



AGE FRIENDLY (SENIORS) HOUSING STRATEGY

2025-2035



Shire of
Nannup
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1.0 Introduction

The Seniors Housing Strategy explores the need for age-appropriate housing enabling transition for the current and future population of Nannup. It can be read in conjunction with the Seniors Strategy, which focuses primarily on services. It has been noted in the Seniors Strategy that more residents desire to choose to 'age in place' [1]. Others due to lack of suitable housing (amongst medical services, allied health support, and transport options) have relocated to other locations. The Seniors Housing Strategy therefore focuses primarily on housing options and creating further choice within Nannup. It considers population growth, affordability, diversity of housing types, and sustainability. It identifies strategies for new and appropriate housing and identifies suitable locations for development.

The Shire of Nannup's Seniors Housing Strategy provides a foundation to understanding the key housing issues and opportunities for all residents. These include:

- A mismatch between housing stock e.g. predominately large homes in supply and smaller homes in demand.
- The need to increase housing density in the town centre precinct, where facilities, services and amenities are within a short walking distance (i.e. 1km from the town centre to a person's home is equivalent to a 10-15 minute walk).
- The need for smaller block sizes to ensure Nannup continues to be sustainable in land use planning within the bounds of constraints such as forested areas, waterways and agricultural areas.
- Affordable living options for a range of low to moderate income households (Social Housing and Affordable Housing).
- Universal access housing designed to be practical and flexible, accommodating people of all ages and abilities throughout their lives.
- Compact houses with low maintenance, to enable flexibility of use i.e. lock up and leave.
- Lack of available land in the Shire's control to develop.

While keeping inclusion and flexibility in mind, the Strategy focuses on how these issues impacts senior residents and how to provide direction forward that considers seniors at the forefront. The residents of Nannup, which are characterised by a relatively high number of older people, have noted the need for seniors specific housing to create a cluster of people with similar needs and at similar stages of life. With some level of scale, this will hopefully be able to benefit these people with higher levels of care and direct connection to each other for social wellbeing and support. The strategy will thus also explore the need for a seniors housing precinct and identify opportunities that can be explored.

2.0 Context

2.1 Context

In 2011 the Shire of Nannup and community organisations commenced consultation and developed programs to support seniors ageing in place through the Age Friendly Communities program. In 2012 the 'Nannup Aged Housing Plan' was adopted by Council identifying gaps and opportunities for seniors to remain in place. Since this time, the Danjangerup cottages underwent a major refurbishment in 2024, and Council has established the Nannup Liveability 'Age in Place' program [2]. Based on seniors housing being identified as a priority in regional and local strategic planning and with further community needs raised, the Shire engaged a consultant to develop the Seniors Housing Report which was adopted in June 2024 [3]. The key actions were to:

- Continue discussions and the development of the Seniors Housing Precinct on the Crown Land surrounding the Danjangerup Cottages and also to include adjacent land under the control of the Catholic Church and private land parcels held by Charles Gilbert. A Request for Quote (RFQ) for a Concept Design Development Plan was undertaken with the costs being unachievable with Shire funds.
- Explore funding options for an independent living precinct. Continuous advocacy for funding has been occurring; however, it is difficult to achieve funding without a Concept Design Development Plan.
- Initiate discussions with stakeholders to create small lots on 39 Grange Road or the Uniting Church to develop their land. Discussions were held and the appetite to develop those parcels was not in the respective owner's immediate plans. The owner of 39 Grange Road was undecided, and the Uniting Church was assessing the best outcome for their land – they did agree to give the Shire first right refusal if they choose to sell the land.

In 2025, the Council requested a Seniors Strategy and Seniors Housing Strategy to be developed. Since the provision of aged housing is not usually core business for local government, the Shire has initiated these Strategies with the aim to facilitate greater choice for seniors housing in the Shire given its comparatively small population and the challenges of attracting a commercial developer in the field.

2.2 Scope

The Seniors Housing Strategy will predominantly focus on areas for development within the Nannup Townsite which considers walkability and access to the Central Business District (CBD) for services and facilities. This report does not explore in detail housing that is not related to seniors as seniors housing has been raised and requested as an important focus point. Following the development of this strategy will require specific land negotiations and master plans, followed up by grant applications (where available).

2.3 Regional Planning Strategies

The Southwest Regional Futures 2024-25 is a guiding document that provides an overview of regional issues, needs and opportunities [5]. It identifies Southwest characteristics, trends shaping our future, priority settings and the principles of regional development to highlight a range of interventions and proposals. In the chapter

‘Positioning the Southwest’ it identifies two key areas relevant to this strategy: Ageing in Place

- Building supported seniors accommodation to meet forecast demand.
- Ensure high care services are expanded both in high care accommodation and services to the home.
- Build culturally specific Aboriginal high and permanent care facilities for Aboriginal seniors.

Affordability and choice

- Affordability and choice - Ensure there is a mix of affordable housing options providing choice in terms of block size and city or hamlet scale living.
- Lighter footprint - Encourage lightweight construction methods to reduce the demand for sandfill.
- Social housing - Address homelessness issues and spread public housing within suburbs and throughout the region.
- Unlock land and ensure appropriate land supply and regional choice to manage pricing and regional living expectations.

The Southwest Development Commission Strategic Plan (2025-2028) aims to drive the economic and social transformation of the South West region of Western Australia. Their strategic plan focuses on building a resilient, inclusive, and thriving region with a focus on priority areas like Aboriginal empowerment and organisational excellence. The SWDC also aims to maximize job creation, develop the region's economic base, ensure access to infrastructure and services, and promote business development [6]

The Warren-Blackwood sub-region has the Warren Blackwood Sub-Regional Growth Plan (2019), which highlights some of the following focus areas [7]:

Affordable Housing

- Identify supplies of unallocated Crown land residential lots which could offer affordable options for new residents in expanding towns.
- Support affordable housing projects in the Shires.
- Support land based planning for a choice of diverse housing and land types.

Aged and Adaptable Housing

- Lead, partner and/or support demand-driven development of aged housing/accommodation projects in the Shire (e.g. Danjangerup Cottages).

High and Residential Care

- Assist development of demand-driven high and respite care facilities in the Shires.
- Develop an attraction strategy for additional high care nursing facilities in the Shires.

The South-West Regional Planning and Infrastructure Framework (2015) [8] [9] focused on major infrastructure across the Southwest, and is now ten years old. It does however consider the following:

- Plan for and develop aged care facilities across the South West. Allows for ageing in place. This is with the view to take burden off major centres such as Bunbury and Busselton and allows additional business opportunities.
- Re-introduce an infill sewer program to provide reticulated sewer to existing urban areas particularly smaller country towns. Allows for the sustainable growth of towns through increasing residential densities around the town centres.

2.4 Local Planning Strategy

The local planning strategy aims to provide a useable 10-15 year land use plan to guide subdivision and development [10]. It encourages growth in and around the Nannup townsite to maintain a compact, viable, and thriving community.

Specifically related to sustainable growth of housing, are the following key points:

- Expand Nannup sustainably to support services and community life.
- Encourage infill, consolidation, and well-located greenfield development.
- Encourage walking and cycling for daily journeys.
- Offer a wide range of lot sizes and housing types to meet varied lifestyle needs.
- Address demographic changes and improve housing affordability.
- Encourage retirement homes and lifestyle villages in appropriate urban zones (not rural areas).

There are several key environmental and safety considerations, including:

- Aim to maintain a 100m (minimum 50m) setback from rivers and wetlands.
- Prevent disturbance of acid sulphate soils.
- Avoid development in high bushfire risk areas and ensure secondary road access.

The scale of residential development is guided by the following settlement hierarchy:

- Principal Centre – Nannup
- Adjacent Areas – Existing/proposed rural residential and smallholdings
- Outlying Areas – Jalbarragup and Darradup (no further subdivision supported)

2.5 Shire of Nannup – Local Planning Scheme No. 4

The Local Planning Scheme (No.4) sets out the local government's planning aims for the entire area captured within the Shire of Nannup boundaries [11]. It controls and guides development and determines what type of development is appropriate to occur and where. As the focus will be seniors housing near the town centre, the following zones are referenced to clearly outline their intent and development potential:

Zone Name	Objectives
Residential	<ul style="list-style-type: none">• To provide for a range of housing and a choice of residential densities to meet the needs of the community.• To facilitate and encourage high quality design, built form and streetscapes throughout residential areas.• To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Commercial	<ul style="list-style-type: none">• To provide for a range of shops, offices, restaurants and other commercial outlets in defined townsites or activity centres.• To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials, street alignment and design of facades.• To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality

The Zoning Table in the Scheme also indicates that aged care facilities are most appropriate for residential and commercial zones. In Scheme 4, grouped dwellings are discretionary use in both residential and commercial zones, an independent living complex is permitted (subject to compliance with relevant legislation) in both residential and commercial zones, a residential age care facility is permitted (subject to compliance with relevant legislation) in both residential and commercial zones, and serviced apartments are discretionary in a Commercial Zone. The latter has probably been historically considered from a tourism perspective and could be reconsidered in residential areas if they have the intent of supporting aged people.

The Scheme also sets out the R-Codes of the residential areas to determine the level of housing densification. Scheme Map 7 of the Nannup Townsite also sets out the current R-codes.

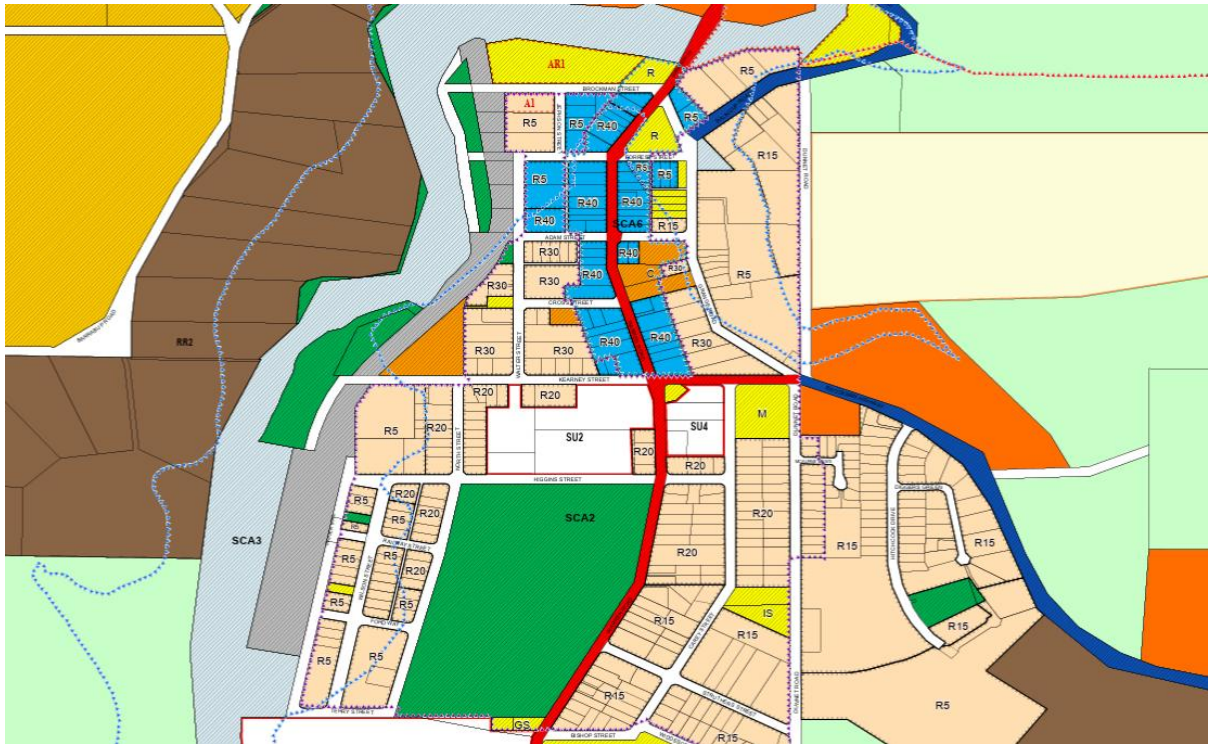


Figure 1: Nannup Townsite Map

2.6 Residential Design Codes

The Residential Design Codes can be used to determine subdivision potential. Figure 2 shows a density map for Shire of Nannup including the R-codes. These R-codes can be cross referenced with the Residential Design Guidelines [12] to determine subdivision potential. The Shire has predominantly allocated R5, R15, R20, R30 and R40 codes which will be explored.



