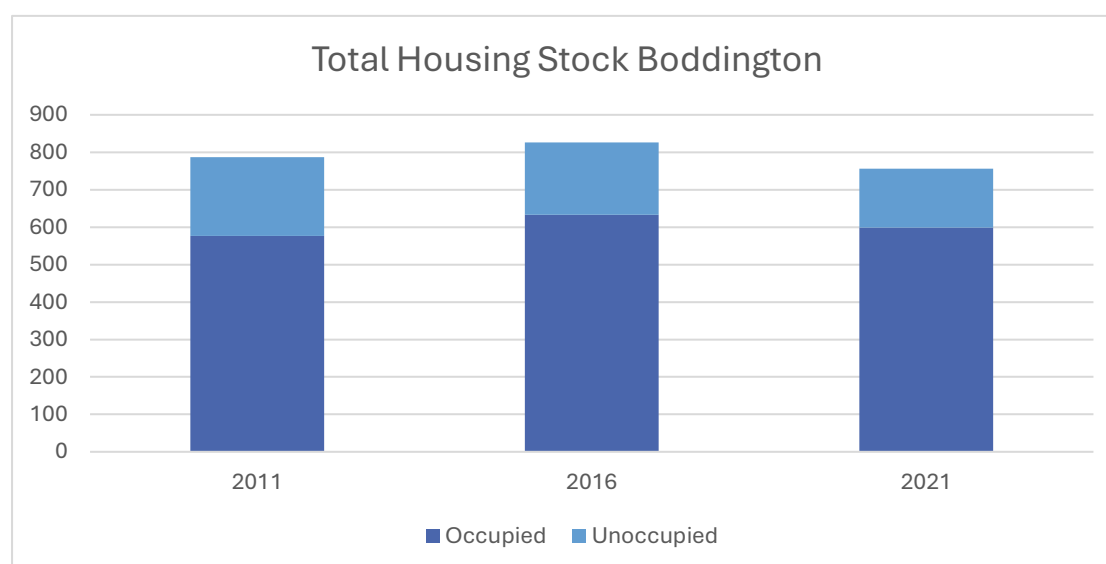
Of those employed in mining, 23.6% live in rental properties. They represent 13.8% of the town's total renting population, which is slightly below the overall percentage of residents working in mining (14.9%).

More than half of the increase in renters between 2006 and 2021 came from people who are not in the workforce.

Table 8: Change in Households with Rental Tenure by Industry of Occupation 2006-2021

Vacant Housing

Levels of occupied and unoccupied dwellings have been calculated by the ABS since 2011 utilising Census data. This indicates that whilst there have been variations in the classification of dwellings, the quantum of housing stock is now less in absolute numbers than it was in 2011.

Table 9: Proportion of housing stock that is occupied or unoccupied over time

Source: Census-Dwelling Structure

Although the number of unoccupied dwellings has reduced over the past decade from a peak of 210 to the 2021 figure of 157, the dwelling occupancy rate at 79.2% remains below the 89.10% achieved in the average Western Australian town.

An occupancy rate of 89.10% would free up a further 74 homes for permanent occupation, without the need to create new buildings.

Unoccupied housing refers to dwellings that were not occupied on Census night. There are several reasons why homes may be counted as unoccupied during the Census:

- Many Australians own holiday homes or secondary residences that are only used seasonally or occasionally. These homes are often unoccupied on Census night.
- Occupants may be traveling domestically or internationally during the Census period.
- Properties that are listed for sale or rent but have not yet been occupied by new residents.
- Homes undergoing significant renovations may be uninhabitable and therefore unoccupied.
- Recently constructed homes that are yet to be sold or rented may also be unoccupied.
- People moving in or out of a property close to Census night might leave the home unoccupied during the transition.
- Dwellings that are in disrepair, condemned, or otherwise unfit for occupation.
- Some individuals or families may leave their primary residences unoccupied for extended periods as they live in caravans, boats, or other mobile accommodations.
- Some homes are held as long-term investments and deliberately left empty.
- Homes may be unoccupied due to legal disputes, foreclosures, or other property-related complications.
- Dwellings left vacant because the occupants are in hospitals, aged care facilities, or prisons.
- Properties may not have permanent residents and are used sporadically for farming, mining, or other activities.

A home is counted as unoccupied if the Census collector visits three times, leaves messages, and sees no signs of people living there such as no furniture, cars, bins, or pets. If a home seems occupied but no one is contacted, basic details like age and sex are estimated using a process called imputation.

Rental Housing

Across Australia, finding a rental property is increasingly difficult. Nationally, the rental vacancy rate is 1.6 per cent - around its lowest level on record and well below the rate considered to reflect a balanced rental market of around 3 to 4 per cent. In some parts of the country, including some capital cities, it is as low as 0.5 per cent. Worsening affordability placed additional pressure on demand for non-market housing.⁵

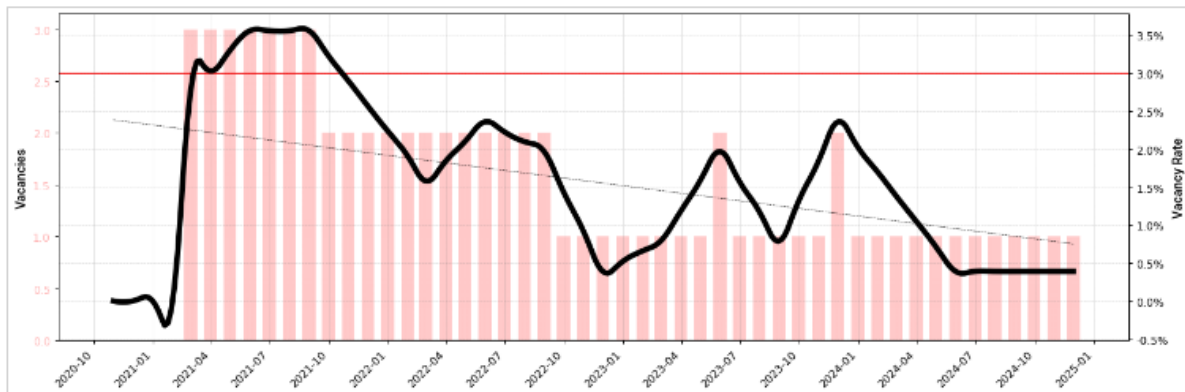
The availability of rental accommodation within Boddington has been in decline over the past decade, with a reduction in the absolute number of rental properties available to the market. This is reflected in a current rental vacancy 0.39%, well below that of a balanced rental market.

Figure 8: Boddington Time Series – Vacancy Rates

⁵ <https://nhsac.gov.au/sites/nhsac.gov.au/files/2024-05/state-of-the-housing-system-2024.pdf> p2

Vacancy Rate

0.39%



Source: HtAG Analytics

SGS Economics, in its Cities and Regions Wellbeing Index, gives Boddington a housing rank 113 out of 518 LGAs across Australia and a rating of “very good” after accounting for a range of measures such as rates of homelessness, affordability and overcrowding. This is not the lived experience within Boddington.

The indexes do not appear to successfully capture the ‘missed opportunity’ of individuals seeking housing in Boddington, that are unable to become part of either the working or residential community due to a lack of housing, and to that extent risk providing inaccurate information to State and Federal stakeholders.

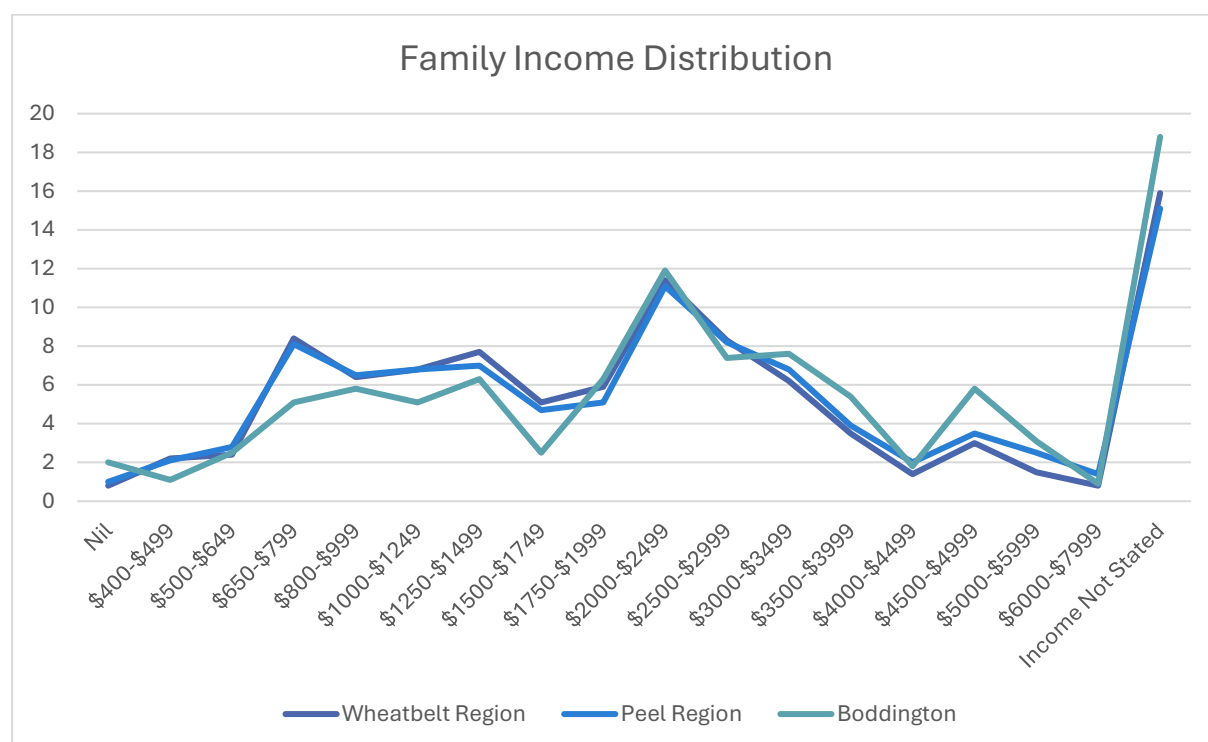
Property managers interviewed for this study advised that they maintained waiting lists, with rental properties rarely coming to market. The waiting lists included all types of household combinations, seeking a diversity of houses.

Ability to Pay

Family Income

Family income reflects the ability of the entire household unit to pay for housing (rather than that of individual persons within a household).

The weekly family income is calculated by summing the personal incomes reported by all family members aged 15 years and over. The distribution for Boddington shows a higher proportion of families have incomes above Australia’s median income figure than the average community in nearby regions.

Figure 9: Boddington Time Series – Household and Family Incomes

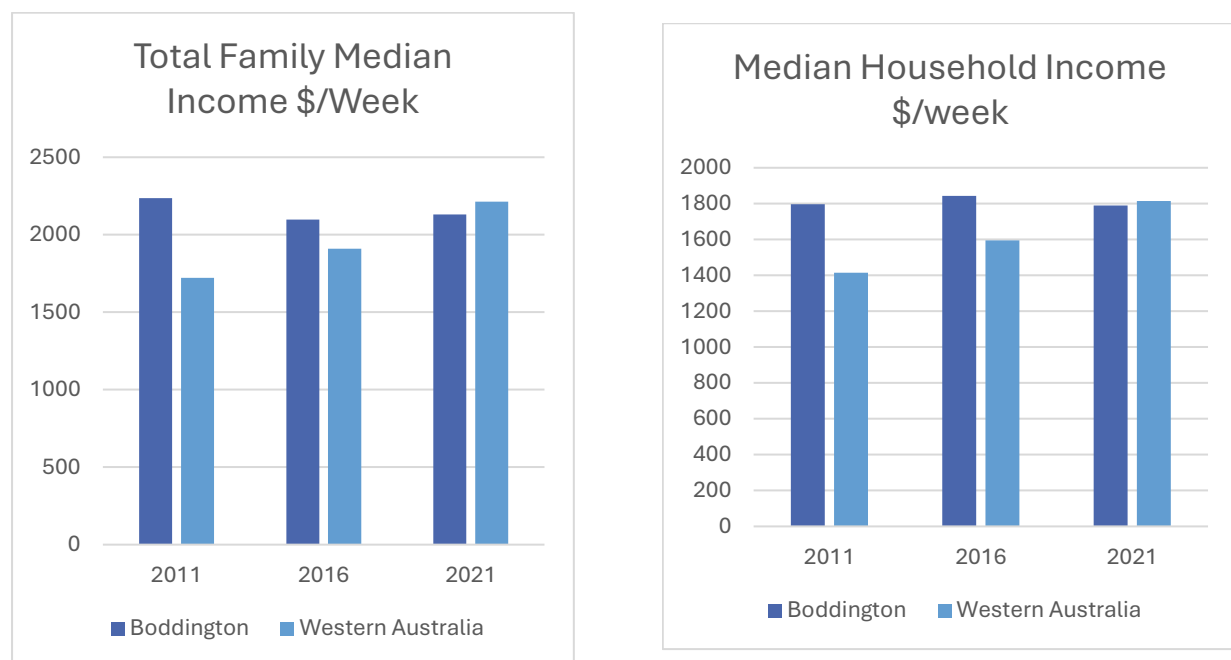
Source: Australian Bureau of Statistics 2021 Census of Population and Housing, REMPlan Community data accessed 3 April 2025.

The Australian Bureau of Statistics (ABS) defines median income as:

The amount which divides the income distribution into two equal groups, half having income above that amount, and half having income below that amount.

This is different from average (mean) income, which can be skewed by very high or very low incomes. The median gives a better indication of what a “typical” person or household earns.