Figure 3: Density Map

The R-Code zoning (e.g. R20, R30) dictates the number of dwellings that can be built on a particular lot. Higher R-Code numbers allow for higher housing densities. For example, R20 is suitable for low-density housing, while R60 and R80 are suitable for higher-density developments like apartments.

For example, R20 = 20 dwellings per residential site hectare (10,000m²), and R30 = 30 dwellings per residential site hectare (10,000m²). The average site size per lot has been referenced from the Design Guidelines and tabled below. It is noted that an allocation (e.g. an estimated 25%) needs be given for site access including roads.

R-Code	Av. Site Area per dwelling (m ²)
R5	2000
R15	666
R20	450
R30	300
R40	220

Figure 4: Site Area Requirements [12]

2.7 Supply of Land and Housing

2.7.1 Land

The total number of households across the Shire of Nannup is 604 (2021) [13] . The breakdown of the land sizes is considered in Figure 5. The method used considers all rateable properties and considers there to be 1,136 lots. In context of seniors and downsizing, it can be seen that the number of residential blocks less or equal to 1000m² is only 74 blocks and 7% of the existing land stock. When detailing this further, as shown in Table 1, it can be seen that the majority of these blocks are still 600m² to 1000m² and the number of blocks less than 600m² are scarce. The next section will explore how the current subdivision potential would be able to increase the provision of smaller block sizes.

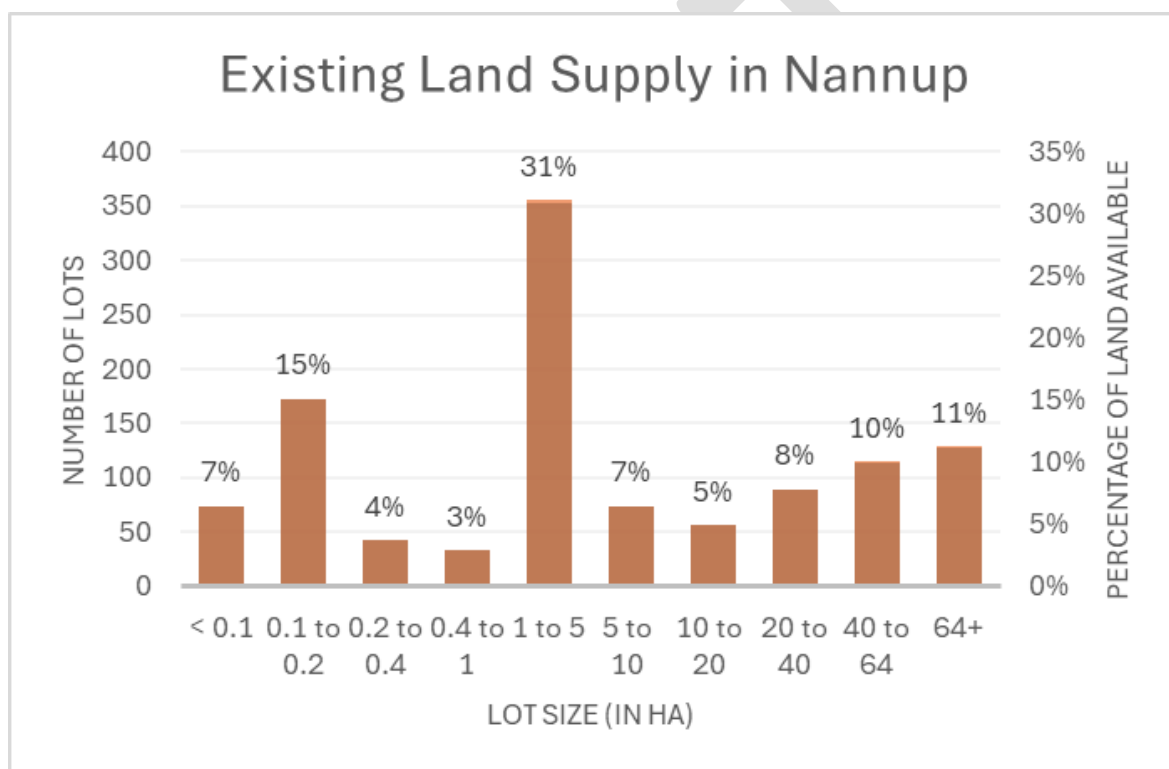


Figure 5: Existing Land Supply in Nannup

Table 1: Detailed Breakdown of Existing Land Supply of Lots below 1000m²

Size (in m2)	<200	200-400	400-600	600-800	800-1000
Number of Lots	0	0	7	23	44

It is also worthy to note that land available for purchase is appearing to be on a decline. The prices for land were steady with a median price of \$127,000 for a block (no size

specified) from 2017 to 2024 but has since 2024 rose sharply to \$206,000 in 2025 [14]. This could be associated with the relatively lower volume or supply of land in 2023, 2024 and 2025 along with the regional migration shift occurring over recent years. The price for houses has increased also, however these appear to be consistent with national trends and do not appear to have reduced in volume/turnover. The opportunity is that the local government could support further land releases through encouraging subdivision. It is noted that Shire of Nannup has recently released a subdivision factsheet to support interested individuals or entities through the process of subdividing their own properties.

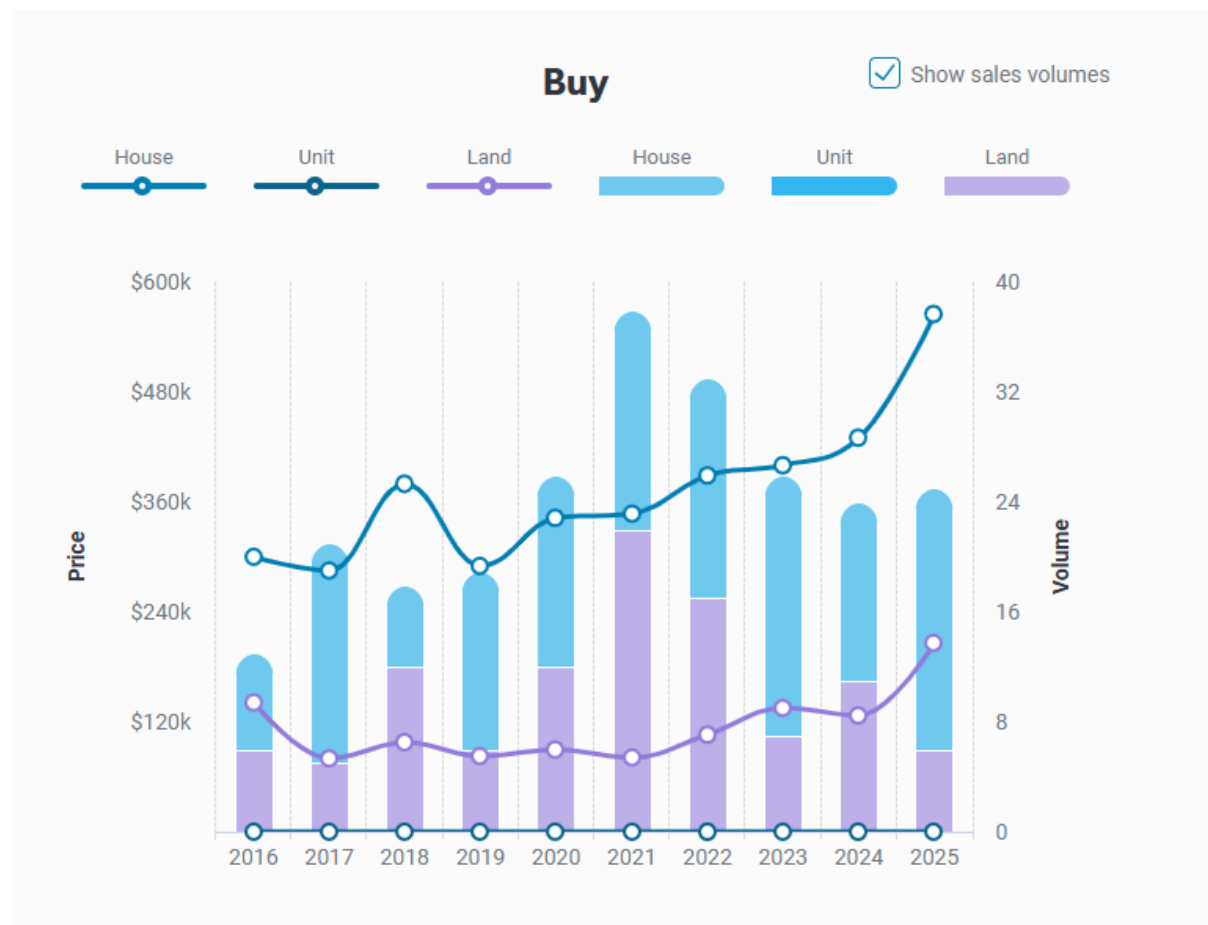


Figure 6: Land and House Prices and Volume of Sales [14]

2.7.2 Housing

The number of bedrooms within a house gives an indication of the dwelling sizes. The distribution of houses is provided Table 2. To provide a clear comparison, within the Shire there are 159 smaller dwellings (categorised of 50 x 1 bedroom dwellings, and 109 x 2 bedroom dwellings). Also within the Shire, there are 416 larger dwelling (compromised of 249 x 3 bedroom dwellings and 167 dwellings with 4 or more bedrooms). These statistics become useful when comparing to the household compositions (i.e. how many people live in each dwelling).

Table 2: Number of Bedrooms [15]

Number of bedrooms	Nannup	%Nannup
Occupied private dwellings (excl. visitor only and other non-classifiable households)		
None (includes studio apartments or bedsitters)	16	2.6
1 bedroom	50	8.3
2 bedrooms	109	18
3 bedrooms	249	41.2
4 or more bedrooms	167	27.6
Number of bedrooms not stated	14	2.3

Another good indicator on household size which gives more direct insight into the housing size relative to the demand, is household capacity. Household capacity indicates whether dwellings require more bedrooms (i.e. the houses are too small), whether dwellings have no bedrooms needed or spare (i.e. a balanced fit for household size) or whether dwellings have bedrooms spare (i.e. the houses are generally larger than the people's needs). Figure 7 shows the household capacity, with 81 % of household families indicating that there was a spare bedroom in their household [15]. Based on this census question, we can see that majority of houses are built with greater capacity than the household demand.