The Median income for Boddington residents in 2011 and 2016 was higher at both a family and household level compared to the average Australian family or household, however in 2021 this favourable position declined:

Table 10: Boddington Time Series – Median Household and Family Incomes

Source: Australian Bureau of Statistics 2021 Census of Population and Housing, Table 2 Time Series Data

At a median household income of \$1760 (2021 level), affordable rentals would be any rental that is below \$528 per week. Discussions with Property Managers in the area indicate that rentals are now creeping above this figure. Continued rental scarcity is likely to continue to put pressure on rental affordability.

Worsening affordability is particularly problematic for vulnerable groups, including low-income households, single parents, young people, single pensioners, those fleeing domestic or family violence, people with disability, and First Nations Australians. Declining rental affordability correlates with an increase in homelessness.⁶

The waiting list for social or community housing however is low.

⁶ <https://nhsac.gov.au/sites/nhsac.gov.au/files/2024-05/state-of-the-housing-system-2024.pdf> p3

ANNEXURE B: DETAILED ECONOMIC CONTEXT

Trends in Economic Output

The following graph shows the trends in both nominal and real Gross Regional Product (GRP) over the past 16 years, indicating that the economy of Boddington has had stability for the past decade.

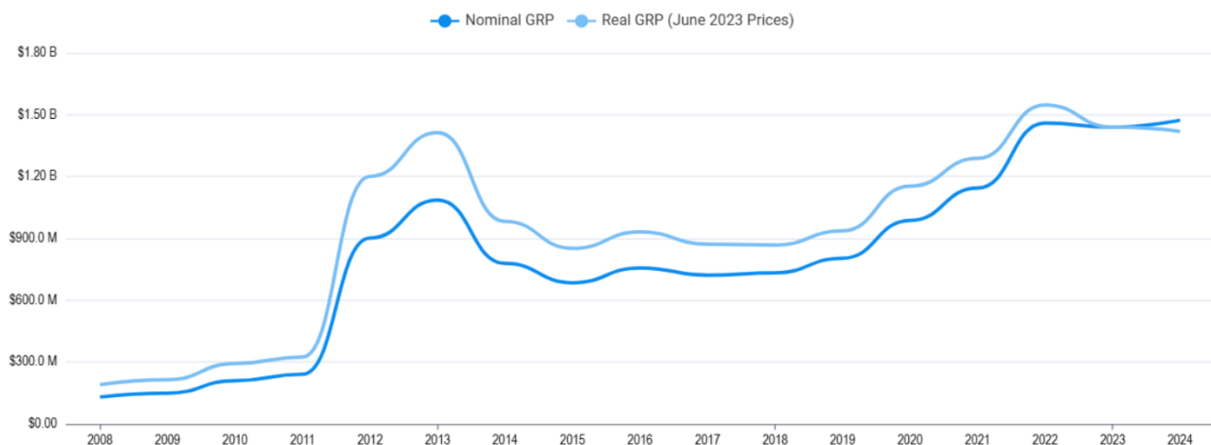
Gross Regional Product is a measurement of the total of everything produced in Boddington. It only measures the final value of a product, but not the parts that go into it. There are two measures of GRP;

- **Nominal** GRP is a measurement that shows growth but is also affected by the change in prices (inflation or deflation).
- **Real** GRP only shows growth, and prices will be based off a single point in time.

Figure 1: Boddington Residential Population Actuals to 2021 then Forecast to 2036

Boddington

Boddington GRP



Options: All Selected

Source: REMPlan Economy Peel Development Commission Accessed 3/04/25

Of the total \$28.877 billion output generated in Peel Region:

- \$4.827 billion is generated in Boddington (16.7%)
- \$8.945 billion is generated in Mandurah (31%)
- \$8.347 billion is generated in Murray (28.9%)
- \$2.876 billion is generated in Serpentine-Jarrahdale (10%)
- \$3.882 billion is generated in Waroona (13.4%)

Economic structure

The industry sector with the largest contribution to economic output within Boddington is Mining with \$3.574 billion accounting for 12.4% of output and 55.6% of all economic output for the Mining industry sector within the Peel Region.

Table 1: Economic Output by Industry - Boddington

Output

Industry sector	Dollars	
Mining	\$3,574.042 M	
Manufacturing	\$938.654 M	
Construction	\$108.659 M	
Rental, Hiring & Real Estate Services	\$49.375 M	
Agriculture, Forestry & Fishing	\$42.770 M	
Wholesale Trade	\$29.789 M	
Public Administration & Safety	\$17.631 M	
Other Services	\$10.638 M	
Accommodation & Food Services	\$10.459 M	
Education & Training	\$9.575 M	
Administrative & Support Services	\$8.445 M	
Electricity, Gas, Water & Waste Services	\$6.454 M	
Health Care & Social Assistance	\$5.868 M	
Retail Trade	\$4.627 M	
Professional, Scientific & Technical Services	\$4.115 M	
Transport, Postal & Warehousing	\$3.589 M	
Information Media & Telecommunications	\$0.00 M	
Financial & Insurance Services	\$0.00 M	
Arts & Recreation Services	\$0.00 M	
Boddington	\$4,824.689 M	

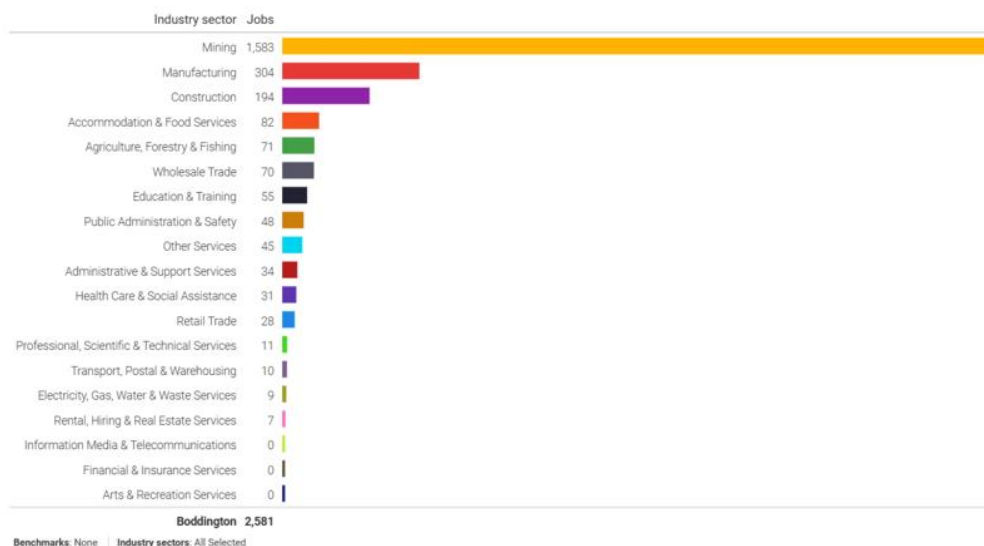
Benchmarks: None | Industry sectors: All Selected

Source: REMPlan Economy Peel Development Commission Accessed 3/1/2025

Employment

The Mining sector is also the largest employer with 1,583 jobs representing 61.32% of total jobs in Boddington. The majority of these jobs are to non-residents.

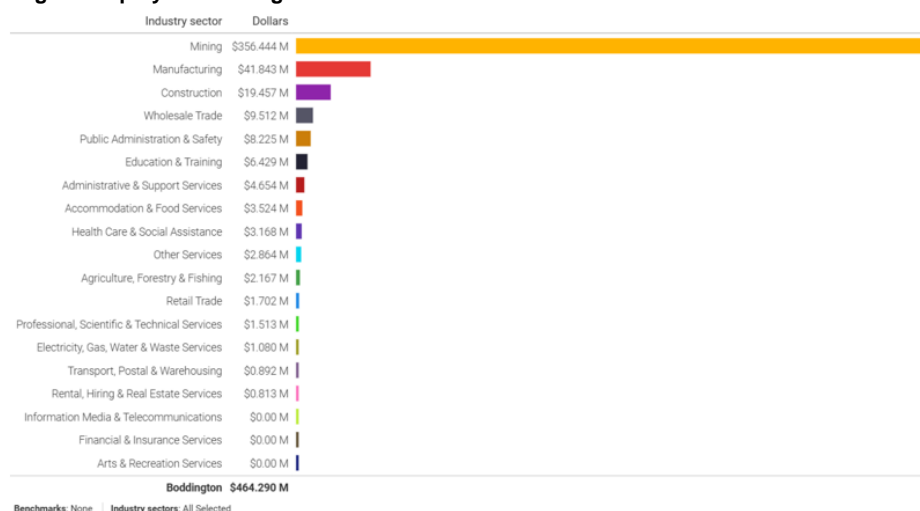
Table 2: Boddington Employment Numbers by Industry (resident and non-resident)



Source: REMPlan Economy Peel Development Commission Accessed 3/1/2025

Given its dominance in employment numbers, it is no surprise that the Mining industry sector pays the most in wages and salaries with \$356.444 million distributed to a combination of resident and non-resident workers.

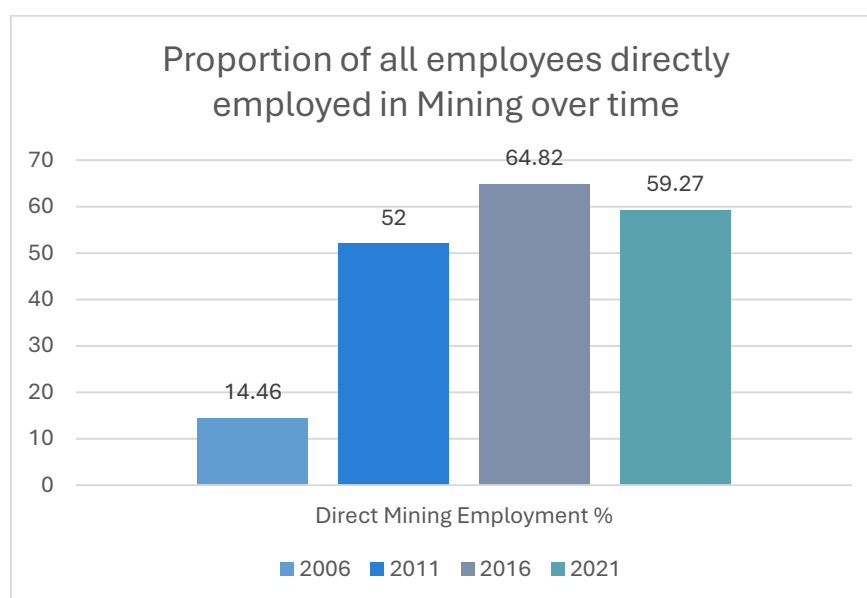
Table 3: Boddington Employment – Wages and Salaries



Source: REMPlan Economy Peel Development Commission Accessed 3/1/2025

Labour Force Participation – Boddington Residents

At the 2021 Census Direct Mining Employment accounted for around 60% of all employment in the Shire, with significant additional indirect employment, particularly in the fields of Non-Ferrous Metal Manufacturing and Specialised Industrial Machinery and Equipment Wholesaling which provide an additional 13% of total employment.

Table 4: Proportion of all Employees in Boddington directly engaged in Mining over time

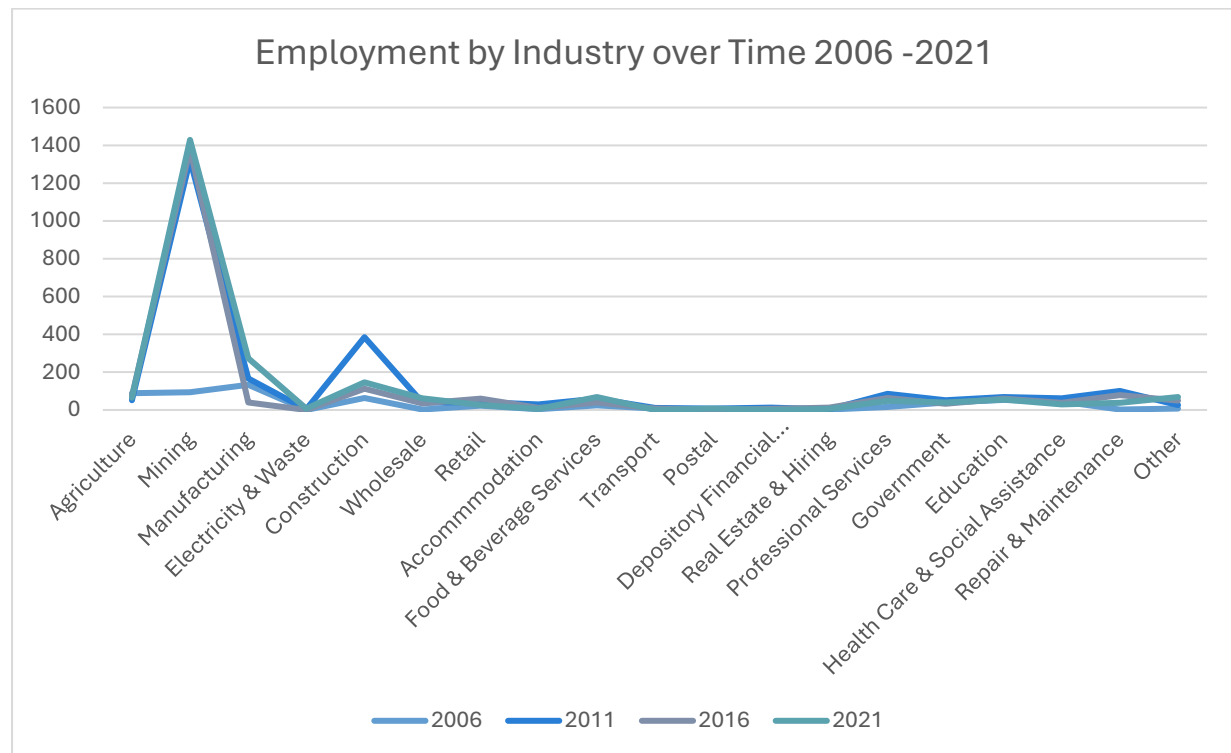
However, the majority of these workers are not residents, with around 260 persons living permanently in Boddington and the balance drive in drive out or occupying temporary accommodation (non-private residency). Around 90% of these locals are employed by Newmont.