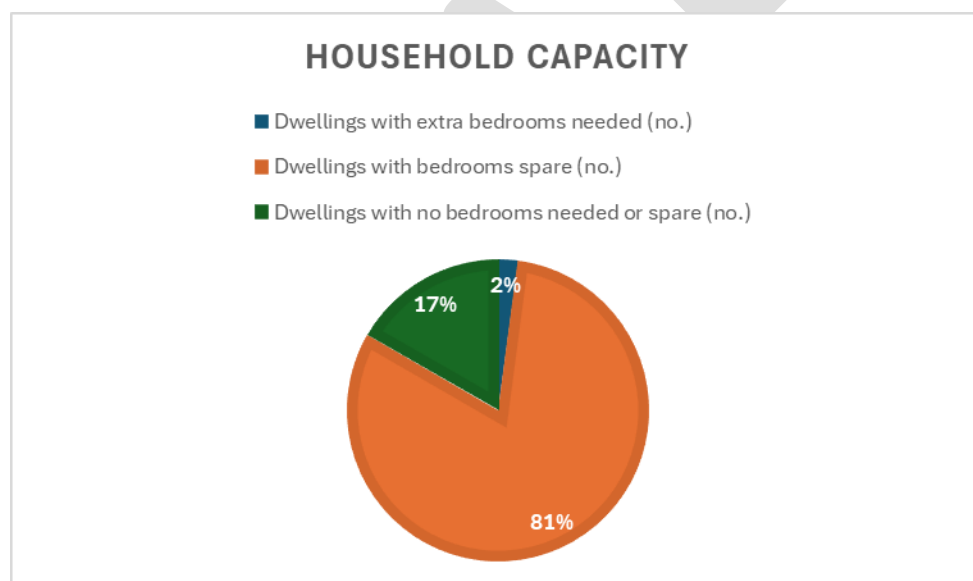


Figure 7: Household Capacity of Nannup. [15]

The conversion of some of these properties may be achievable (i.e. converting a larger home to include a self-contained studio for instance). Another strategy would be to advocate for the creation of smaller dwellings, units and ancillary dwellings.

2.8 (Re)Subdivision Potential

There is currently one main new 'greenfield' subdivision in Moonlight Ridge. This section of the report however focuses on the infill opportunity of existing properties for residents to consider undertaking. There is a significant amount of opportunity to 're-subdivide' existing lots within Shire of Nannup, particularly in the townsite. The following calculations serve as general indication of the potential of additional lots that could be created in existing lots simply based on the zoning and R-code. It should be noted the potential may not always be always practically achievable, so the information can be considered an overestimation. For instance, in Moonlight Ridge, some of the 2000m² or greater lots are zoned R15 allowing multiple lots to be created with an average 666m² in size, however many of these lot owners have chosen to build a lifestyle with one home and a smaller dwelling which is perfectly acceptable. This example simply clarifies that while the subdivision potential is available, it does not reflect the actual outcome of development.

In Nannup's town centre there are several properties with significant subdivision potential near the CBD. Figure 8 shows this potential. It is recommended that Town Centre Design Guidelines are developed to ensure good planning and design outcomes around town centre. For instance, there are areas with high density R-codes plus having commercial potential. Design guidelines would ensure both potentials are met in a balanced manner.

There are a wide range of properties with a 'two lot in total' potential in the greater townsite. This would imply that if the house is placed in a fortunate position on the block it can be practically subdivided into two lots. Many of those properties are in Residential R20 or Residential R15 areas, which would mean that even after subdivision, the minimum area is also sufficient for ancillary dwellings. This means that these lots have significant potential to create housing availability for the community. If planned upfront, these could be designed into developments. While these developments may impose a level of concern around less amenity and privacy, they are great opportunities for seniors to downsize and keep an independent dwelling while co-locating on the same or nearby block as friends or family.

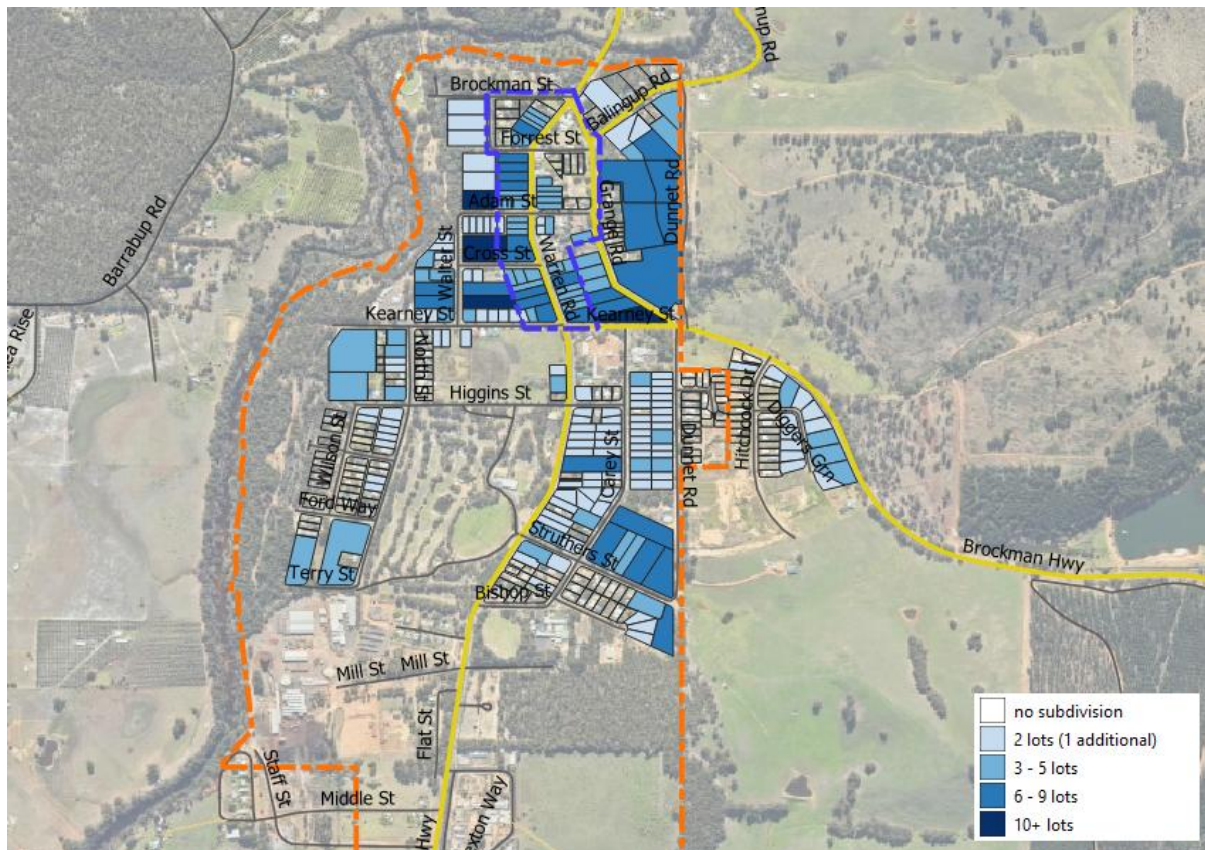


Figure 8: Resubdivision potential map

Table 3 below shows the subdivision potential in numerical format. It shows the current number of lots for each zone, and the average potential subdivided lots. It takes an allocation of 25% of the land size in mind for access and roads to calculate the potential additional lots that could be created. The new people potential is based on each additional lot having one dwelling with an average household size of 2.6 people. Again, it should be reiterated that this data is an overrepresentation of what will likely be the actual outcome as people may choose larger blocks and not choose to maximise their subdivision potential. It does however clearly show that there is significant opportunity for people to create housing availability in Nannup's town centre should they choose to activate this option. It should be noted that connection to sewerage is a prerequisite for subdivision and this is currently a limiting factor under the control of the Water Corporation.

Table 3: Resubdivision potential (based on zoning and R-codes)

	Zone purpose / size	Current Lots	Potential of Additional Lots	New People Potential
Residential R5	2000m ²	78	39	101
Residential R15	666m ²	132	110	286
Residential R20	450m ²	88	94	244
Residential R30	300m ²	34	131	341
Residential R40	220m ²	48	158	411
Rural Residential*	1 ha to 4 ha.	102	48	125
*ONLY considers Lots in "Nannup North", North of Brockman Highway				
Total Potential				1508

The table also indicates an estimate on the potential of the blocks that could be created in the locality known as North Nannup. This is a Rural Residential zone outside of Nannup's main townsite. It is noted that North Nannup requires a Level 3 Bushfire Risk Assessment to determine the possibilities of subdivision including the formalising of Gracillis Track and whether it would meet the bushfire regulations before subdivision can be realised here.

3.0 Needs Assessment (Demand)

3.1 Population Growth

The overall population of Shire of Nannup has increased steadily to about 1632 people in 2023 [16]. Approximately a third of the population, around 541 people, are 65 years of age or older. Approximately half of the population, 818 people, are 55 years of age or older. This is particularly relevant as people start to anticipate and plan their retirement and housing earlier than practically required. A Western Australian study suggests that many adults decide to move between ages 55 and 75 for a variety of reasons [17].

Table 4: Population Growth [13]

	2018	2019	2020	2021	2022	2023
Total Population	1440	1487	1547	1575	1593	1632
Population Growth		3.3%	4.0%	1.8%	1.1%	2.4%

The average population growth rate between 2018 and 2023 is 2.5%.

Based on the current (2023) population and a 2.5% growth rate, assuming no supply restrictions, the population could grow by approximately 40 new people or more per year.

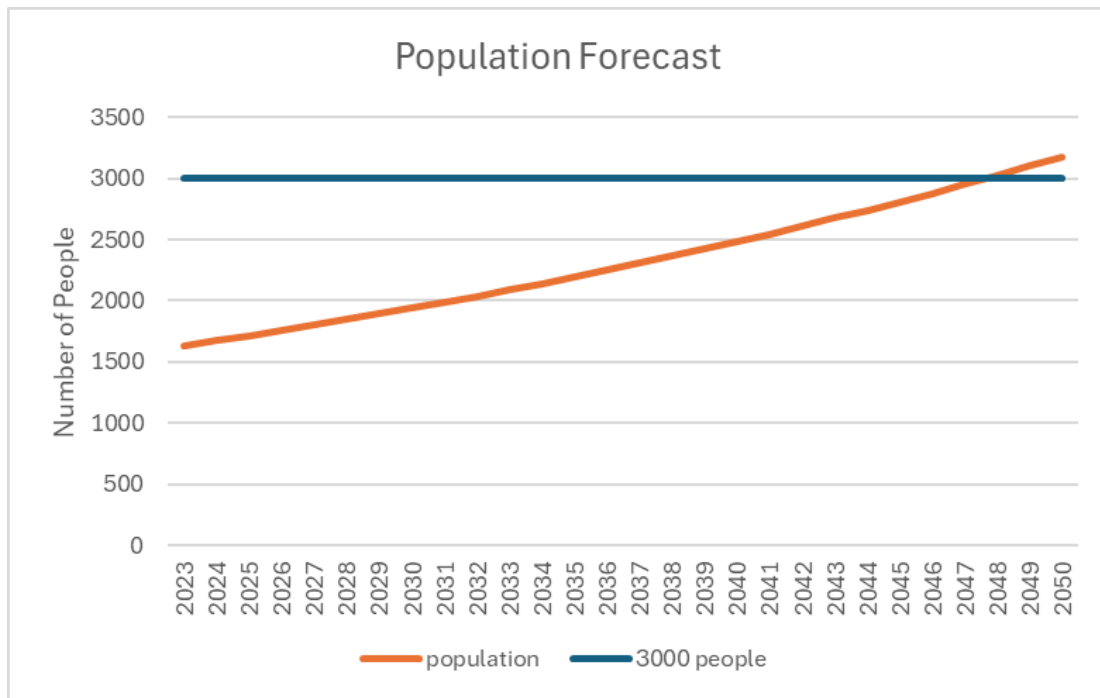


Figure 9: Population Forecast [13]

In very simplistic terms, with a consistent growth rate of 2.5%, and no supply restrictions, the population could reach about 3,000 people by 2048. Therefore, the needs quantified for the current (2023 data) population, could be expected to double by 2050.