For residents the following employment sectors dominate:

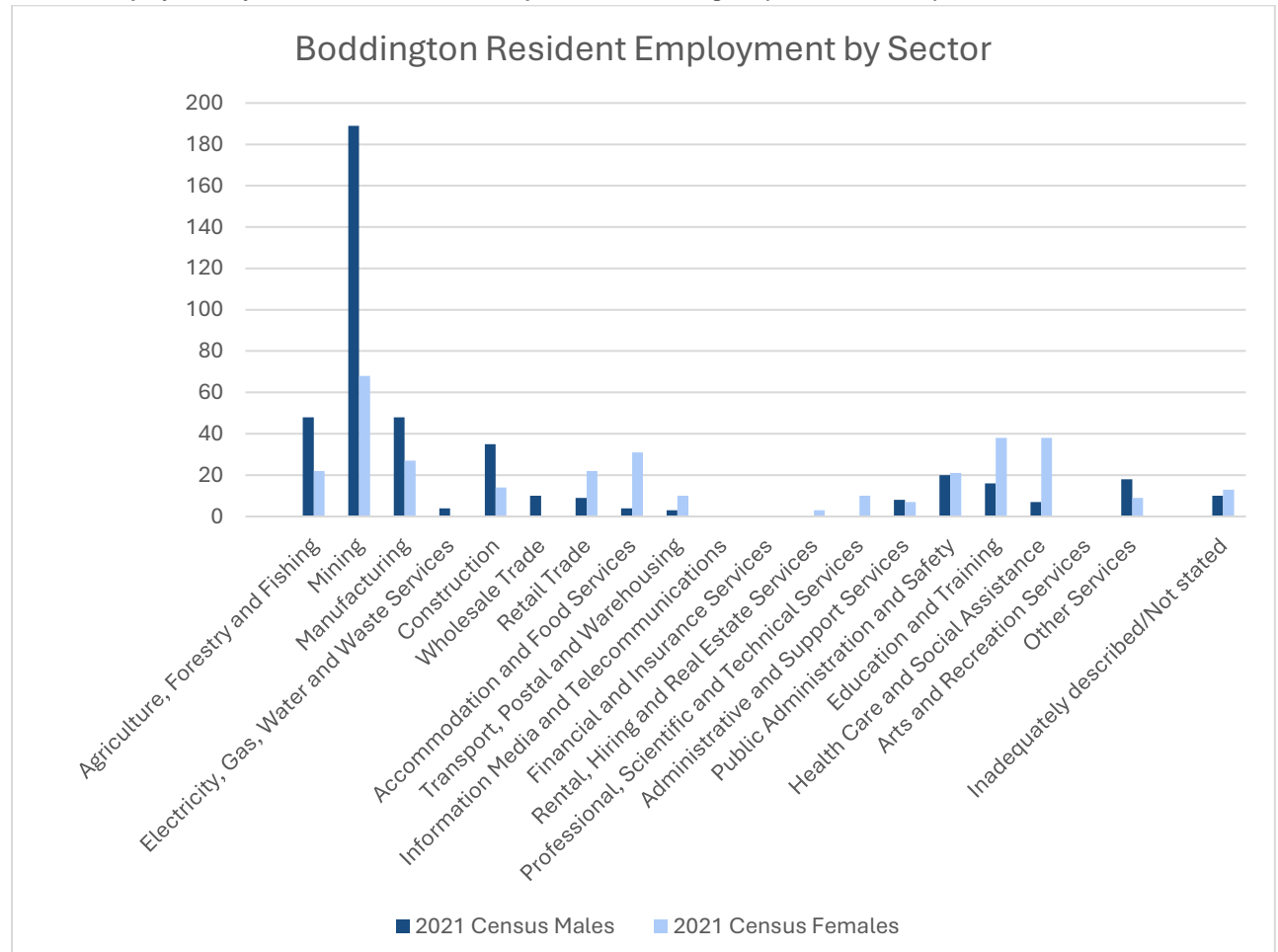
- 33.7% are employed in the Mining sector
- 9.5% are employed in the Manufacturing sector (many likely associated with mining requirements)
- 8.5% are employed in the Agriculture, Forestry and Fishing sector.

Employment by sector is highly skewed with males dominating mining jobs and females service industries.

Analysis of the industry of employment for individuals working in Boddington (as distinct from living in Boddington) also shows the dominance of the mining sector following establishment of mining operations in the Town in (after 2006).

Figure 2: Time Series: Employment by Industry in Boddington

Source: Census

Table 5: Employment by Sector for the Resident Population of Boddington (male and female)

The dominance of men in mining, manufacturing and construction and women in service industries including education, healthcare and retail is consistent with other mining communities such as Collie in Western Australia and Broken Hill in Victoria.

Table 6: Employment by Sector for the Resident Population of Boddington (male)

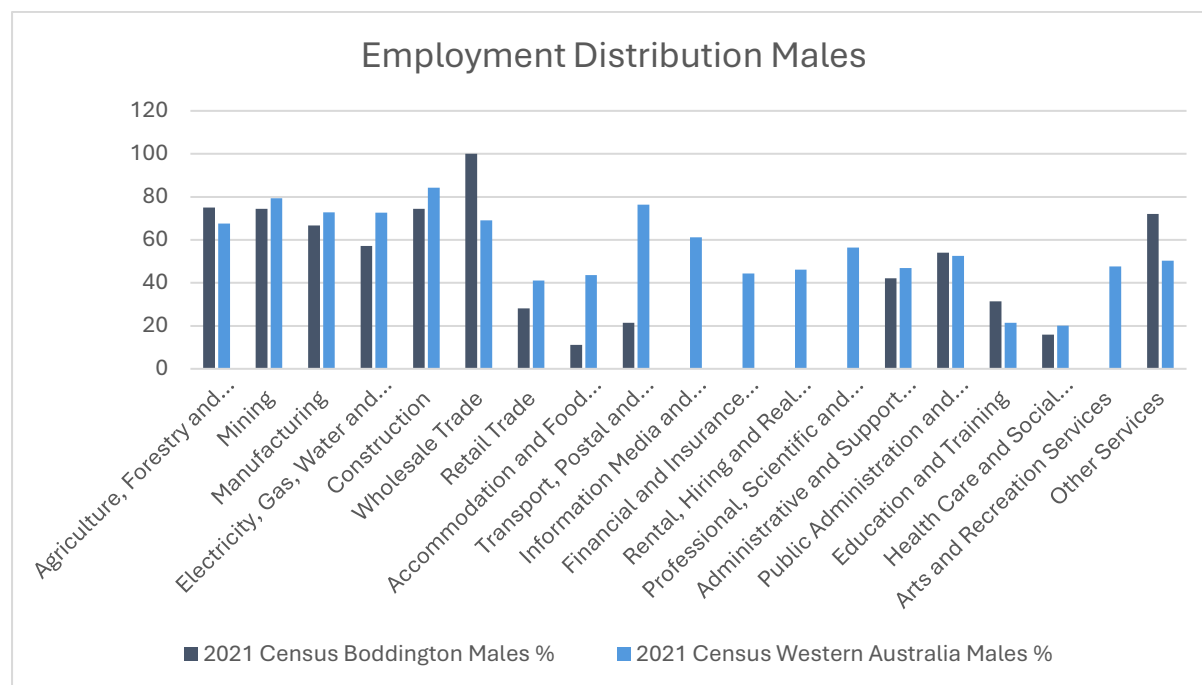
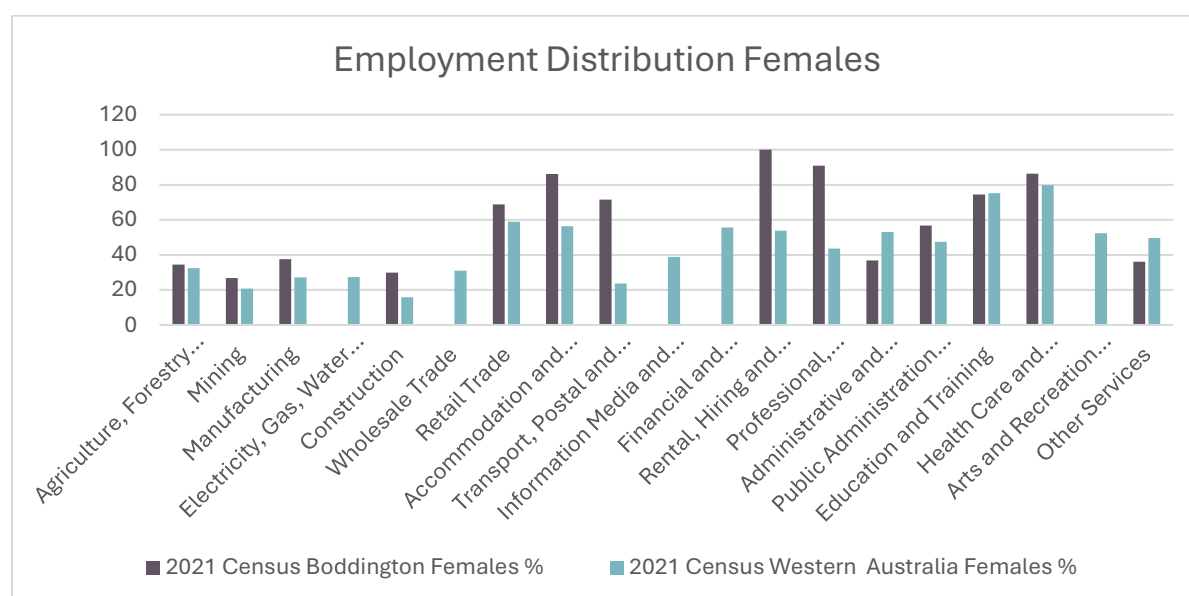


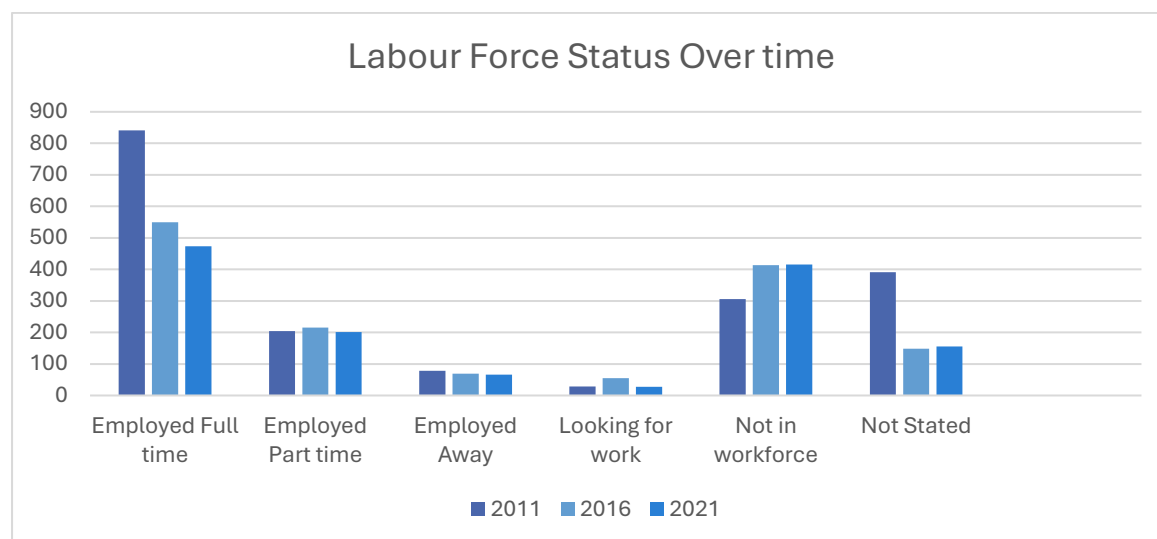
Table 7: Employment by Sector for the Resident Population of Boddington (female)



Employment over Time

In Boddington, the proportion of the population engaged in employment has reduced in the ten years since 2011;

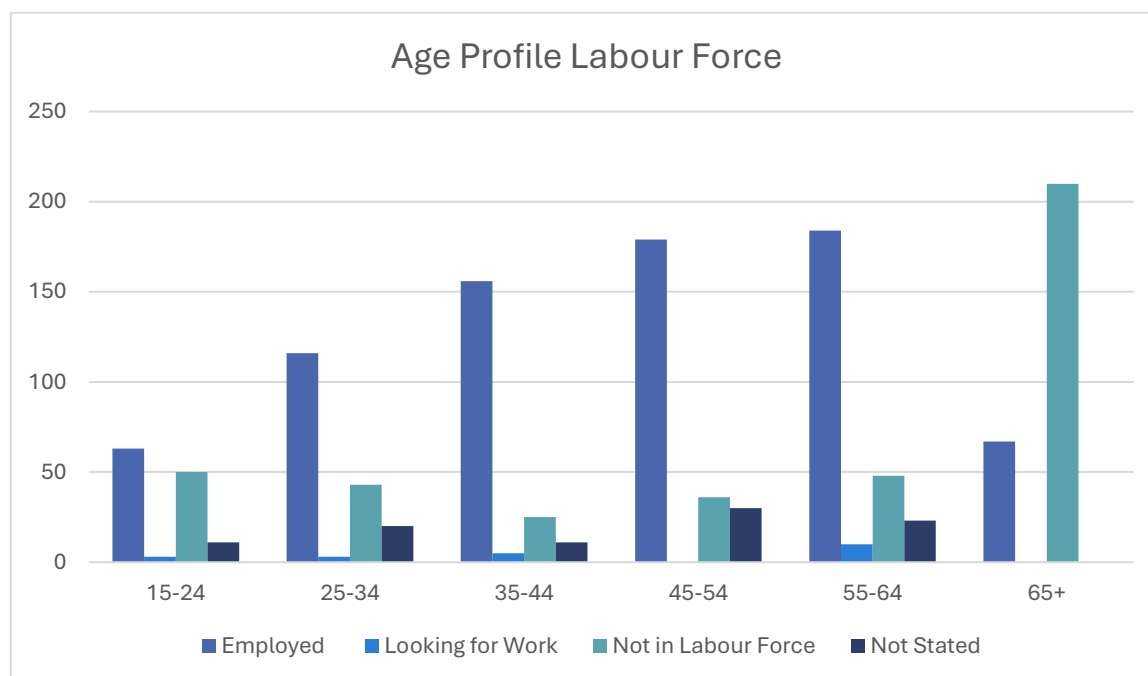
Table 8 : Labour Force Status Boddington 2011-2021



ABS Census Data Time Series

The proportion of people not in the workforce (at 31.13% at 2021) is higher than the State average (29.79%) and reflects the reality of eventual retirement.