3.2 Household growth

Table 5: Household Growth [13]

	2011	2016	2021
Total households (no.)	519	516	604

The average household size (no. of persons) as of 2021 is 2.6 person / household.

The average number on new households between 2016 and 2021 was 18 per year. This would equate to approximately 46 new people per year.

3.3 Building Approvals

Table 6: Building Approvals [18]

Year	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Building Approvals (No.)	5	16	13	14	12	12	8	21	10	9	13

The average number of houses approved are 12 per year, with a spike in 2020-21 of 21 building approvals.

Given an average 2.6 people per household, and approximately 12 new houses being built per year, the population is expected to increase by 31 people per year.

3.4 Household Composition

To determine the type of houses needed, it is important to understand the different types of households and their housing preferences. Figure 10 indicates the household composition in Nannup. When the category of 'family households' is discerned into categories of singles/couples with children and couples without children, clearer assumptions can be made regarding household size [19]. For instance, couples without children are two person households, whereas singles/couples with children can range from at least two people to more typically families of 3 or 4 people, or more. Single person households are houses whereby there is a sole resident, and group households exists where there are two or more unrelated people living together. One perspective may be that these people are living together for affordability reasons and may prefer to live in more suitable housing if it were available, however it does not influence the demand of houses significantly as it is only a small portion.

Only 25% of households are single parents or couples with dependent or non-dependent children who would typically require 3 or 4 bedrooms dwellings (or more) [13]. Majority (75%) of households are households without children, people living alone, or grouped households. Arguably majority of these households would be suited to smaller dwellings with one or two bedrooms. Unless people were deliberately buying larger 3 or 4 bedroom houses for lifestyle, storage, a study, or guest bedroom(s), most of the housing stock is not matching the required household profile.

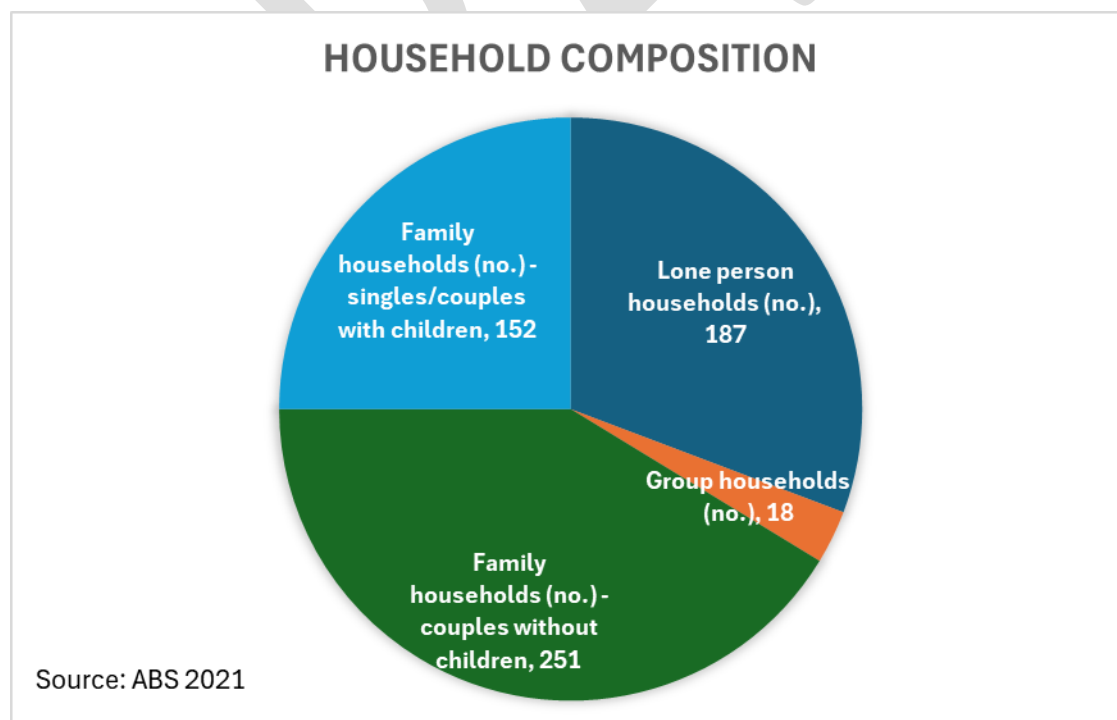


Figure 10: Household Composition [16]

3.5 Affordability

The supply for Social and Affordable Housing appears to be sufficient for those who are eligible. There are currently 9 units at Danjangerup Cottages, and potential to expand if required. It is noted that there is demand for future development of housing that falls outside of the Social and Affordable Housing criteria.

The affordability of seniors is generally low. Figure 11 indicates the weekly income specifically for people age 50 to 80 years of age. The income depicts their usual weekly income including pensions and super. When these personal weekly incomes are considered to cover a 30% rent or mortgage to income portion, the affordability or lack of affordability for single seniors becomes apparent.

One fifth of the population, aged 50 to 80 years of age, in Nannup has below \$300 per week personal income. Negative income in the Census includes people who own their own business and report negative income due to losses or negative gearing of rentals [20]. These people could be very financially at risk. Hopefully in these circumstances, they are financially supported by a partner (so they have a greater household income) and/or they own significant equity in their home. In cases where their personal income is less than \$27,440 per year (\$528/week) and their cash asset is below \$38,400, they would be eligible for Social Housing which is available at Danjangerup Cottages in Nannup [21]. There is also the option of Affordable Housing at Danjangerup Cottages, which allows for slightly higher income and asset threshold.

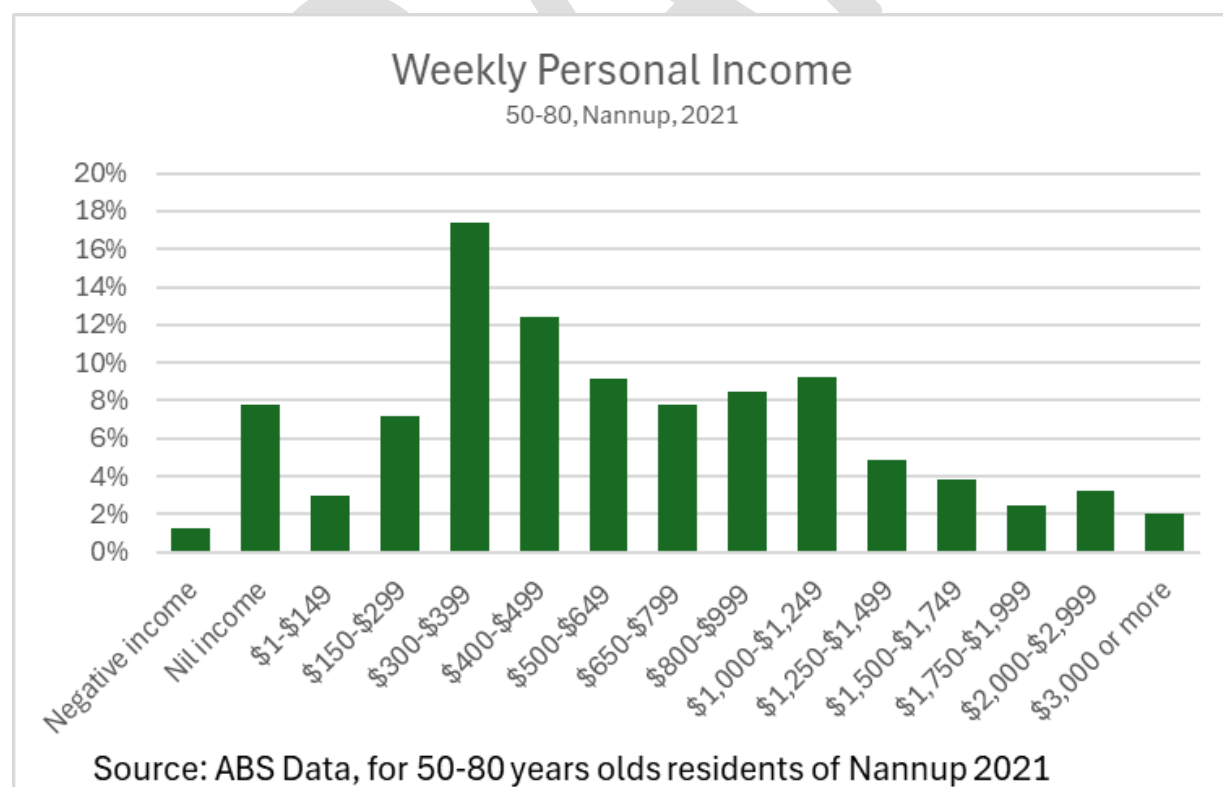


Figure 11: Weekly Personal Income for Residents age 50 and older

The median sale price for housing in Nannup, as of July 2025, is \$565,000 with there being little variation in prices between 2 bedroom, 3 bedroom and 4-bedroom houses [14]. The average rent is \$600/week in July 2025 [22] and at the time of this analysis, there are no properties available for rent. When this is compared to personal income of seniors, it becomes very evident that it is difficult for seniors to afford the market rent. This is especially true for singles.

Property ownership within Shire of Nannup is comprised of [14]:

- 39.4% fully owned
- 36.4% being purchased
- 25.1% being rented
- 0.9% other tenure.

This data is not known specifically for seniors, however people are encouraged to reach a point of full ownership by retirement age, where possible, to avoid financial stress when they transition to retirement.

To create financial security, there may be an opportunity to downsize to create a more comfortable financial situation. Figure 12 below shows the percentage of Australians that can afford to pay an outright price based on a particular threshold on the basis of household wealth. For instance, 64% of Australians are expected to own \$350,000 or more in wealth. Therefore, rough assumptions can be drawn about what constitutes as affordable housing especially for Seniors who can be observed to have low levels of income. The need for affordable and alternative means of construction, to create products below the current median market price are also required. It is therefore crucial that the Shire of Nannup considers facilitating affordable housing stock that is both affordable to purchase and to upkeep. It is suggested that the key to this is housing diversity, not only smaller lots but also smaller units, town houses and duplexes. Energy efficient design can also help to reduce the operational costs of the house.