Table 9 : Labour Force Participation by age Boddington 2021



ABS Census Data 2021

Small Business

Overall, while Boddington's small businesses contribute to the local economy, they operate within a landscape heavily influenced by the mining industry and associated economic cycles. Both Newmont and South 32 are major employers in the area and offer comparatively high wages. As a result;

- Local businesses may struggle to compete for staff, since many workers are drawn to better-paid jobs in mining. This has been a feature of the discussion related to the Residential Aged Care facility where concerns have been expressed around the difficulty competing for ground staff, cleaners and other workers needed to run such an enterprise.
- Business activity rises and falls with the success and phase of production of the mining industry. For example, when commodity prices drop or mines reduce output, it can lead to job losses or reduced income in the town, which in turn affects spending at small businesses.
- Housing demand and rental prices may rise when mining is booming, putting pressure on both residents and business owners trying to house workers.

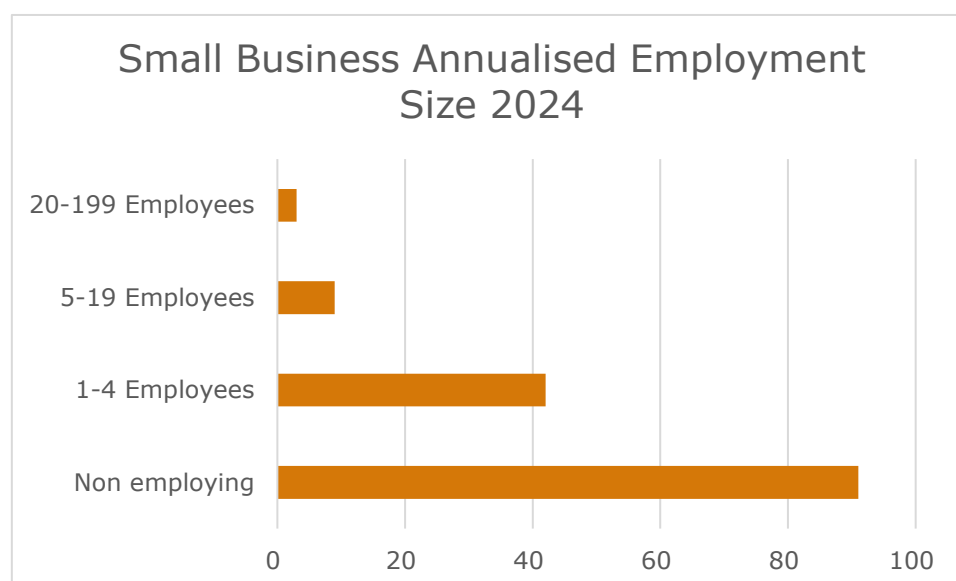
Business Numbers are relatively steady at just over 140 small businesses, across the following industries;

Table 10: Count of Small Business Numbers

Industry	2024	2023	2022	Change
Agriculture, Forestry and Fishing	42	40	45	-3
Mining	3	3	0	3
Manufacturing	7	11	8	-1
Construction	19	19	17	2
Retail Trade	5	8	8	-3
Transport, Postal and Warehousing	9	5	7	2
Financial and Insurance Services	6	5	4	2
Rental, Hiring and Real Estate Services	13	14	12	1
Professional, Scientific and Technical Services	7	3	4	3
Administrative and Support Services	4	4	5	-1
Public Administration and Safety	3	3	0	3
Education and Training	3	3	4	-1
Total	145	140	143	2

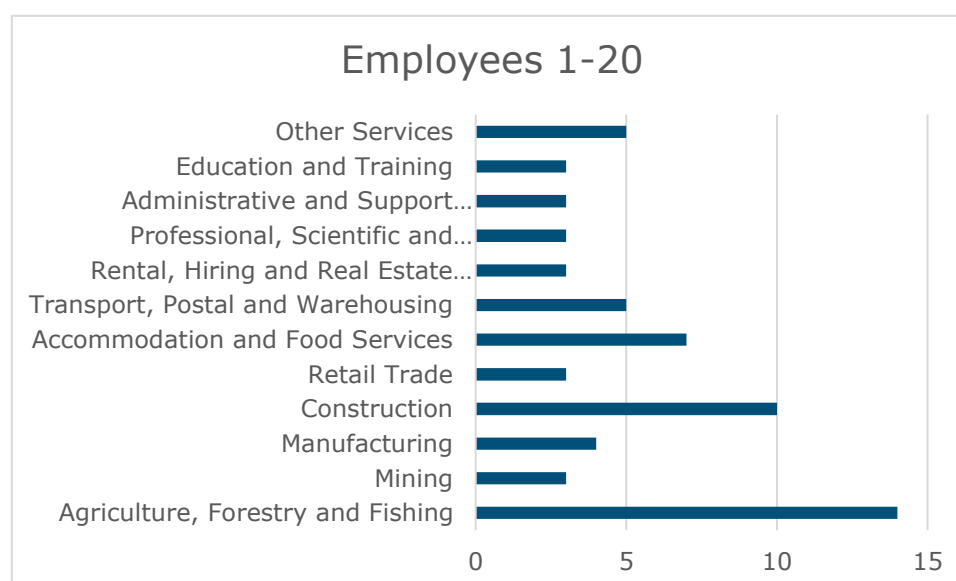
Source: ABS Business Indicators Report 11 July 2020 - June 2024

The majority (91 out of 145) of small businesses in Boddington are sole traders and do not employ additional staff.

Table 11: Count of Small Business By Employment Size 2024

Source: ABS Business Indicators Report 10 July 2020 - June 2024

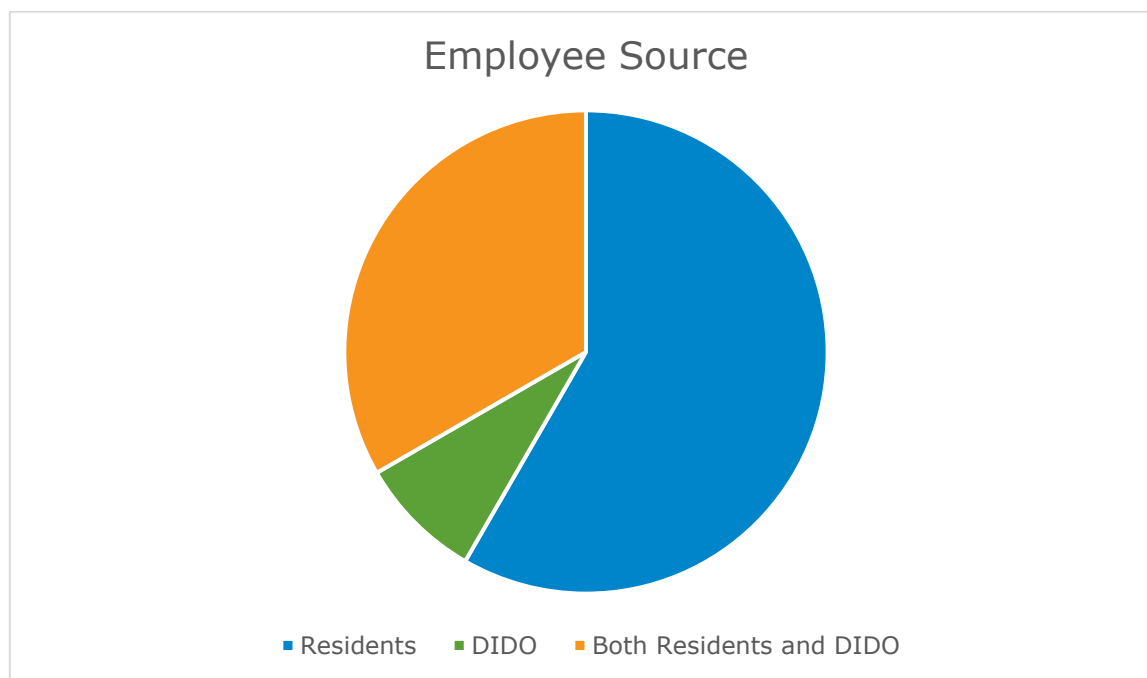
Three businesses engaged in either construction, administration or retail employ more than 20 staff. The balance of businesses that employ staff are engaged in the following sectors:

Table 12: Small Businesses employing 1-20 Employees by Industry Classification

Source: ABS Business Indicators Report 10 July 2020 - June 2024

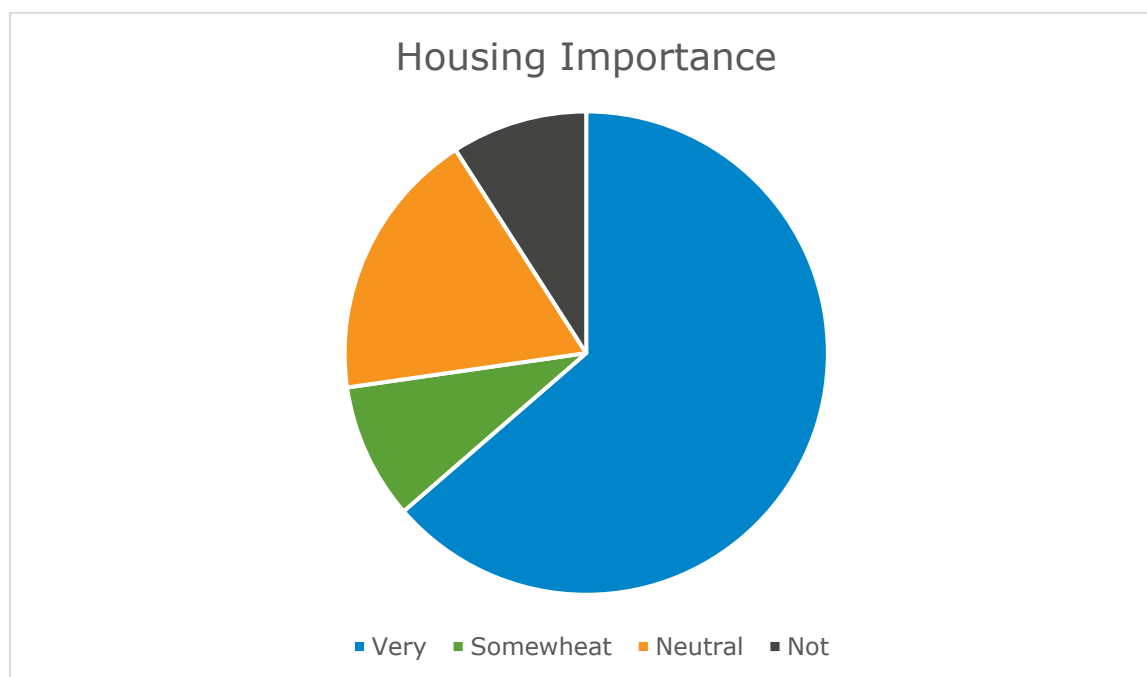
As part of the development of this housing strategy, a survey was distributed to the business sector. Twelve responses were received from a potential pool of 54 employing businesses (22% response rate).

The majority of respondents employed residents with only one business relying totally on DIDO Employees;

Figure 3: Small Businesses in Boddington employee residential status

Source: Business Survey March 2025

Housing is a very important consideration for the majority of respondents;

Figure 4: Importance of housing when considering employment for Small Businesses in Boddington

Source: Business Survey March 2025

Seventy five (75) percent of respondents advised that the current housing challenges were impacting their ability to grow or retain their pool of staff. High rental rates was universally identified as a barrier, with a lack of short and long term rental housing and small housing options the common theme.

Comments from Businesses included:

- *The only option for many is the drive in everyday. And the 100km + in each direction wears out staff out after 12 months. So we have a high turnover of our most important staff.*
- *non local skilled workers have nowhere to live, extreme lack of skilled workers in town not wanting mine work*

As part of the survey, businesses were asked to identify additional services or infrastructure improvements that would benefit businesses in Boddington. Affordable housing and childcare facilities were the most common themes.

ANNEXURE C: MULTICRITERIA ASSESSMENT

Boddington Housing Strategy – Project Selection

This framework is designed to assist the Shire of Boddington (SoB) to assess and compare proposed or potential housing projects in order to allocate support, resources, or advocacy effectively. The criteria reflect the varying levels of intervention available to the Shire and evaluates the likely social, economic, environmental, and strategic value of each project.

Each project is scored on a scale (e.g. 1–5) under each criterion, then a total weighted score is calculated to rank and prioritise projects. A further overlay then occurs that maps projects against the level of resources required and the expected housing impact.

Proposed Prioritisation Framework Elements:

Social Impact and Inclusion

Sub-Criterion	Description	Rating Guide and Scoring
Target Demographic Alignment	Extent to which project targets priority groups	5 – Excellent: Directly serves critical need groups 4 – Good: Serves important but less urgent groups 3 – Satisfactory: General affordability support 2 – Limited: Small segment targeted 1 – Poor: No alignment with priority groups
Housing Affordability Outcomes	Level of affordability the project offers	5 – Excellent: Deep and lasting affordability 4 – Good: Strong affordability benefits 3 – Satisfactory: Moderate affordability 2 – Limited: Only slight impact 1 – Poor: Market rate or above
Social Cohesion and Liveability	Contribution to community wellbeing and inclusion	5 – Excellent: Strong contribution to inclusion/liveability 4 – Good: Supports community wellbeing 3 – Satisfactory: Acceptable social benefit 2 – Limited: Unclear or weak impact 1 – Poor: May worsen social cohesion

Strategic Alignment and Readiness

Sub-Criterion	Description	Rating Guide and Scoring
Alignment with SoB Strategies	Fit with SoB's strategic documents and plans	5 – Excellent: Strong alignment with all key plans 4 – Good: Aligns with most plans 3 – Satisfactory: Aligns with some goals 2 – Limited: Limited alignment 1 – Poor: Contradicts SoB strategy
Shovel-readiness / Stage of Development	Progress stage of the project	5 – Excellent: Construction-ready 4 – Good: Planning complete 3 – Satisfactory: In detailed concept 2 – Limited: Early design stage 1 – Poor: Only an idea or proposal
Regulatory Compatibility	Compatibility existing zoning and town planning scheme	5 – Excellent: Fully compatible with existing regulations 4 – Good: Minor changes needed 3 – Satisfactory: Moderate changes required 2 – Limited: Major issues exist 1 – Poor: Not viable without complete overhaul
Infrastructure Compatibility	Compatibility existing services, and infrastructure	5 – Excellent: Fully compatible with existing infrastructure 4 – Good: Minor upgrades needed 3 – Satisfactory: Moderate changes required 2 – Limited: Major issues exist 1 – Poor: Not viable without complete overhaul

Long-term Sustainability and Value

Sub-Criterion	Description	Rating Guide and Scoring
Longevity and Tenure Security	Permanence and tenure security of housing	5 – Excellent: Long-term, secure tenure 4 – Good: Secure with some conditions 3 – Satisfactory: Moderate-term tenure 2 – Limited: Uncertain/short-term housing 1 – Poor: Temporary or unstable arrangement
Alignment with Long-Term Demographic Housing Needs	Evaluates the balance between short-term demand (e.g. FIFO/mining workforce housing) and investments that match the community's evolving demographic profile (e.g. seniors, families, key workers, low-income households).	5 – Excellent: Strong long-term alignment, resilient to boom/bust cycles 4 – Good: Prioritises long-term needs while addressing short-term demand 3 – Satisfactory: Balanced approach with some compromise 2 – Limited: Mainly short-term or transitional, low future adaptability 1 – Poor: Entirely short-term driven, no lasting community value
Community Economic Benefit	Economic value to the local community	5 – Excellent: High local job creation, boosts economy 4 – Good: Moderate economic benefit 3 – Satisfactory: Neutral effect 2 – Limited: Minor economic value 1 – Poor: No or negative economic impact

Risk and Deliverability

Sub-Criterion	Description	Rating Guide and Scoring
Funding Certainty	Funding availability and security	5 – Excellent: Fully funded and secure 4 – Good: Majority of funding secured 3 – Satisfactory: Partial funding identified 2 – Limited: Uncertain funding 1 – Poor: No funding secured
Stakeholder Commitment	Support from community, developers, government	5 – Excellent: Strong, broad support 4 – Good: Most stakeholders on board 3 – Satisfactory: Mixed or limited support 2 – Limited: Opposition or risk of delay 1 – Poor: Active resistance or unknowns
Time to Impact	Speed of delivery and impact timeline	5 – Excellent: Housing delivered in <2 years 4 – Good: Delivered in 2–3 years 3 – Satisfactory: Delivered in 4–5 years 2 – Limited: Longer-term timeline 1 – Poor: More than 5 years to see outcomes

Weighting

Description Sub Criterion	Weight %
Social impact	30
Strategic Alignment	16.67
Regulatory & Infrastructure Compatibility	8.33
Long-term Sustainability	30
Risk & Deliverability	15

Each of the identified projects was assessed and given a ranking, to derive a short list of 3-5 projects to be included within the Strategy.

Following this analysis, a further overlay is added, that captures the nature and level of intervention that would be required by the Shire of Boddington against the level of housing impact

Nature and Level of Local Government Intervention

Sub-Criterion	Description	Rating Guide and Scoring
Type of Intervention	Type(s) of involvement required by SoB (e.g., capital, facilitation, advocacy)	1 – Excellent: Minimal SoB effort, within capacity 2 – Good: Minor support required 3 – Satisfactory: Moderate effort required 4 – Limited: Major policy/resource shifts 5 – Poor: Outside SoB role
Feasibility of SOB Role	How feasible the intervention is within SoB's powers/resources	1 – Excellent: Fully feasible within SoB policy/tools 2 – Good: Needs minor effort or

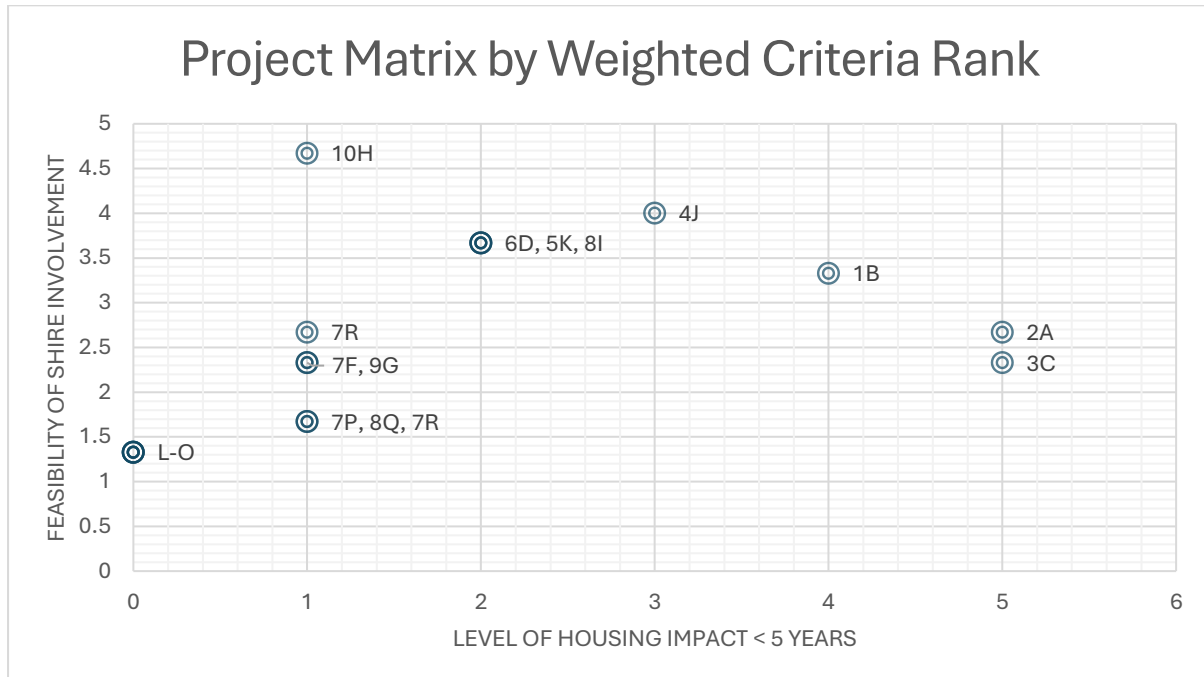
		adjustment 3 – Satisfactory: Needs moderate policy changes 4 – Limited: Significant change required 5 – Poor: Unfeasible under current system
Level of Partnership Required	Reliance on external partnerships for delivery	1 – Excellent: No external partners needed 2 – Good: Minor partnerships beneficial 3 – Satisfactory: Balanced partnerships 4 – Limited: Strong reliance on others 5 – Poor: Entirely dependent on external parties

Level of Housing Impact

The level of housing impact is measured on a scale of 1 to 5 in line with the following assessment:

Score	Descriptor	Explanation
5 – Transformational	Creates more than 10 dwellings and delivers transformational change for the Boddington community	Project significantly shifts housing outcomes by supplying more than 10 new dwellings that directly address affordability, tenure security, and long-term community needs. Likely to improve social cohesion, enable demographic stability, and unlock future planning potential.
4 – Significant	Creates more than 10 dwellings with strong alignment to key housing needs	Project contributes meaningfully to the housing system, delivering more than 10 dwellings with affordability, accessibility, or adaptability features. Addresses both short- and long-term priorities and supports growth or renewal in key locations.
3 – Moderate	Creates 5 -10 dwellings with noticeable community benefit	Provides moderate housing uplift, helping to meet some strategic or demographic needs. May improve diversity of housing options or contribute to affordability in a targeted way. Some longer-term benefit.
2 – Limited	Creates fewer than 5 dwellings or has narrow scope	Project delivers a small number of dwellings or has limited reach in addressing broader housing needs. May support a particular niche or transitional goal, but with minimal system-wide impact.
1 – Enabling Only	Does not directly create dwellings, but supports land release or future development	Project is focused on enabling works such as rezoning, planning, or infrastructure upgrades, that unlock land supply or future potential but does not itself deliver new dwellings. May be critical groundwork for later stages.

Demonstrated as a Project Matrix. Assessment undertaken shows the long list assessment with both the ranking of the project (in number) and its position on the capital/impact assessment. The aim is to achieve high impact projects within manageable resources.



Utilising this methodology projects 1, 2 and 3 have the highest impact but all rely on partnerships for capital. Project 4 is likely able to be completed within the Shire's own resources. Projects 1, 2 and 3 have co-dependencies as they provide either housing or workforce for an ageing population. The lack of one of the projects impacts the long term financial and operational viability of the other two. This will need careful risk management.

FURTHER DETAIL ON THE TOP FIVE PRIORITY PROJECTS IS INCLUDED IN THE RELEVANT PROJECT ANNEXURE.

ANNEXURE D: PRIORITY 1

INDEPENDENT LIVING UNIT (ILU) EXPANSION

Volume/Folio	Description	R Code	Age
2758/210	Independent Living Units as an expansion of the existing ILU village.	R40. Can be developed further – additional 17-19 possible.	To be constructed

Reference	Identifier	Address	Description & Potential Housing contribution within 5 years	Expected Capital required	Owner	Likely Occupants and tenure arrangements
B	Independent Living Unit Expansion	Hotham Rise - 19 Forrest St, Boddington.	Expansion of the current ILU village to add more units. Residential Aged Care proponent request's ability to fully develop this site to capacity, under the Retirement Villages Act. This means that the resultant ILUs would be leasehold and 'sold' to the occupants. When the occupants no longer require it, it is on-sold, less an amount to cover refurbishment and other costs (can be around 25% of the capital amount - yet to be determined).	Proponent has identified investor (superannuation fund).	Shire of Boddington land owner	Leasehold, over 60s. These additional units would not be rented as is the case with the existing ILUs but owned under a leasehold arrangement by the purchaser. Therefore, ability to live in this village will be reliant on having sufficient capital to buy in.

Category	Sub-Criterion	Description	Score	Weight	Adjusted Score
Social Impact and Inclusion	Target Demographic Alignment	Extent to which project targets priority groups	5	30%	1.5
	Housing Affordability Outcomes	Level of affordability the project offers	5		
	Social Cohesion and Liveability	Contribution to community wellbeing and inclusion	5		
Sub Total Average Score			5		
Strategic Alignment and Readiness	Alignment with SoB Strategies	Fit with SoB's strategic documents and plans	5	16.67%	0.67
	Shovel-readiness / Stage of Development	Progress stage of the project	3		
Sub Total Average Score			4		
Regulatory and Infrastructure Compatibility	Infrastructure compatibility	Compatibility with services, and infrastructure	5	8.33%	0.42
	Regulatory compatibility	Compatibility with zoning	5		
Sub Total Average Score			5		
Long-term Sustainability and Value	Longevity and Tenure Security	Permanence and tenure security of housing	5	30%	1.5
	Alignment with Long-Term Demographic Housing Needs	Evaluates the balance between short-term demand (e.g. FIFO/mining workforce housing) and investments that match the community's evolving demographic profile (e.g. seniors, families, key workers, low-income households).	5		
	Community Economic Benefit	Economic value to the local community	4		
Sub Total Average Score			4.67		
Risk and Deliverability	Funding Certainty	Funding availability and security	3	15%	0.60
	Stakeholder Commitment	Support from community, developers, government	5		
	Time to Impact	Speed of delivery and impact timeline	4		
Sub Total Average Score			4.0		
Total Average Score			4.53		4.69

Matrix	Descriptor		
	Type of Intervention	Type(s) of involvement required by SoB (e.g., capital, facilitation, advocacy)	4
	Feasibility of SOB Role	How feasible the intervention is within SoB's powers/resources	5
	Level of Partnership Required	Reliance on external partnerships for delivery	1
Level of Capital Required	Average		3.33
Housing Impact		Creates more than 10 dwellings with strong alignment to key housing needs.	4.0

Independent Living Unit (ILU) Expansion



Future Site plan developed in 2016

ANNEXURE E: PRIORITY 2 PROJECT

RESIDENTIAL AGED CARE FACILITY

Project A : Residential Aged Care Facility Hotham Avenue

Volume/Folio	Description	R Code	Value	Timeframe
Title separation being sought from the Department of Health	Residential Aged Care Facility	Currently medical Services. RFP is for 45 bed residential facility.	Expected cost up to \$20m	to be constructed. Timeframe 2-4 years depending on construction. Exploring off site construction and then delivery and installation to reduce timeframes.