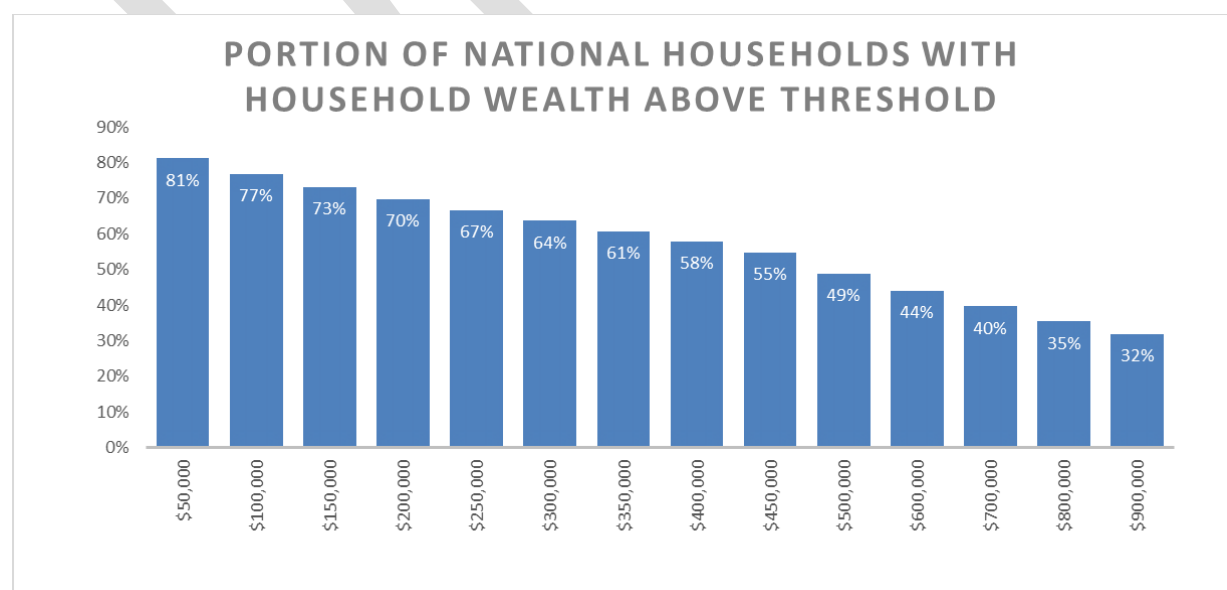


Figure 12: Distribution of National Household Wealth [23]

3.6 Residents Needs / Consultation Outcomes

3.6.1 Seniors Housing Report (2023)

Community consultation was held in 2023 [2] in reference to the proposed Seniors Housing Precinct. This was attended by 75 people from the following types of ownership and lifestyle:

- | | |
|------------------------------------|-----------|
| • Rural land over 10 acres | 8 people |
| • Up to 10 acres | 16 people |
| • In town | 54 people |
| • Senior person living with family | 1 person |
| • Visitor | 1 person |

The aim was to inform residents of the commencement of community consultation for seniors housing and to receive feedback on what residents believed to be important in future design, including community amenities, open space, and access/egress.

The outcome is that were three clear groups identified:

1. Downsizers - those seeking to downsize and purchase small lot sizes (**300-500m²**) blocks in or close to the Nannup townsite.
2. Independent Living - Grouped Dwelling.
3. A small number seeking assisted live-in care in the immediate future.

The results also showed each group can further be split into 2 categories, one being self-funded and the other being social based housing, the vast majority were classified as self-funded.

Social based housing requires people to register on a waitlist to establish demand for this type of housing. This waitlist is with the Department of Communities (Housing Authority). It is predicted that these groups will only grow into the future.

The design preferences highlighted for independent living in the consultation included:

- Independent Living Group Dwelling Housing
- Two bedrooms Self-contained, no duplex or joining walls.
- Universally accessible: handrails in wet areas
- Double bay carports or wide bays
- One way drive access/egress throughout the precinct
- Ambulance entry/access Concrete pathways (not brick paving)
- Each unit to have small garden or patio area.

- Eco-friendly, incorporating solar power.
- Rainwater tanks Units to incorporate smart technology,
- Wifi
- 24 hour emergency response alarms.
- Outdoor power points for gopher charging
- Electric car charging point
- Small shed or area for storage
- Good outdoor lighting
- Independent metering of gas, water, electricity
- Reverse cycle air-conditioning/heating
- Not gated.
- Each unit to have security cameras.
- Consideration for bin areas and recycling
- Pets allowed
- Onsite manager/caretaker/gardener
- Visitor parking
- Shared community space that incorporates:
 - Library
 - Covered BBQ area with comfy outdoor furniture
 - Bar
 - Community room
 - Space that family and visitors are able to access

3.6.2 The Nannup Aged Housing Plan (2012)

The Nannup Aged Housing Plan (2012) surveyed people aged over 50 in the Shire of Nannup [24] with 78 responses received. The data could be revalidated to determine a more current understanding, but in the meantime, it can form a basis of choices and preferences.

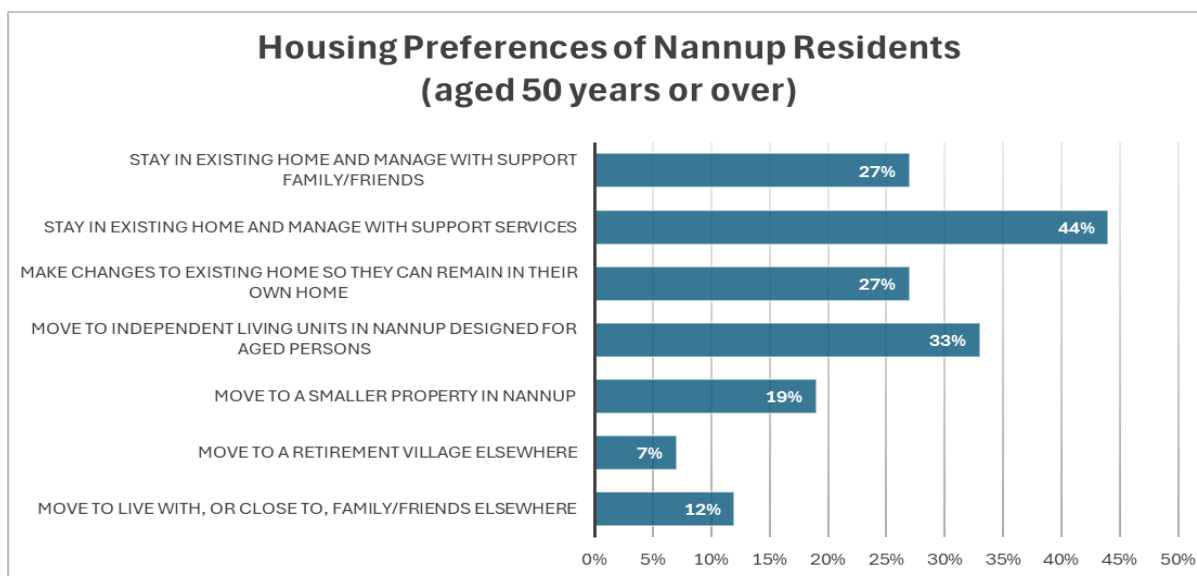


Figure 13: Seniors Housing Preferences

This document is likely out of date and further engagement with seniors would need to be held to determine current preferences.

3.6.3 Summary of Needs

To get an approximate indication of how many people this equates to for the current population of Nannup, the table below can be considered. It is based on the relative proportions of the survey in the Nannup Aged Housing Plan (sample size of 78) and extrapolated to all people over 50 for the current age profile of Shire of Nannup. People had the choice to identify with multiple options, so the data is not mutually exclusive. Based on rough population projections, the number of people could also be estimated to double over the next 25 years and by 2050.

Table 7: Consultation Outcomes Applied to Current Population (2023)

Stay in home	% of over 50s	no. of people
Stay in existing home and manage with support family/friends	27%	245
Stay in existing home and manage with support services	44%	400
Make changes to existing home so they can remain in their own home	27%	245
Move within Nannup		
Move to independent living units in Nannup designed for aged persons	33%	300
Move to a smaller property in Nannup	19%	173
Depart Nannup		
Move to a retirement village elsewhere	7%	64
Move to live with, or close to, family/friends elsewhere	12%	109

Based on these assumptions, there are currently about 245-400 people wishing to stay in their existing homes with support services or by making changes to their existing home. The available support services in Nannup are extensively detailed in the Seniors Strategy. There will be a few options explored in this report on how to adapt an existing home so they can remain in their home. Primarily, there is the option of subdivision to release equity from your property to support retirement, while also minimising the upkeep burden.

There is the option of an ancillary dwelling on your property to relocate in to and/or use this dwelling or the primary dwelling as additional income. There are also a range of liveable design principles quoted in this report to consider if retrofitting an existing or designing a new building to integrate universal access and keep seniors in mind.

There are expected to be approximately 173 – 300 people who are currently looking to downsize. Similarly, the opportunity to subdivide will provide smaller lot size. There is also a strong need for independent living units, and the Strategy will explore sites where this could be initiated. It is important to note that it is presumed that people surveyed here are asking for senior specific independent living units (i.e. 55+ precincts) and that there is likely also a greater need for smaller units to support all ages and tourism, which may at times be competing. The Nannup Arts Recreation Tourism Liveability (NARTL) Master Plan clearly identifies these as two separate components and would unlock a significant supply of housing in this regard.

Approximately 64-109 people in today's terms would like to depart Nannup, assumingly triggered when they become less capable of self-care, to either family/friends or a retirement village. While the choice to be cared for by family is a personal preference, it could also be linked to the lack of local facilities. Approximately 64 people in Nannup over 50 would like to move to a retirement village now or into the future. To detail this further, Property Council of Australia estimates that 7.5% of older Australians (65+) will want to live in a retirement village [25]. This would equate to approximately 41 people in Shire of Nannup who are 65 or over who would be willing and more ready to go into a retirement village. It would be worthwhile exploring the viability of a retirement village of this scale with commercial providers. This report highlights several land parcels and opportunities to explore.

4.0 Gap Analysis

4.1 Smaller Lots

The creation of small residential lots offers a practical solution to improve housing affordability and to support the needs of senior residents. By enabling smaller, more manageable and cost-effective parcels of land through zoning and R-codes, local governments can encourage the development of compact homes that are easier to maintain and more financially accessible for retirees on lower incomes. These smaller lots can help diversify housing options in Nannup, where traditional large blocks may no longer suit the changing demographics. Moreover, strategically planned small-lot developments in the Town Site near essential services can foster more inclusive, age-friendly communities while stimulating local economies and addressing broader housing supply challenges.

The Shire of Nannup has recently released a Subdivision Fact Sheet, and provides support, for residents who are able to subdivide. This offers a great opportunity for seniors to downsize and realise equity from their property to support their retirement.

4.2 Retirement Villages

There are currently no retirement villages within Nannup [26]. There are retirement facilities from surrounding towns and large regional centres, particularly coastal areas that have more health care services such as Busselton and Bunbury. Although these are attractive options, residents are often only moving because there is not an option locally in Nannup.

The definitions of retirement villages and options within vary, but the following classification can provide an overview and indication of care needs.

1. Villas & Independent Living Units (ILUs)

- For independent retirees needing little to no daily assistance.
- Range in size from 1–4 bedrooms.
- Can be standalone homes, strata, townhouses, or apartments.

2. Serviced Apartments

- Suitable for residents needing light support (e.g. meals, cleaning, personal care).
- Typically 1–2 bedrooms with small kitchens.
- Can include 24-hour support services.

3. Home Care Services in Retirement Villages

- Many villages offer optional home care support (e.g. personal care, domestic tasks, transport).
- Services incur extra costs but may be subsidised through Government Home Care Packages.

4. Co-located Residential Aged Care

- Some villages also include aged care facilities on-site.
- Allows residents to stay in the same community as care needs increase.
- Entry requires an aged care assessment (ACAT).

Baptist Care [27] identifies four main types of retirement villages in Australia: traditional retirement villages, rental retirement villages, assisted living apartments, and land-lease villages.

1. Traditional Retirement Villages:

These villages offer independent living units or apartments, often with communal facilities like swimming pools, bowling greens, and social spaces. Residents typically own their unit or have a long-term lease or license to occupy.

2. Rental Retirement Villages:

In these villages, residents rent their homes and have an agreement governed by a retirement village residence contract. This model offers flexibility and may make residents eligible for Commonwealth Rent Assistance, according to Consumer Protection WA.

3. Assisted Living Apartments:

These are serviced apartments within a traditional retirement village that provide basic services like cleaning, laundry, and meals. Some also offer access to allied health and nursing services, making them suitable for those who need some support with daily tasks while maintaining a degree of independence.

4 Land-Lease Villages:

In this model, residents own their home but lease the land it's situated on. This structure can offer a more affordable entry point into retirement living, according to BaptistCare.