Reference	Identifier	Address	Description & Potential Housing contribution within 5 years	Expected Capital required	Owner	Likely Occupants and tenure arrangements
A	Residential Aged Care Facility	<p>Hospital grounds, Hotham Avenue, Boddington.</p> <p>Likely to also require lease over additional lots recently purchased by the Shire of Boddington in order to have enough space for the home like designs to fit.</p>	<p>Construction and operation of a residential aged care facility next to the Hospital with capacity for 45 residents.</p> <p>Homes for 45 Residents. Potential to free up other homes within Boddington with the relocation of some residents currently living in their own home.</p>	<p>Estimated build cost of \$14-\$20m. Federal grants available requiring co-contributions. Worker housing also required.</p> <p>State grants also announced but detail not yet available.</p>	Shire of Boddington to be land owner (transfer from Dept of Health). Facility to be built by Residential Aged Care Provider on long term peppercorn lease.	Building owned by investor and leased to proponent. Peppercorn lease on land to the investor. Residents under legislated arrangements for deposit and daily fees.

Category	Sub-Criterion	Description	Score	Weight	Adjusted Score
Social Impact and Inclusion	Target Demographic Alignment	Extent to which project targets priority groups	5	30%	1.4
	Housing Affordability Outcomes	Level of affordability the project offers	4		
	Social Cohesion and Liveability	Contribution to community wellbeing and inclusion	5		
Sub Total Average Score			4.67		
Strategic Alignment and Readiness	Alignment with SoB Strategies	Fit with SoB's strategic documents and plans	5	16.67%	0.58
	Shovel-readiness / Stage of Development	Progress stage of the project	2		
Sub Total Average Score			3.5		
Regulatory and Infrastructure Compatibility	Infrastructure compatibility	Compatibility with services, and infrastructure	5	8.33%	0.42
	Regulatory compatibility	Compatibility with zoning	5		
Sub Total Average Score			5		
Long-term Sustainability and Value	Longevity and Tenure Security	Permanence and tenure security of housing	5	30%	1.5
	Alignment with Long-Term Demographic Housing Needs	Evaluates the balance between short-term demand (e.g. FIFO/mining workforce housing) and investments that match the community's evolving demographic profile (e.g. seniors, families, key workers, low-income households).	5		
	Community Economic Benefit	Economic value to the local community	5		
Sub Total Average Score			5		
Risk and Deliverability	Funding Certainty	Funding availability and security	2	15%	0.55
	Stakeholder Commitment	Support from community, developers, government	5		
	Time to Impact	Speed of delivery and impact timeline	4		
Sub Total Average Score			3.67		
Total Average Score			4.348		4.45

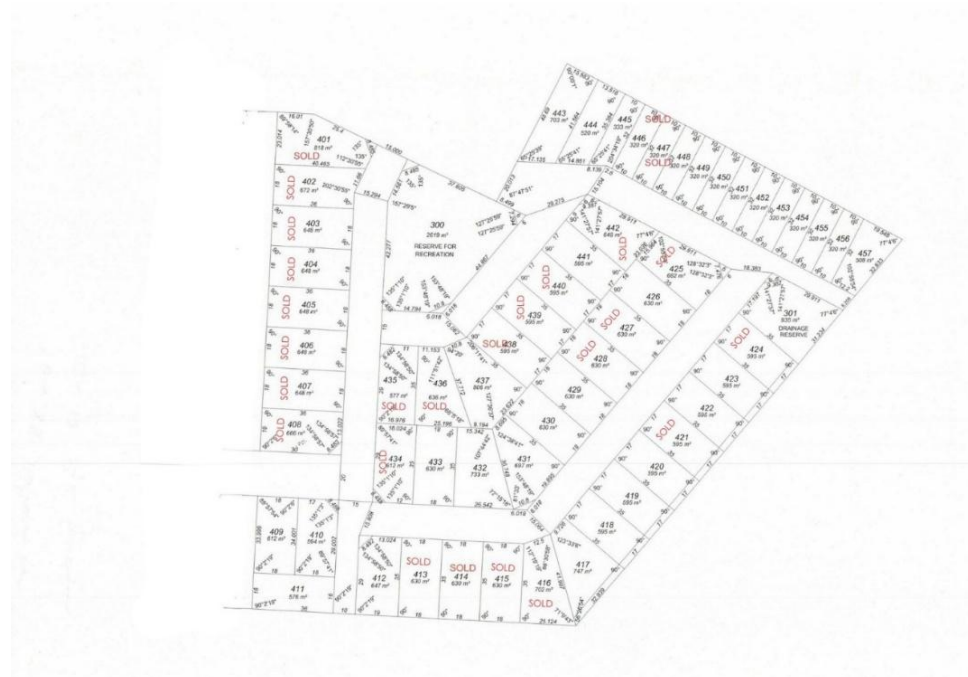
Matrix	Descriptor		
	Type of Intervention	Type(s) of involvement required by SoB (e.g., capital, facilitation, advocacy)	3
	Feasibility of SOB Role	How feasible the intervention is within SoB's powers/resources	4
	Level of Partnership Required	Reliance on external partnerships for delivery	1
Level of Capital Required	Average		2.67
Housing Impact		Creates more than 10 dwellings and delivers transformational change for the Boddington Community	5.0

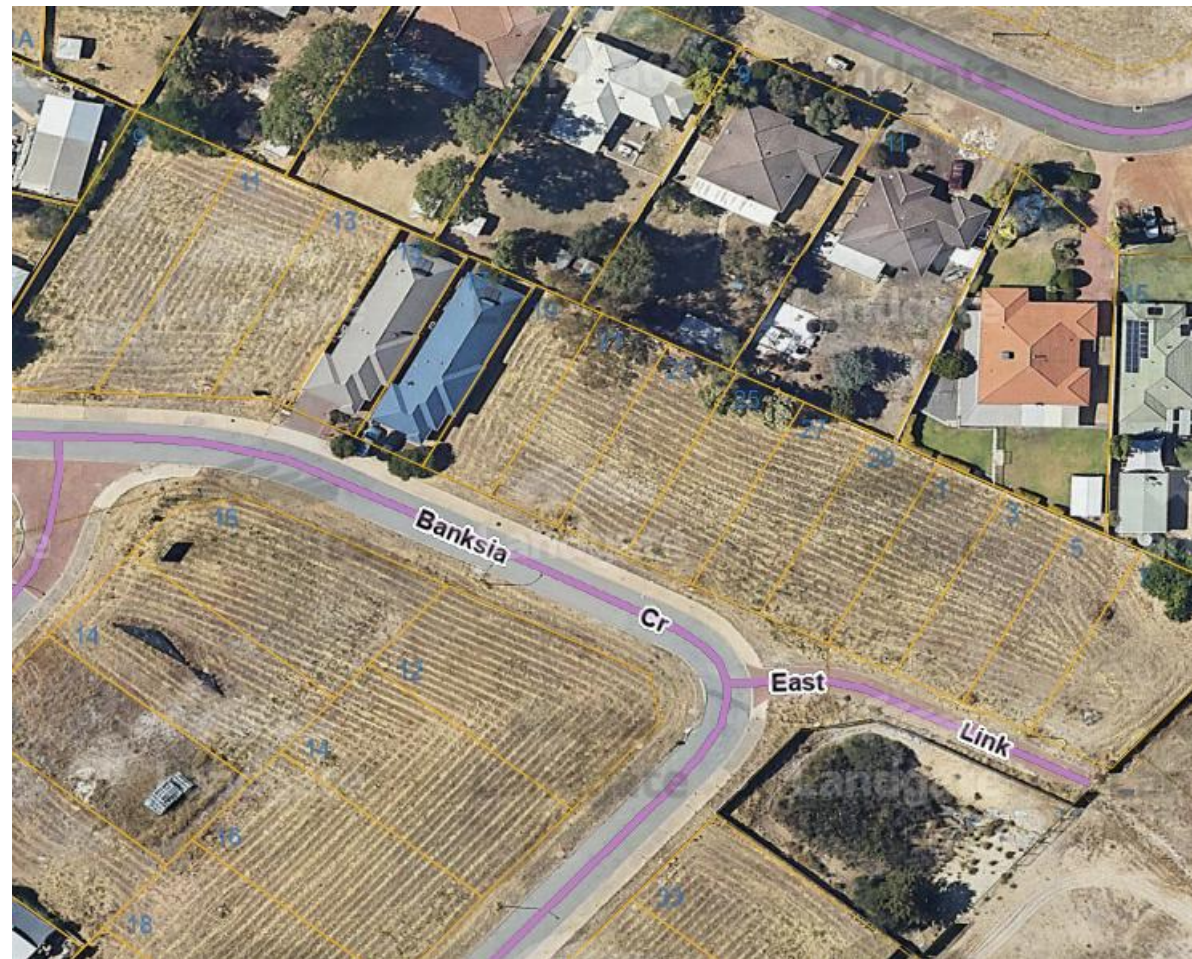
ANNEXURE F: PRIORITY 3 PROJECT

ESSENTIAL WORKER HOUSING

Project C: Essential Worker Housing: Banksia Estate Small Lot Development

Plan Identifier	Volume/Folio	Land Size	R Code	Value	Age
various lots on DP 63912	Various	320sm – 633 sq m	Single lots Residential	17 lots within \$40-\$65k	vacant serviced land. Require new dwellings





Reference	Identifier	Address	Description & Potential Housing contribution within 5 years	Expected Capital required	Owner	Likely Occupants and tenure arrangements
C	Essential Worker Housing	Banksia Estate,	<p>Purchase of land and construction of 2 bed 2 bath housing for essential workers.</p> <p>Deliverable: 17 Worker Housing</p>	<p>Cost to add each house including land purchase and 2x2 modular construct around \$370k per house to occupancy.</p> <p>Bulk pricing discounts available.</p>	Private fully serviced land within town site	Leased to essential workers with priority to workers servicing the Residential Aged Care facility

High Level Financial Model Estimates:

Acquisition of	Capital cost	Construction, landscape	Net Rental	Reinvestment Rate:
10 lots at \$45k	\$450,000	\$350,000 per household, variety of 2 and 3 bed designs	8 at \$375 per week, 9 at \$550 per week. Full occupancy. 15% management fee. Net proceeds:	Additional land and construction costs estimate approximately \$400k per household, with additional rent reinvested.
1 lot at \$47k	\$47,000			
1 lot at \$65 K	\$65,000			
1 lot at \$62k	\$62,000			
1 lot at \$60k	\$60,000			
3 lots @63K	\$189,000			
	\$873,000	\$5,950,000	\$351,390	One new household every 1-2 years added from this point forward.
Total Capital Required		\$6,823,000		

Assumes:

- classification as Charitable (public benefit) purpose – stamp duty exemption
- 2 bed houses occupied by 2 essential workers at affordable rentals (30% of gross salary up to market rental) –As of March 2025, the average annual salary for aged care worker positions ranges from \$65,000 to \$70,000 with 30% of a two income household = \$750 p week (above the market rent of \$550 pw), or \$375 for a sole income household. That is, rental range \$375-\$550. Assumes 50/50 sole income households/dual income households
- Responds to demand for smaller households. Flexible housing for essential workers and/or smaller households seeking rental tenure.

The standard definition of affordable rent in Australia is housing that costs no more than 30% of a household's gross (before tax) income. This benchmark comes from the idea that spending more than 30% of your income on rent may lead to "housing stress"- especially for low- to moderate-income households - where there is not enough left over for other essential expenses like food, transport, health, and education.

Budget estimates are based on enquiries with Summit Homes, received 21 March 2025 around the following modular housing options:

Number of Bedrooms	Number of Bathrooms	Ex Factory	Likely delivered and installed cost
1 Bed	1	\$209,000	\$259,000
2 Bed	1	\$239,000	\$289,000
2 Bed	2	\$249,000	\$299,000
2 Bed	2	\$219,000	\$269,000
3 Bed	2	\$250,000	\$300,000

The homes come fully finished with Floor coverings, window treatments, air conditioning, painting and fixed appliances, and take 16 weeks to build. A turn key development is also offered that includes fencing, landscaping, patio's, carports, clothes lines, letter boxes, paving etc.

The Budget has allowed for \$350,000 per home assuming a turn key development.

Ownership Structure

If the Shire of Boddington is to embark on a significant program of developing long-term rental housing for essential workers, it may be appropriate to consider the dual role of both the Shire and the broader community in managing these assets into the future.

While local government has a critical role in initiating and enabling housing development to meet urgent workforce needs, long-term ownership and management of housing assets can fall outside the core business and risk appetite of the Shire. A key challenge is ensuring that Council does not become a default property manager, bearing ongoing operational responsibilities that would be better served through a community-led, professionally governed vehicle.

A Boddington Future Fund may provide a highly suitable model to address this challenge. As a community-controlled investment structure, the Fund can act as both the catalyst and long-term custodian of such housing initiatives. It would allow the Shire to strategically allocate initial capital or land contributions while ensuring that the operational phase - including tenancy management, reinvestment of rental returns, and future housing upkeep - is overseen by an entity aligned to community benefit, where the community takes responsibility.

It is recommended that:

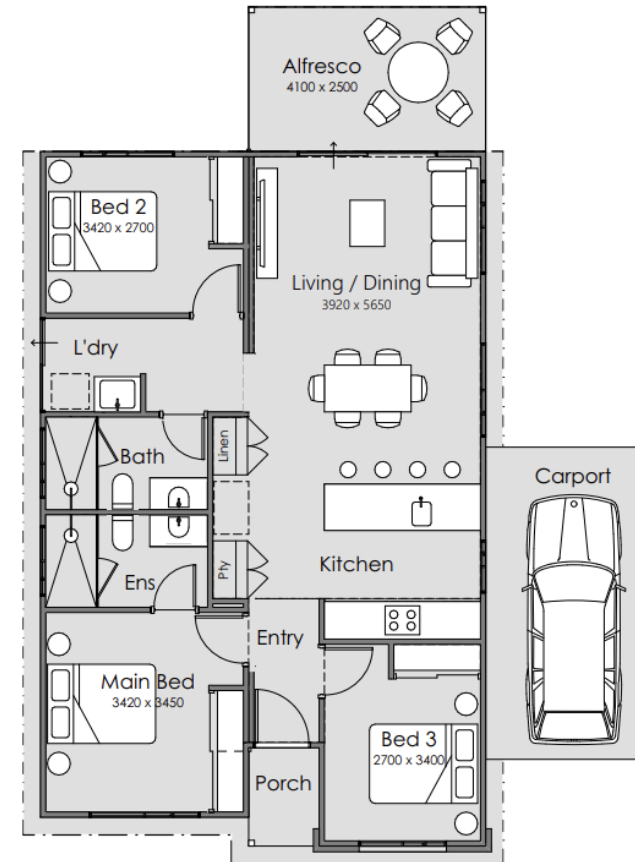
1. The essential worker housing program be scoped as a *legacy initiative* suitable for transfer to the Boddington Future Fund upon completion.
2. A Working Group be established to explore governance options, operational models, and investment safeguards of various community fund options.

Oakover sample design

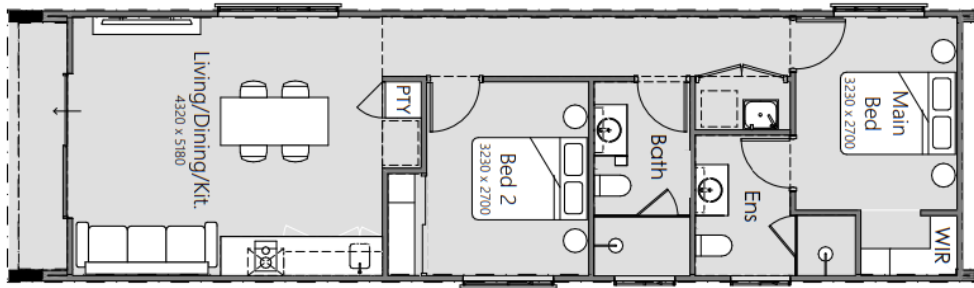


Approximate cost \$300,000 including shipping, site works and installation. The homes come fully finished with Floor coverings, window treatments, air conditioning, painting and fixed appliances.

The homes take 16 weeks to build.



River Workers Cottage sample design



Category	Sub-Criterion	Description	Score	Weight	Adjusted Score
Social Impact and Inclusion	Target Demographic Alignment	Extent to which project targets priority groups	5	30%	1.4
	Housing Affordability Outcomes	Level of affordability the project offers	4		
	Social Cohesion and Liveability	Contribution to community wellbeing and inclusion	5		
Sub Total Average Score			4.67		
Strategic Alignment and Readiness	Alignment with SoB Strategies	Fit with SoB's strategic documents and plans	5	16.67%	0.58
	Shovel-readiness / Stage of Development	Progress stage of the project	2		
Sub Total Average Score			3.5		
Regulatory and Infrastructure Compatibility	Infrastructure compatibility	Compatibility with services, and infrastructure	5	8.33%	0.41
	Regulatory compatibility	Compatibility with zoning	5		
Sub Total Average Score			5		
Long-term Sustainability and Value	Longevity and Tenure Security	Permanence and tenure security of housing	5	30%	1.40
	Alignment with Long-Term Demographic Housing Needs	Evaluates the balance between short-term demand (e.g. FIFO/mining workforce housing) and investments that match the community's evolving demographic profile (e.g. seniors, families, key workers, low-income households).	4		
	Community Economic Benefit	Economic value to the local community	5		
Sub Total Average Score			4.67		
Risk and Deliverability	Funding Certainty	Funding availability and security	1	15%	0.55
	Stakeholder Commitment	Support from community, developers, government	5		
	Time to Impact	Speed of delivery and impact timeline	5		
Sub Total Average Score			3.67		
Total Average Score			4.30		4.34

Matrix	Descriptor		
	Type of Intervention	Type(s) of involvement required by SoB (e.g., capital, facilitation, advocacy)	2
	Feasibility of SOB Role	How feasible the intervention is within SoB's powers/resources	3
	Level of Partnership Required	Reliance on external partnerships for delivery	2
Level of Capital Required	Average		2.33
Housing Impact		Creates more than 10 dwellings and delivers transformational change for the Boddington Community	5

ANNEXURE G: PRIORITY 4 PROJECT RENEWAL OF SHIRE RESIDENTIAL PROPERTIES

Plan Identifier	Volume/Folio	Description	Land Size	R Code	Value	Age
Lot 60 P143078	619/110A	Proposed development group housing or subdivision to 20 lots and construction of 4 replacement shire houses	2.03 Ha	R20 Developable potential 40 households restricted by flood zone. Water and Sewerage connection available.	\$480k (\$407-\$551K based on 1950 house with new construction date not updated on CoreLogic)	purchased 2017 New house currently allocated to the CEO. Built 2018.

Shire housing renewal of old stock and release to the market of 4 houses plus additional 15 lots to the market – based on development potential of 20 lots. Actual development potential is lower than potential 40 lots due to location of the lot partially within a flood plain (see below mapping).

Two development approaches are considered in the following cost estimates: Grouped Housing (Strata Title) and Green Title Subdivision. The site has existing access to water, sewer, power, and road infrastructure from Pollard Street.

	Grouped Housing (Strata Title)	Green Title Subdivision	Cost Estimate Source
Cost Component	Estimated Cost	Estimated Cost	Source
Planning and Design	\$20,000 – \$40,000	\$30,000 - \$50,000	Smart Realty
Surveying and Strata Titling	\$15,000 – \$25,000	\$25,000 - \$40,000	Land Division
Infrastructure and Site Works	\$150,000 – \$250,000	\$400,000 - \$600,000	Subdivision Experts

Utility Connections	\$50,000 – \$100,000	\$150,000 - \$250,000	Subdivision Perth
Local Government Fees	\$10,000 – \$20,000	\$50,000 - \$100,000 (likely higher than actual)	Summit Homes
Legal and Administrative Costs	\$5,000 – \$10,000	\$10,000 - \$20,000	A1 Conveyancing
Total Estimated Development Cost	\$250,000 - \$445,000	\$665,000 - \$1,060,000	
Per Lot	\$12,500-\$22,250	\$33,250 - \$53,000	

4 House replacement \$350k Each - \$1,400k. Funded by sale upon completion of 16 Blue Gum Close \$425k + 15 Blue Gum Close \$475k + 34 Hill Street \$370k + 3 Pecan Place \$390K = Total \$1,660k. The development of workforce housing across two sites of 20 Pollard Street, and existing serviced vacant land in the town centre, provides a range of occupancy options for Shire Staff, whilst also achieving a release of housing to the market.

Net shortfall \$185-800K

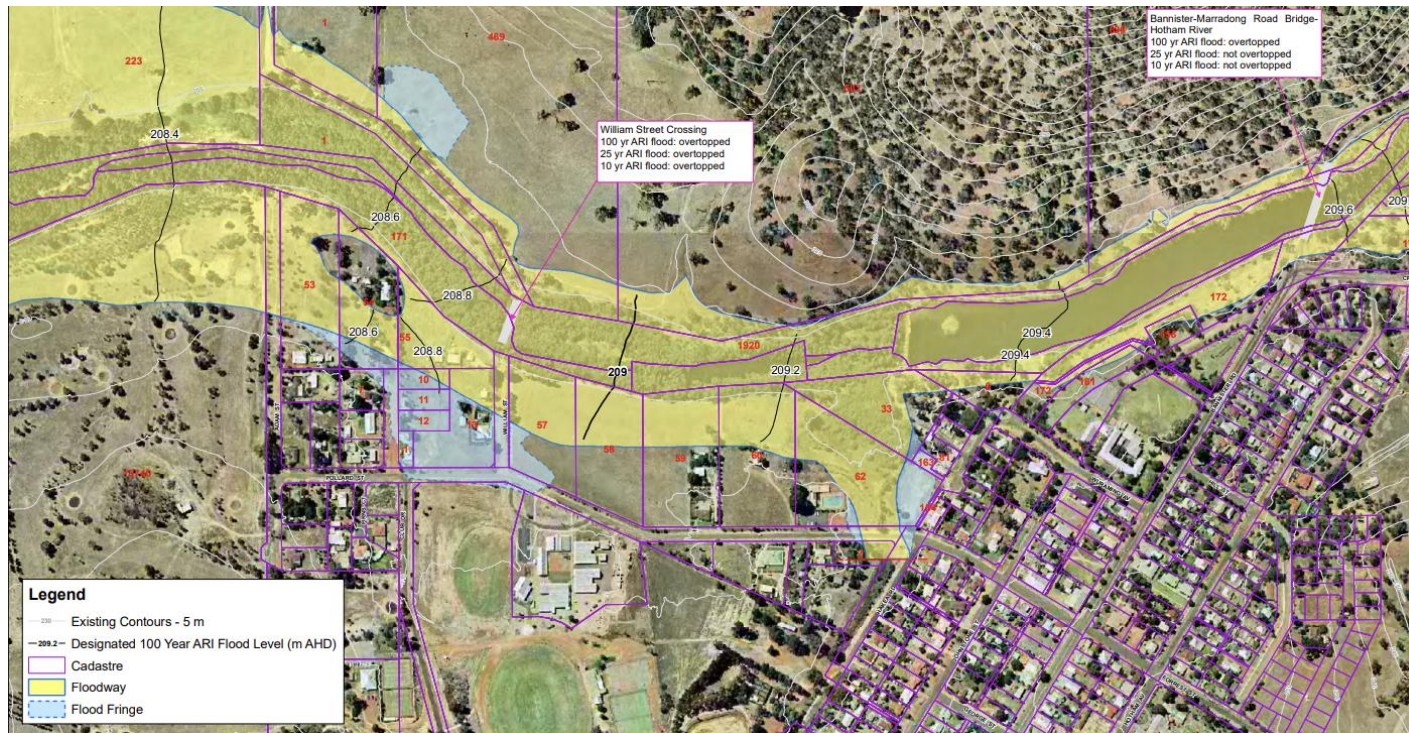
It should be noted that some of these cost estimates are dated, do not specifically relate to Boddington or take account of the specific site conditions, and may not reflect current market prices. To establish whether the development cost of this property is viable vs purchase of already subdivided land within Boddington, further detailed design work would be needed for a development at 20 Pollard Street before accurate costs could be obtained.

Advice has been sought from Edge Planning and Property who have advised that costs, including constructing public roads, retaining walls, and service extensions/upgrades could be as high as \$100,000 per lot, however, a Group Housing development is likely to be significantly lower. For example, if able to readily connect to the sewer gravity pipe, on the south side of Pollard costs per lot could be lower, given it is essentially a flat to gently sloping lot, so retaining should be minimal. The Shire may also be able to undertake some of the civil works.



Reference	Address	Description & Potential Housing contribution within 5 years	Expected Capital required	Owner	Likely Occupants and tenure arrangements
J	20 Pollard Street	Subdivision potential for 20, with 4 houses constructed to replace a series of other Shire owned Houses (to be sold post construction to fund this activity)	\$2m+ with sale of existing houses upon completion repaying the majority. Shortfall expected.	Shire of Boddington	Lease or sale

ANNEXURE G: PRIORITY 4 PROJECT
Renewal of Shire Residential Properties



Source: Extract from Boddington Floodplain Management Study Designated Floodway and Levels 100 Year ARI Flood Mapping Series Map 4; 3/7/09

Expansion of detail for Lot 60 (note old house with new house in different position):



Town Planning Advice: The property is largely zoned Residential R20, a small section is a Public Open Space Reserve and about 40% is within Special Control Area 1 – Flood Prone Area. If the property was subdivided or developed, the section which is a Public Open Space Reserve is expected to be ceded free of cost to be added to the foreshore reserve.

Buildings are not permitted within the floodway. The section of land outside of the Public Open Space Reserve, within SCA1, could still be privately owned.

Zoning of R20 equates to an average lot size of 450m² or a density of 1 dwelling per 450m². The Scheme also provides scope for R60 for aged/dependent persons for land outside a Special Control Area which is connected to reticulated sewerage.

As a guide, the land outside of the floodway zoned Residential could achieve up to 26 grouped dwellings (if it was a survey strata or lease) or around 21 freehold residential lots (expect a reduced yield due to constructing public roads). If workforce accommodation is proposed, it is understood the R-Codes don't apply so unit yield is merit based.

If subdivision was proposed, the conditions imposed by the WAPC will impact the cost to create new lots.

ANNEXURE G: PRIORITY 4 PROJECT
Renewal of Shire Residential Properties



Category	Sub-Criterion	Description	Score	Weight	Adjusted Score
Social Impact and Inclusion	Target Demographic Alignment	Extent to which project targets priority groups	3	30%	0.70
	Housing Affordability Outcomes	Level of affordability the project offers	1		
	Social Cohesion and Liveability	Contribution to community wellbeing and inclusion	3		
Sub Total Average Score			2.33		
Strategic Alignment and Readiness	Alignment with SoB Strategies	Fit with SoB's strategic documents and plans	3	16.67%	0.33
	Shovel-readiness / Stage of Development	Progress stage of the project	1		
Sub Total Average Score			2		
Regulatory and Infrastructure Compatibility	Infrastructure compatibility	Compatibility with services, and infrastructure	5	8.33%	0.42
	Regulatory compatibility	Compatibility with zoning	5		
Sub Total Average Score			5		
Long-term Sustainability and Value	Longevity and Tenure Security	Permanence and tenure security of housing	5	30%	1.30
	Alignment with Long-Term Demographic Housing Needs	Evaluates the balance between short-term demand (e.g. FIFO/mining workforce housing) and investments that match the community's evolving demographic profile (e.g. seniors, families, key workers, low-income households).	4		
	Community Economic Benefit	Economic value to the local community	4		
Sub Total Average Score			4.33		
Risk and Deliverability	Funding Certainty	Funding availability and security	3	15%	0.55
	Stakeholder Commitment	Support from community, developers, government	4		
	Time to Impact	Speed of delivery and impact timeline	4		
Sub Total Average Score			3.67		
Total Average Score			3.47		3.30

ANNEXURE G: PRIORITY 4 PROJECT
Renewal of Shire Residential Properties



Matrix	Descriptor		
	Type of Intervention	Type(s) of involvement required by SoB (e.g., capital, facilitation, advocacy)	3
	Feasibility of SOB Role	How feasible the intervention is within SoB's powers/resources	5
	Level of Partnership Required	Reliance on external partnerships for delivery	4
Level of Capital Required	Average		4.0
Housing Impact		Creates fewer than 5 dwellings, minimal system wide impact – initially. Enabling also as creates additional lots for further leverage by Project C. Thus, given a rating of 3 (moderate) rather than 2 (limited)	3.0

ANNEXURE H: PRIORITY 5 PROJECT

CONCURRENT ECONOMIC DEVELOPMENT ACTIVITIES

1. Facilitated Introduction of Housing Project Proponents to Developers

It is recommended that the Shire of Boddington establishes a fair, consistent, and transparent framework to facilitate introductions between project proponents requiring housing (e.g. renewable energy, aged care, or large-scale employers) and housing developers. The Shire's role is to act as an impartial enabler of connections that support community outcomes aligned with the Local Housing Strategy. Once developed, this framework would apply to all housing-related project introductions initiated through the Shire.