In the Seniors Housing Plan consultation [24], the community's preference between rental, life occupancy (with guarantee of residential value upon sale) and private ownership were relatively evenly distributed.

In a report by the Property Council of Australia, it highlights the key planning initiatives that can be taken to support development of retirement villages [25]. The most influential factor to support development was found to be clear commitment from the local government.

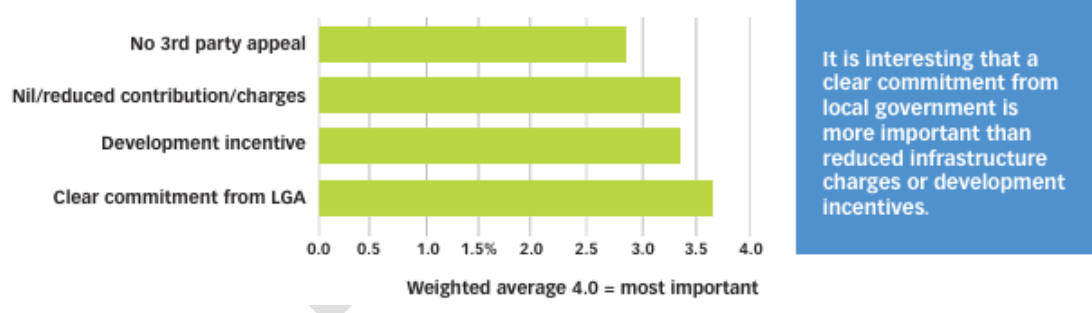


Figure 14: Planning Initiatives that Support Development [25]

4.2.1 Case Study of Geegeelup Village & Retirement Home (Bridgetown)

Geegeelup Village and Retirement Home in the Heart of Bridgetown serves a good case study of a small rural town proving for seniors housing options. The Shire of Bridgetown-Greenbushes has a population of approximately 5,238 people [28] and, like Nannup, has

a higher portion of older people with a median age of 51. Geegeelup Aged Care Facility commenced its operations in the 1980s and is the only residential aged care facility in Bridgetown [29]. It employs 73 staff (many part-time) and aims to create local employment (rather than people residing outside of the town or using agency staff). Some of the retirement houses are used to provide transitional housing for staff. It currently provides:

- Aged Care Facility - 32 Bed Aged Care Facility – private rooms with ensuites
- Independent Living – 54 Independent Living Units (40 Lease for Life and 14 Rental)

The wait list for the independent living units is 78 people. There is no 'waitlist' as such for the aged care facility as the needs of the people are most often immediate. Priority goes to people leaving hospital who cannot return home and those who are identified as having a high care need on the Aged Care Assessment Team (ACAT) Assessment. While the facility does cater for some levels of dementia, it does not provide a memory support unit and similar to Nannup, those people are referred onto appropriate facilities which are currently only available in Perth.

The facility has been master planned to expand particularly focusing on doubling the aged care facility to accommodate 64 beds. Once constructed, the beds are expected to be filled within 2-3 years along with the staffing and facility's capacity. The demand for those 65 beds appears to be existing.

To gain some benchmarks for Nannup:

- 64 bedrooms in an aged care facility for a population of 5,527 (Bridgetown) people would equate to 19 beds for a population of 1,632 (Nannup). As the population grows, the capacity would also need to grow. Therefore, it is recommended that one site be considered that could accommodate approximate 40 beds, rather than consider a site that cannot later be expanded upon.
- 54 Independent units for a population of 5,527 (Bridgetown) people would equate to 16 units for a population of 1,632 (Nannup). Similarly, as the population grows, the demand would also grow. While it would be ideal to have the capacity to house 32 units, if several nearby sites that require separate management to accommodate provision, this can be considered. This is considering that people living in these units are generally more independent and mobile.

4.3 Independent Living Units

There is a need for independent living units that are non-means tested. There could be up to 300 people who are willing to move to independent living units. Independent Living Units could offer a range of benefits for seniors, promoting autonomy while providing a

safe and supportive environment. These units are typically designed with accessibility in mind with single-level layouts, and minimal maintenance requirements, making daily life more manageable as people age. This arrangement also fosters a strong sense of community, reducing social isolation through shared amenities and regular activities. Importantly, they allow seniors to remain in their local area close to friends, family, and familiar services, maintaining vital social connections. Financially, units are often more affordable than traditional housing or aged care facilities, giving seniors greater control over their living arrangements while preserving their independence for as long as possible.

If new independent living units for the seniors are constructed, the community [24] has requested the following design features:

- Walking distance to shops and other services
- On flat ground
- Well appointed, accessible and affordable
- Have a pleasant garden setting which encourages interaction between residents e.g. shaded seating, a communal gazebo and/or BBQ
- Funded in a realistic manner (i.e. not through a large loan which will be difficult to service)

5.0 Strategies and Initiatives

5.1 Housing Targets

Strategy: The Shire of Nannup will establish and manage a Seniors Housing Register to capture the live demand for various housing types. This register will be communicated to third party provider to indicate demand and lobby for further housing development.

The goal of setting housing targets is creating housing affordability and diversification. Setting clear targets for the number and types of housing to be delivered can be useful. Through previous consultations, there is an indication of the level of demand. It is however recommended that the focus should be on a wider mix of housing types, rather than exact numbers.

High Level Targets:

- The availability of Social and Affordable Housing is currently 9 units at Danjangerup Cottages. While the waitlist indicates there is currently low demand for these cottages, the site has capacity to expand into the future [1].

- It is estimated that there are at least 41 people in Shire of Nannup who are 65 or over who would be willing to go into a retirement village.
- There are expected to be approximately 173 – 300 people who are currently looking to downsize and are interested in independent living units.

5.1.1 Seniors Register

The Seniors Strategy recommends the development of a Seniors register to capture ‘live’ demand. It is important to keep track of actual demand to support business cases and advocate for commercial operators. A similar approach has been successfully implemented by the Shire of Donnybrook, giving a more accurate overview of demand (including future demand) for housing than the Department of Communities waitlist alone. Any seniors with lower income and assets could then be contacted by Alliance Housing (who manage the Danjangerup Cottages) to determine their eligibility and interest. Anybody outside this category would then be captured by the Shire to determine demand for other forms of seniors housing. As funding becomes available and projects progress, the Shire will have a ready database to prove demand for commercial providers and/or grant applications.

There is also consideration of using such a Register, or similar, to enable aged Nannup residents to be ‘VIP’ or get priority to purchase a smaller block or dwelling as part of a staged release to support those requiring relocation in town and aging in place. The secondary benefit created is that as residents downsize, this is expected to release larger blocks and dwellings to the market for families.

5.2 Housing Diversity

Strategy: The Shire is to collaborate with developers and social/affordable housing providers to diversify seniors housing supply in Nannup.

Housing diversity ensures that there is a range of options available to meet the needs of various household profiles and compositions. Currently 93% of the market is separate or standalone houses [28] and majority of these are larger homes. A range of housing options would better improve the community’s different needs and preferences, including unit development, duplexes and apartments.

According to the Property Council of Australia, there are a range of housing choices available to seniors, including: [25]

- Staying in the family home
- Downsizing to an apartment within a standard residential development
- Retirement villages
- Relocatable homes parks (also called lifestyle or manufactured home parks)
- Residential aged care
- Living with adult children/relatives

There is also a need for smaller blocks, particularly those under 600m² to allow people to downsize. These block sizes can be achieved with the current zoning, subject to sewerage and meeting appropriate legislation.

5.2.1 Affordable Housing

It is understood that there are several properties owned by the State Housing Authority for Public Housing, within the Shire boundaries. Additionally, there are 9 units at Danjangerup Cottages which are used for social and affordable housing.

The next level would be to create affordable houses. This can be considered from a few perspectives:

Build Efficiently

- Build efficiently by simplifying architecture.
- Use basic shapes (e.g. rectangular, or square) to reduce material waste.
- Avoid complex rooflines or design features
- Consider smaller footprints (e.g. 70m² units for singles or couples).
- Limit customisation – standard plans reduce design and approval costs.
- Modular & Prefab Construction
 - Off-site prefabrication reduces time and labour costs.
 - Modular housing is scalable and consistent in quality.
 - Consider Lightweight construction and/or local materials
- Multi-Residential vs. Single-Family Dwellings
 - Duplexes, triplexes, or small apartment buildings use land more efficiently and reduce per-unit costs.

Effective Land Development

- Focus on infill development (e.g. unused or underdeveloped parcels).
- Build in areas with existing infrastructure (water, roads, sewerage).
- Consideration of Nannup utilising underutilised crown land to develop parcels of land for residential purposes.

Incentivise Private Development (Supply side)

- Offer density bonuses, rating holiday period, or fee waivers in exchange for including affordable units.
- Use public-private partnerships (PPPs) to co-develop mixed-income housing.

5.2.2 Retirement or Lifestyle Villages

In Western Australia, retirement villages or lifestyle villages are purpose-built residential communities designed for people aged 55 years. The benefits of this include that older people can live a more manageable, community-focused, and often a lower-maintenance lifestyle.

A case study from Western Australia, indicated that many adults choose to move between ages 55 and 75 [17]. The reasoning is considered variable and complex. Another Australian study indicated that factors that influenced changes in living arrangements, particularly the choice for or against retirement villages, included provision of outdoor living areas, support in maintaining independence, assisted living facilities, and accessibility to medical facilities [30]. Creating clusters of seniors housing can improve safety, social amenity and level of services to these areas.

Negative perceptions was a fear of losing independence and privacy [30].

Specific to Nannup, it is important that a retirement or lifestyle village is near the town's CBD. Due to the significant heritage and character of Nannup, it is also important the facilities continue to reflect the garden village concept as noted in the Shire's heritage policies. Furthermore, integration with the town precinct needs to be carefully designed considering aspects such as pathways, walkability and the trails networks. There are also several key Seniors facilities that need to be considered for linkages.

5.2.3 Tiny Home and Co-living Precincts

Creating tiny-home villages or micro-unit clusters could offer both independence and social connection. Shared amenities such as communal kitchens, gardens and lounge spaces foster informal daily interaction, reduce loneliness, and allow residents to share resources and costs. Encouraging alternative housing forms like these, especially for single adults and seniors could help with affordability.

Tiny homes offer substantial savings. These costs are substantially lower than conventional housing, and complemented with energy-efficiency, solar, and low-maintenance designs, the ongoing expenses for seniors can also be reduced.

The Government supported a pilot project in March 2024 that rolled out four modular tiny homes specifically for seniors in Spearwood, each around **43 m²**, built by Summit Homes at **\$250,000** per unit [30]

The Shire of Nannup has a fact sheet on Tiny Homes [31]. It provides clear classification on those on wheels and those that are not on wheels. Tiny homes not on wheels are usually considered as single houses or ancillary dwellings. Within the Shire of Nannup, Tiny Houses on Wheels are not permitted to be used as a permanent means of habitation (such as a dwelling) on properties that are not approved as a Caravan Park.

It should be noted that the per meter cost of tiny homes are often higher than slightly larger buildings. It may be worthwhile considering 'granny flats' at approximately 70m² for better overall value.

Modular builders (Summit/Country Builders, Capsule, Treehab) appear to serve regional WA with tiny homes and granny flat buildings. There is also a company Nannup Tiny Homes which have constructed a tiny home at the Nannup Caravan Park.

Co-living models is whereby residents have private bedrooms and bathrooms but share common living areas, can also provide affordability and companionship. These arrangements are particularly valuable for older women and men who live alone on limited incomes. The scale and replicability of these models similar to other building forms discussed under the affordable housing section, often provide significant savings and a more affordable per unit cost.

5.2.4 Case Study of Boyanup Tiny Home Project (Capel)

The Shire of Capel has received a tiny home project for a site in Boyanup. The development application is for a tiny home community at Lot 9 (44) Stephen Street, Boyanup [32]. The development includes 48 tiny home sites, a caretaker's residence, and communal facilities. There are proposed to be centralised waste and waste water treatment facilities and the sizes range from 20m² to 50m².

It is an innovative project, that could benefit the community with affordable living and low maintenance homes. Specifically, keeping seniors in mind, the type of development could offer an inclusive community close to a town centre (given the relatively small footprint). It could however pose issues for seniors with small spaces and height of entry not providing a good level of access. It is not purpose-built for ageing in place and would require design changes to meet the needs of older seniors or those requiring ongoing care. It will continue to be a good case study to observe infrastructure costs, and ongoing management and maintenance.

5.2.5 Ancillary Dwellings / Granny Flat

An ancillary dwelling is commonly known as a granny flat and is a self-contained dwelling on the same site as an existing home. It may be attached, integrated, or detached from that home. The Shire of Nannup also has a fact sheet to support the community to understand the regulations around ancillary dwellings [33].

For an ancillary dwelling to be permitted, the property must be zoned Residential under Local Planning Scheme No. 4. The lot is required to be at least 350m² and the ancillary dwelling is no larger than 70m². Setback and other R-Code requirements are also to be met [33].

Compared to tiny homes, ancillary housing represents better value, with lower cost per square metre but less flexibility. It would serve as a more spacious option, and therefore potentially more comfortable, especially as a long-term and permanent living option for seniors.

Anybody can live in an ancillary dwelling, be that family, friends, or tenants. An ancillary dwelling does provide a unique opportunity for those who are related. Intergenerational housing refers to residential living arrangements where people from different generations, such as children, parents and grandparents, live together or in proximity. This would also benefit seniors with receiving care and support as they become more dependent.

It is important to prioritise subdivision or an overall site plan, in a scenario where both subdivision and an ancillary dwelling is possible. For instance, a larger residential block may be subdividable to two lots with each lot having the capacity for an ancillary dwelling, therefore creating four dwellings. However if an ancillary dwelling is placed without consideration for subdivision, it could compromise the future subdivision potential and thus the full housing potential of the site.

When considering the development of a site, it is also worthwhile to consider the quality and state of the existing buildings. Some investor reports suggest that the introduction of ancillary dwellings, can compromise the investment feasibility of a full redevelopment. In some cases, demolishing the entire site's structures for a new duplex or townhouses can present for better design and living outcome.

5.2.6 Subdivision

The Shire of Nannup has released a subdivision fact sheet [34] to help people to understand the Subdivision Process in Western Australia. While the Shire cannot help with preparing the application, they can support residents by providing them initial advice. Subsequently, the Shire recommends that individuals engage a subdivision consultant or town planner.

As properties begin to subdivide, the range of blocks sizes in the town centre will improve. Particularly smaller lots will be created, which will support seniors who are seeking to downsize.

5.2.7 Worker Accommodation

The Shire of Nannup could also investigate providing worker accommodation. There is a need for worker accommodation for a variety of sectors including health practitioners to support health care for Seniors.

5.3 Liveable Design Principles

Strategy: The Shire will provide information about building suitable housing standards for seniors to improve accessibility in built form.

There are several strategies/options of transitioning to more age-appropriate housing. These include retrofitting current home to suit needs, designing a home with liveable principles and purchasing a home with liveable principles. In all cases it is important to consider buildings universal access and seniors in mind.

The Liveable Housing Design Guidelines [35] provide 15 key housing design elements to consider. The National Construction Code (NCC) 2022 is understood to incorporate and expands upon the principles outlined in the Silver level of the Liveable Housing Design Guidelines. As a high-level overview, the housing design elements include:

1. Dwelling Access:

- Safe, continuous, step-free pathway from street/parking to a level entrance.
- Minimum width: 1000mm (Silver), 1100mm (Gold), 1200mm (Platinum).

2. Dwelling Entrance:

- At least one step-free entrance.
- Minimum door width: 820mm (Silver), 850mm (Gold), 900mm (Platinum).

3. Internal Doors & Corridors:

- Comfortable movement between spaces.
- Minimum door width: 820mm (Silver), 850mm (Gold), 900mm (Platinum).
- Corridor width: 1000mm (Silver), 1200mm (Gold/Platinum).

4. Toilet:

- Ground-level toilet with clear circulation space.
- Minimum clearance: 1200mm forward of toilet (Silver), 1200mm width (Gold), enhanced dimensions (Platinum).

5. Shower:

- Hobless shower recess for easy access.
- Minimum dimensions: 900mm x 900mm (Gold), 1160mm x 1100mm (Platinum).

6. Reinforcement of Bathroom & Toilet Walls:

- Reinforced walls for future grabrail installation.
- Noggings or sheeting reinforcement required.

7. Internal Stairways:

- Designed for safety and future adaptation.
- Continuous handrails (Silver), wider stairs and closed risers (Gold/Platinum).

8. Kitchen Space:

- Clear space for movement and adaptation.
- Minimum clearance: 1200mm (Gold), 1550mm (Platinum).

9. Laundry Space:

- Clear space for movement and adaptation.
- Minimum clearance: 1200mm (Gold), 1550mm (Platinum).

10. Ground-Level Bedroom Space:

- Space for a bedroom on the ground level.
 - Minimum clearance: 10m² (Gold), enhanced circulation space (Platinum).
- 11. Switches and Powerpoints:**
- Easy-to-reach heights.
 - Light switches: 900mm–1100mm above floor (Gold/Platinum).
 - Powerpoints: Minimum 300mm above floor.
- 12. Door and Tap Hardware:**
- Easy-to-use lever or D-pull handles and taps.
 - Installed at accessible heights (Gold/Platinum).
- 13. Family/Living Room Space:**
- Clear space for movement.
 - Minimum free space: 2250mm diameter (Platinum).
- 14. Window Sills:**
- Positioned for seated/standing views.
 - Maximum height: 1000mm above floor (Platinum).
- 15. Flooring:**
- Slip-resistant, firm, and even surfaces.
 - Level transitions between surfaces (Platinum).

These elements aim to enhance accessibility, safety, and adaptability for all occupants.

5.4 Sustainability

Strategy: The Shire will continue to value and promote sustainable development to ensure housing development considers the environment, and intergenerational equity.

Sustainable Design and Construction

- Promoting sustainable design and construction practices.
- Integration of Shire of Nannup's wood encouragement policy
- Sustainability guidelines onto structure plan level and building design guidelines
- Consideration of micro grid similar to Northam's Eco Village
- Consideration of construction methods in bushfire prone areas.

Bushfire Considerations:

- Consider the need for additional roads prior to rezoning i.e. North Nannup
- Consider areas with higher Bushfire Attack Level (BAL) rating and preferable avoidance, i.e. focus on densification in town centre

5.5 Heritage and Character

Strategy: The Shire will continue to value and promote Nannup's heritage and character to ensure the village town centre and identity remains appealing and a comfortable place to live for all generations.

It is important to protect the character of established neighbourhoods while accommodating new housing. The Shire has three local planning policies in place to encourage heritage and character:

LPP 5 Nannup Townsite Character Design Guidelines

The policy aims to preserve Nannup's unique character and sense of place by ensuring high amenity by supporting locally appropriate development. It applies to all development in the Special Control Area, including all dwellings, ancillary dwellings, building additions, walls, fences and incidental structures.

Preferred designs within the Nannup Townsite Character Area (SCA2) should reflect the town's garden village character by incorporating traditional elements such as weatherboard-style cladding, metal roofing (preferably Colourbond), pitched roofs of at least 20 degrees (unless skillion), generous eaves or verandas (particularly on the northern and street-facing sides) and minimal or no front fencing. Dwellings should be oriented for passive solar design, respond to natural topography, avoid large retaining walls, and use sympathetic colours and materials that complement the landscape. Designs should provide visual interest through articulated facades, avoid blank walls, and maintain an attractive, locally responsive appearance.

LLP 7 Nannup Mainstreet Heritage Precinct

The Policy guide the development of the Nannup Main Street Heritage Area to ensure it reflects the cultural heritage significance. This relates to Special Control Area 6 (SCA6) in Local Planning Scheme 4.

The Nannup Main Street Heritage Area Development Guidelines aim to preserve the town's distinctive "garden village" and early timber town character, while allowing for contemporary, respectful development. New buildings and alterations must enhance the town's heritage streetscape, using traditional materials (like weatherboard and corrugated iron), simple rectangular plans, pitched roofs (25–35°), and vertical design emphasis. Commercial buildings should generally be built to the front boundary with verandas, traditional shopfronts, and harmonious signage, while residential forms must respect scale, materials, and setbacks. Infill and additions should not mimic historic styles but instead reflect compatible scale and proportions. Bright or inappropriate materials, suburban-style homes, and large signage are discouraged. Landscaping, colour schemes, fencing, alfresco areas, and corporate branding must all align with the town's rural aesthetic and contribute to a cohesive and vibrant main street.

LPP 13 Heritage Conservation

The intent of the Shire of Nannup's Local Planning Policy for heritage is to conserve and protect culturally significant heritage places and areas, while guiding how development or changes can occur in a way that respects and enhances heritage values.

It applies particularly to properties with existing heritage value, including properties listed on the Heritage List, properties within a designated Heritage Area (e.g. parts of Nannup town centre as Special Control Area 6), properties listed in the Local Heritage Survey with Management Categories A, B, or C, and significant trees identified in the Significant Tree Register.

DRAFT

6.0 Development Opportunities / Sites

6.1 Housing Focus Areas

The Housing Focus Area Map below serves as an overview of potential land opportunities near the Nannup Townsite. These serve as options and opportunities only, and any project on the land would be subject to stakeholder engagement and funding.

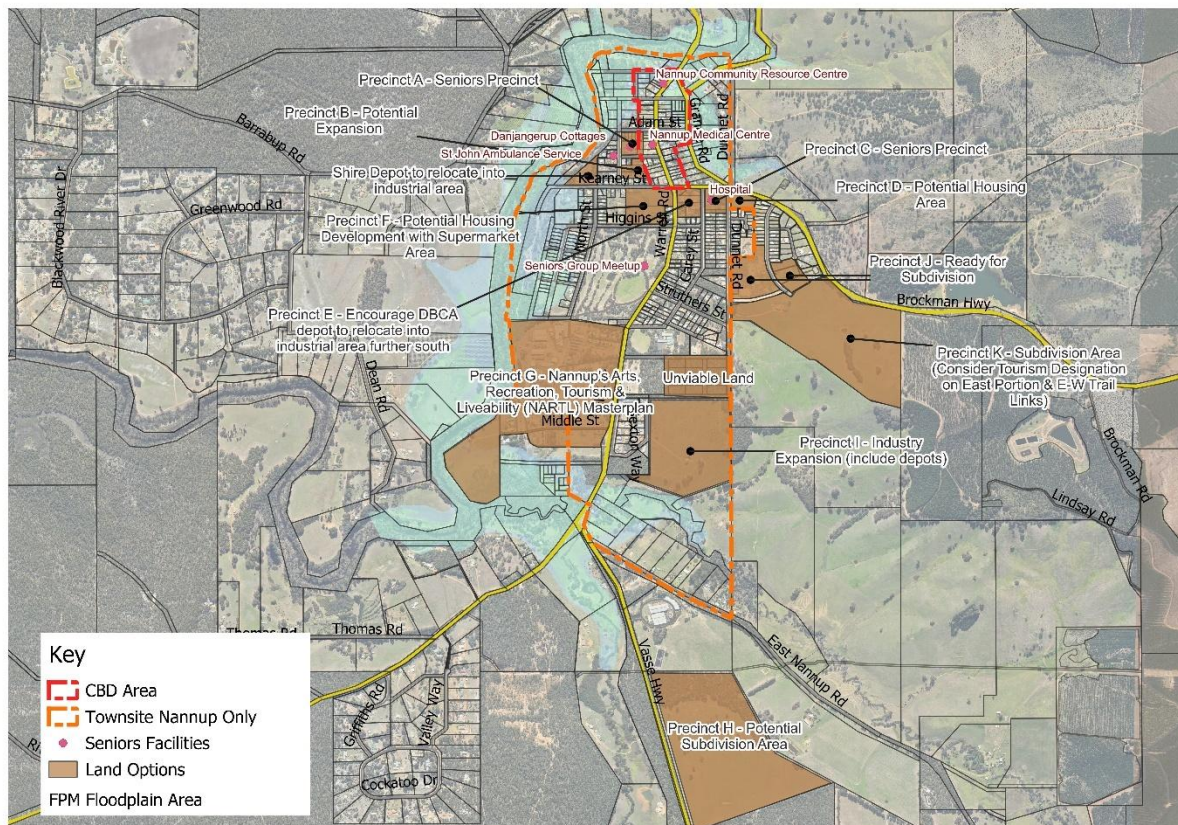


Figure 15: Housing Focus Area Map

6.2 Locations / Precincts

The following locations are identified as opportunities to create further housing for seniors, worker accommodation, or general housing. These are indicative concepts only and would be subject to discussion with landowners. It should also be noted that these concepts only indicate opportunities and can only be enacted subject to land access and grant funding.