Guiding Principles

- Transparency – All processes and introductions are clearly documented.
- Impartiality – All eligible developers have equal opportunity to respond.
- Community Benefit – Housing outcomes must align with the Shire's Housing Strategy.
- No Endorsement – The Shire does not engage in or recommend commercial agreements.

Implementation

It is recommended that the Shire of Boddington establish a framework that includes the following components:

- Proponent Registration; Proponents submit a Housing Requirement Brief outlining their project scope, workforce needs, housing preferences, and timeframe.
- Developer EOI Register: Developers express interest in receiving future introductions by joining a publicly listed register managed by the Shire. The register is updated annually and subject to qualification review.
- Introduction Process:
 - Once a need is confirmed, the Shire notifies developers on the register of the opportunity.
 - With consent, a neutral introductory session may be arranged or details shared bilaterally.
 - The Shire may coordinate a Housing Roundtable to encourage mutual understanding.

Supporting Tools and Templates to be developed

- Housing Requirement Brief Template
- Developer Expression of Interest (EOI) Form
- Introduction Acknowledgement Form
- FAQs and Policy Summary for Public Use

Legal and Ethical Considerations

The Shire will not financially benefit from introductions. No confidential or proprietary information will be shared without consent. Any perceived conflicts of interest will be managed under the Shire's Code of Conduct.

2. Facilitated Grant Alignment and Application Support for Infrastructure Development

It is recommended that the Shire of Boddington formalise a process to proactively support proponents - both internal and external - to identify, align with, and access State and Federal infrastructure funding opportunities, including grants that may be available to support housing construction. The Shire's role is to act as a connector, knowledge broker, and coordination body to ensure local infrastructure needs (e.g. sewerage extensions, power upgrades, water capacity) are effectively resourced in line with economic and community growth objectives.

Guiding Principles

- Strategic Alignment - All grant-related activities align with endorsed strategic documents (e.g. Local Housing Strategy, Infrastructure Planning Reports).
- Capacity Building - Applicants are supported to strengthen the quality of submissions.
- Equity of Access - Information and support are available to all eligible proponents, although the level of support may vary in line with the forecast social and economic benefit to the Shire of Boddington community.
- Governance Clarity - The Shire's facilitative role is clearly delineated from applicant responsibilities.

Implementation

It is recommended that the Shire establish an internal framework to include the following components:

- Proponent Registration and Infrastructure Brief - Applicants submit an Infrastructure Support Brief, outlining their project scope, location, timeline, infrastructure dependency (e.g. power upgrade or sewer extension), and partnership interest.
- Funding Opportunity Register - The Shire maintains a subscription to a Grant Identifier such as Grant Guru and regularly reviews opportunities provided by State and Federal infrastructure grants relevant to housing, regional development, utilities, or economic activation.
- Facilitated Introduction and Application Support - The Shire notifies proponents of funding opportunities aligned to their Infrastructure Brief. Subject to internal approval, the Shire may assist in the coordination of joint applications or letters of support, provide economic or strategic context for applications, and connect proponents with other relevant stakeholders.
- Internal Coordination Mechanism - A designated staff member or Economic Development Officer manages internal communications, document templates, and internal coordination to ensure infrastructure priorities are aligned and communicated.

- For transparency, it is noted that this is intended to provide proponents with support in accessing available State and Federal opportunities and is separate to the Shire's regulatory functions.

Supporting Tools and Templates to be developed

- Infrastructure Support Brief Template
- Funding Opportunity Summary Sheet
- Grant Collaboration Acknowledgement Form
- Process Flowchart for internal Use
- Advocacy Letter Template (where appropriate)

Legal and Ethical Considerations

The Shire will not act as a primary applicant unless in direct ownership of the infrastructure asset. Special circumstances where the grant requires a local government applicant through its eligibility criteria are to be dealt with on a case by case basis and be subject to the Shire's delegation's policies. It will not offer funding guarantees or technical design services. All grant support is conditional upon alignment with Shire strategic priorities and available capacity. Perceived or actual conflicts of interest will be declared and managed under the Shire's Code of Conduct.

ANNEXURE I: BUSINESS SURVEY

Boddington Business Survey: Housing, Workforce, and Economic Needs

Survey Objectives

- *Understanding Housing Demand:* Identifying what types of housing are most needed and how the lack of housing impacts businesses.
- *Assessing Workforce Needs:* Determining hiring challenges, job vacancies, and what role housing plays in workforce retention.
- *Identifying Economic Barriers:* Recognising obstacles to business expansion, including infrastructure and community service gaps.
- *Shaping Future Policy:* Gathering insights from businesses to guide local government initiatives, planning policies, and development incentives.

This survey will provide data-driven insights that can inform the Shire of Boddington's Local Housing Strategy, ensuring that housing, workforce, and business growth are aligned with community needs.

Section 1: Business Demographics

1. What is the name of your business? (Optional)
2. What industry does your business operate in?
 - Mining and Resources
 - Agriculture
 - Retail and Trade
 - Construction
 - Hospitality and Tourism
 - Manufacturing
 - Professional Services
 - Other (please specify)
3. How many years has your business been operating in the Shire of Boddington?
4. How many employees does your business currently have?
 - 1-5
 - 6-10
 - 11-25
 - 26-50
 - 51-100
 - More than 100
5. What percentage of your workforce is:
 - Local residents
 - Drive-in, Drive-out (DIDO)

Section 2: Workforce Needs and Challenges

6. Does your business face challenges in recruiting staff locally?
 - Yes
 - No
 - If yes, what are the main challenges? (Select all that apply)
 - Lack of available housing for workers
 - Skills shortages

- High cost of living
 - Competition from other industries
 - Limited access to public transport
 - Other (please specify)
7. Are there specific job roles that are difficult to fill in Boddington?
- Yes
 - No
 - If yes, please specify which roles, and a brief explanation of skill categories:
8. How important is access to suitable housing in attracting and retaining employees?
- Very important
 - Somewhat important
 - Neutral
 - Not important
9. If housing availability was improved, would your business be able to expand its workforce?
- Yes
 - No
 - Not sure
10. Do you believe that the lack of housing options in Boddington negatively affects workforce retention?
- Yes
 - No
 - Not sure

Section 3: Housing Needs for Employees

11. Do your employees currently struggle to find housing in Boddington?
- Yes
 - No
 - If yes, what are the key challenges? (Select all that apply)
 - High rental prices
 - Limited availability of rental properties
 - Lack of housing diversity (e.g., units, apartments)
 - Lack of short-term accommodation
 - Other (please specify)
12. What type of housing do you believe is most needed for workers in Boddington?
- Short-term rental housing
 - Long-term rental housing
 - Affordable housing for first-home buyers
 - Small units or apartments
 - Family-sized homes
 - Share housing/worker accommodation options
 - Other (please specify)
13. Would your business be interested in participating in a housing initiative (e.g., employer-supported housing, rental incentives, or investment in housing development)?
- Yes
 - No
 - Maybe, if more details are available

Section 4: Business Growth and Economic Considerations

14. Do you have plans to expand your business in the next 5 years?
- ☐ Yes
 - ☐ No
 - ☐ Not sure
15. If yes, what factors are influencing your expansion plans, or limiting your growth ambitions? (Select all that apply)
- ☐ Demand for products/services
 - ☐ Availability of skilled workforce
 - ☐ Infrastructure and services
 - ☐ Housing availability
 - ☐ Other (please specify)
16. Have housing challenges impacted your ability to grow or retain staff?
- ☐ Yes
 - ☐ No
 - ☐ If yes, how? (Open-ended)
17. Would improved public infrastructure (e.g., roads, utilities, high-speed internet) positively impact your business operations?
- ☐ Yes
 - ☐ No
 - ☐ Not sure
18. What additional services or infrastructure improvements would benefit businesses in Boddington?
- ☐ Affordable housing
 - ☐ Public transport options
 - ☐ Childcare facilities
 - ☐ Training and education programs
 - ☐ Commercial space availability
 - ☐ Other (please specify)

Section 5: Future Housing and Policy Considerations

19. What policies or incentives do you believe could help address housing and workforce challenges in Boddington?
- ☐ Government-supported housing developments
 - ☐ Employer-supported housing initiatives
 - ☐ Incentives for builders to develop housing
 - ☐ Planning policies that allow for higher-density housing
 - ☐ Other (please specify)
20. Would your business be interested in future discussions or initiatives related to housing and workforce development in Boddington?
- ☐ Yes
 - ☐ No
 - ☐ Maybe

ANNEXURE J: ALIGNED GRANT OPPORTUNITIES

1. Infrastructure Development Fund – WA Government

Overview:

Supports medium-high density housing in Perth and regional worker accommodation.

Note: All streams currently closed.

Funding Streams:

1. Targeted Apartment Rebate – Boddington not eligible
2. Unlocking Infill Precincts – Boddington not eligible
3. Unlocking Regional Worker Accommodation Opportunities – Closed (Sept 2024), however applications from outer Peel LGAs can be supported if this stream reopens.

Eligible Applicants: Local governments, developers

Administrator: Department of Planning, Lands and Heritage

Contact:

Phone: (08) 6551 8002

Email: infrastructurefund@dplh.wa.gov.au

2. National Housing Infrastructure Facility – Critical Infrastructure (NHIF CI)

Administered by: Housing Australia (Federal Government)

Purpose:

Loans and/or grants for critical infrastructure that unlocks new (especially affordable) housing supply.

Eligible Infrastructure Types:

- Electricity and gas
- Water, sewerage, stormwater
- Transport (roads)
- Telecommunications

Funding Details:

- No fixed funding limits
- Two-stage application: EOI → Assessment
- Concessional loans with extended terms and reduced interest

Eligibility:

- Local/state governments, utilities, registered CHPs, SPVs
- Must demonstrate 'additionality'

Restrictions:

- No direct housing or community infrastructure
- No admin or feasibility costs

Contact:

Phone: 1800 549 767

Email: enquiries@housingaustralia.gov.au

3. NHIF – Social and Affordable Housing (NHIF SAH)

Administered by: Housing Australia

Purpose:

Finance construction, acquisition, or conversion of housing into social/affordable stock.

Eligible Activities:

- Social/affordable housing construction
- Conversions and mixed tenure ($\leq 50\%$ market)

Eligibility:

- CHPs, governments, SPVs
- Community ownership or long-term lease required

Special Notes:

- Partnering with Perth/Bunbury CHPs may transfer asset/income outside Boddington
- Establishing local CHP possible but time-intensive (≈ 12 months)

Contact:

Phone: 1800 549 767

Email: enquiries@housingaustralia.gov.au

4. Family Home Guarantee (FHG)

Administered by: Housing Australia

Purpose:

Support for eligible single parents/guardians to purchase homes with low deposits.

Key Features:

- 2% minimum deposit
- Up to 18% guarantee (no direct payment to buyer)
- Price cap in Boddington: \$450,000

Eligibility:

- Single parent/guardian
- Australian citizen/permanent resident
- Income \leq \$125,000
- Must be owner-occupier

Application through participating lenders only

5. Regional First Home Buyer Guarantee (RFHBG)

Administered by: Housing Australia, Application through participating lenders

Purpose:

Support regional residents to purchase homes with small deposits.

Key Features:

- 5% minimum deposit
- Up to 15% guarantee
- 10,000 places per year (until June 2025)

Eligibility:

- Individuals/joint applicants, citizens/permanent residents
- Lived in region 12+ months
- Must be owner-occupier

6. Build to Rent (BTR) Development Tax Incentives

Administered by: Australian Taxation Office

Purpose:

Encourages long-term rental housing through tax incentives.

Incentives:

1. 4% capital works deduction
2. 15% concessional withholding tax on eligible MIT income

Eligibility:

- 50+ dwellings under single entity
- 15-year minimum ownership
- 10% affordable housing required

Contact:

Phone: 13 28 66

Email: pgbuildtorent@ato.gov.au

7. Growing Regions Program

Note: Not for housing. Supports infrastructure enhancing regional liveability.

Funding Range: \$500,000 to \$15 million

- Requires shovel-ready status and co-funding

Eligible Activities:

- Parks, community hubs, libraries, cultural facilities, walk paths, youth centres

Ineligible:

- Roads, housing, health, aged/disability care

Eligibility:

- Local governments or NFPs with ABNs

T 08 9883 4999 | E shire@boddington.wa.gov.au

39 Bannister Road, Boddington WA 6390 | PO Box 4, Boddington WA 6390

www.boddington.wa.gov.au