Precinct A – Seniors Precinct (including Danjangerup Cottages)

The area surrounding the Danjangerup Cottages could be utilised more effectively. The property is State Government land that is vested with the Shire of Nannup. In 2016, the Shire of Nannup leased the land to the Housing Authority for the purpose of social housing (seniors). The Housing Authority has entered a management agreement with Alliance Housing to maintain the property.

A large portion of the land is undeveloped and there is an opportunity to develop this land for seniors.

As illustrated in Figure 16, there is a significant portion of land under the Shire's vesting order that is undeveloped (outlined in red). The land adjacent to this area is an opportunity to extend a housing project to create more allotments of land, the parcel to the north is privately owned and the parcel on the south is a Crown Grant with the Catholic Church. The land to the east outlined in orange identifies the Nannup Medical Centre and the opportunity it creates to integrate access to medical services into an overall master plan.



Figure 16: Seniors Precinct

A retirement village concept design has been completed over the land area detailed in Figure 16 and can be seen at Figure 17. The concept will see the Shire develop serviced land parcels that will be ready to lease to seniors in Nannup on long lease arrangements. Dwellings that are constructed on this land will be the responsibility of the tenant and the tenant will own that dwelling. Dwelling design options will be determined by the Shire to ensure they meet the needs and comply with planning and other requirements. If a tenant wishes to move from the retirement village, they will be able to sell their dwelling and the lease term to another senior.

The development and management would remain in the Shire's control to guarantee Nannup residents placements.

There is an opportunity for the Shire to develop a Seniors display home for inspiration and easy replication by community members.



Figure 17: Seniors Precinct – Proposed Retirement Village Concept

It is suggested that all nearby owners are consulted to determine their willingness to participate and that a formal concept plan is developed across the land.

Precinct B – Potential Expansion South of Danjangerup Cottages

South of Cross Street, there is another area with development potential. Directly south of the RSL are larger parcels with high density residential zoning. There is an opportunity to encourage subdivision there to provide additional housing particularly with seniors in mind [3].



Figure 18: Land South of Danjangerup Cottages

Precinct C – Hospital Precinct

The area surrounding the Nannup hospital and the lot southeast of the hospital provide another opportunity for development. There is also a vacant lot owned by WA Country Health services which the Shire has interest to see develop. The Shire has initiated discussions to gain access to the underutilised land.

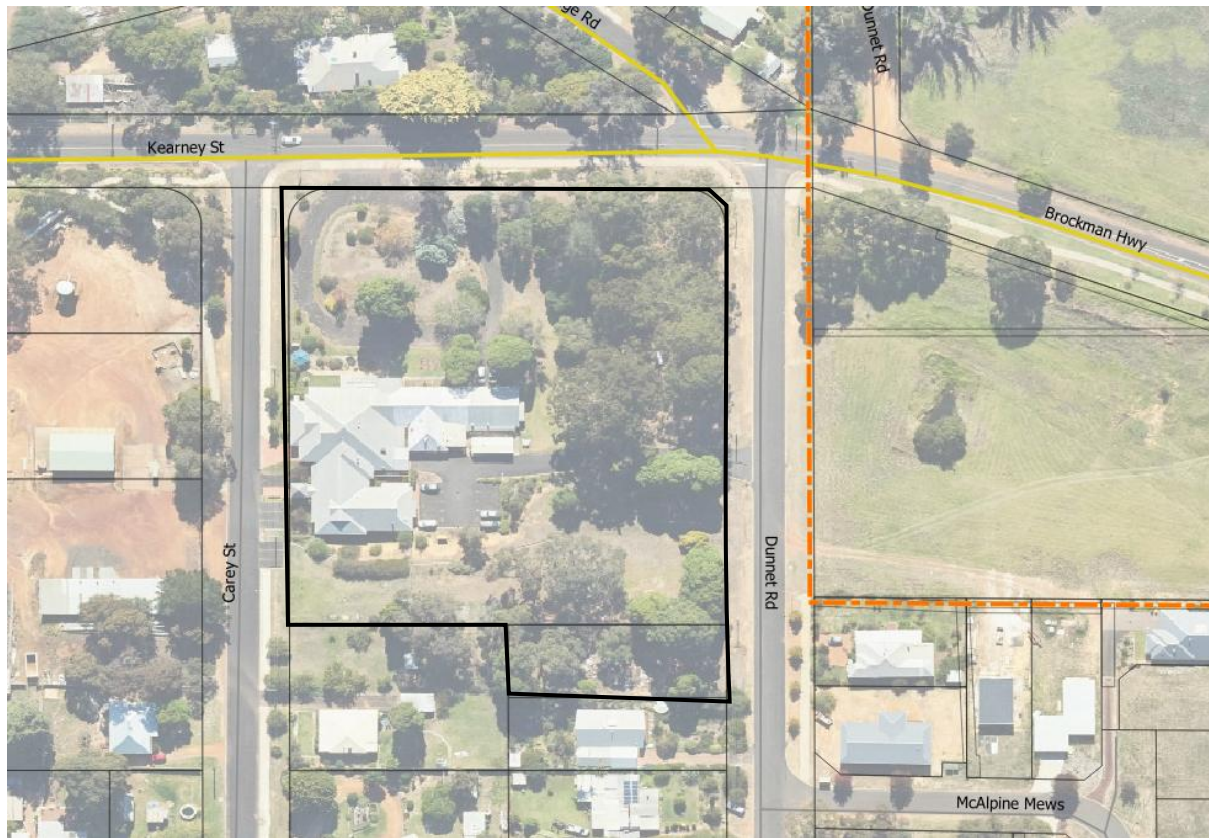


Figure 19: Area surrounding the Nannup hospital

Precinct D – Potential Housing Area – Askino Development

Another parcel to consider for housing potential is the corner lot off Brockman highway and Dunnet Road. This is an approximately 1 ha site that could be considered as a good locational opportunity for a retirement village. It is close to the hospital and town and is a largely unobstructed parcel in a regular shape. It is recommended the Shire continue to consult with the owners and show support for their application for subdivision with the Western Australian Planning Commission.

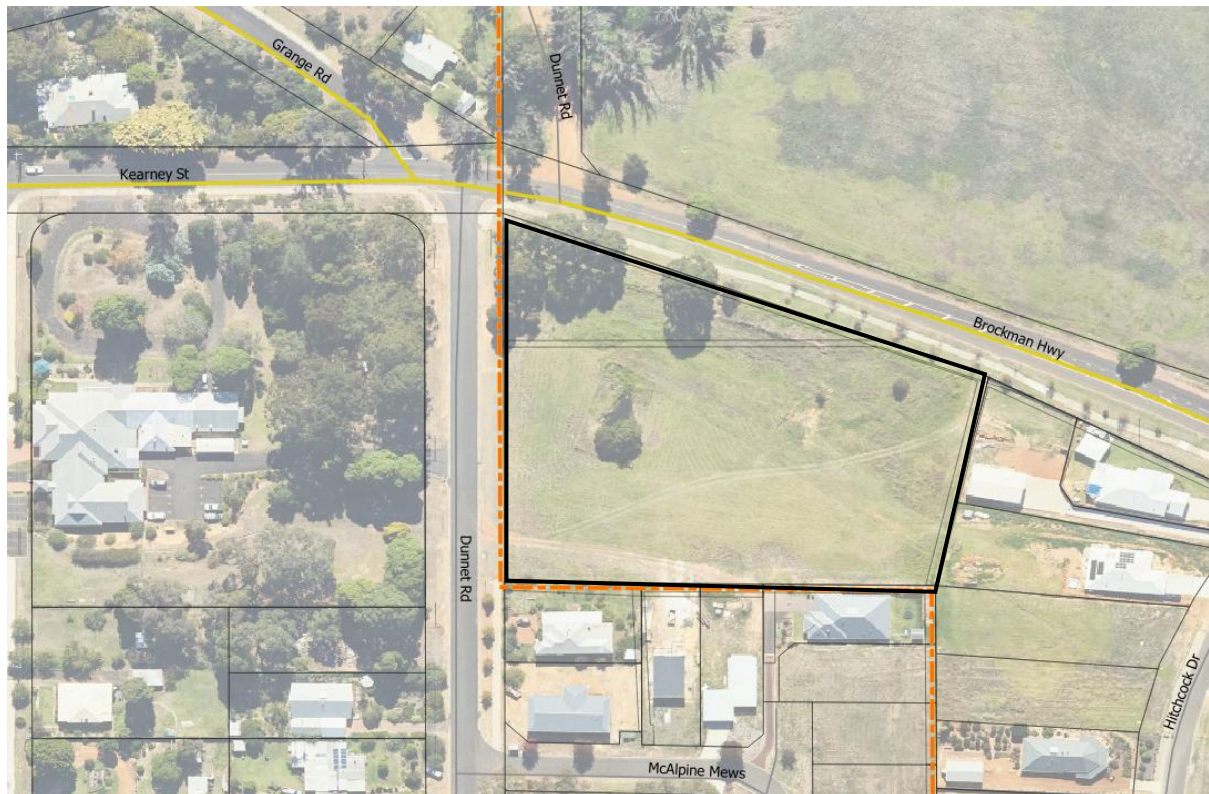


Figure 20: Corner of Dunnet Road and Brockman Highway

Precinct E – DBCA Depot Land

The Department of Biodiversity, Conservation and Attractions (DBCA) owns various land parcels in the town centre of Nannup for the purposes of a depot. From a land use perspective, these types of uses would be more complementary in industrial areas. It is therefore encouraged that the Depot relocate to the expanded industrial precinct into the future. The land is valuable land for the Shire and community, with its location being so well placed next to the hospital and the need for seniors housing in the town centre. Previous negotiations have not shown a willingness of DBCA to release the land; however, a relocation is highly recommended. The site would need to be remediated to ensure it is not contaminated. Discussions are suggested to be held with the Department so they can plan appropriately for their future operations.

The vacant land on the corner of Warren Road and Higgins Street also poses an opportunity to be developed for additional housing. This land is owned by the Housing Authority.

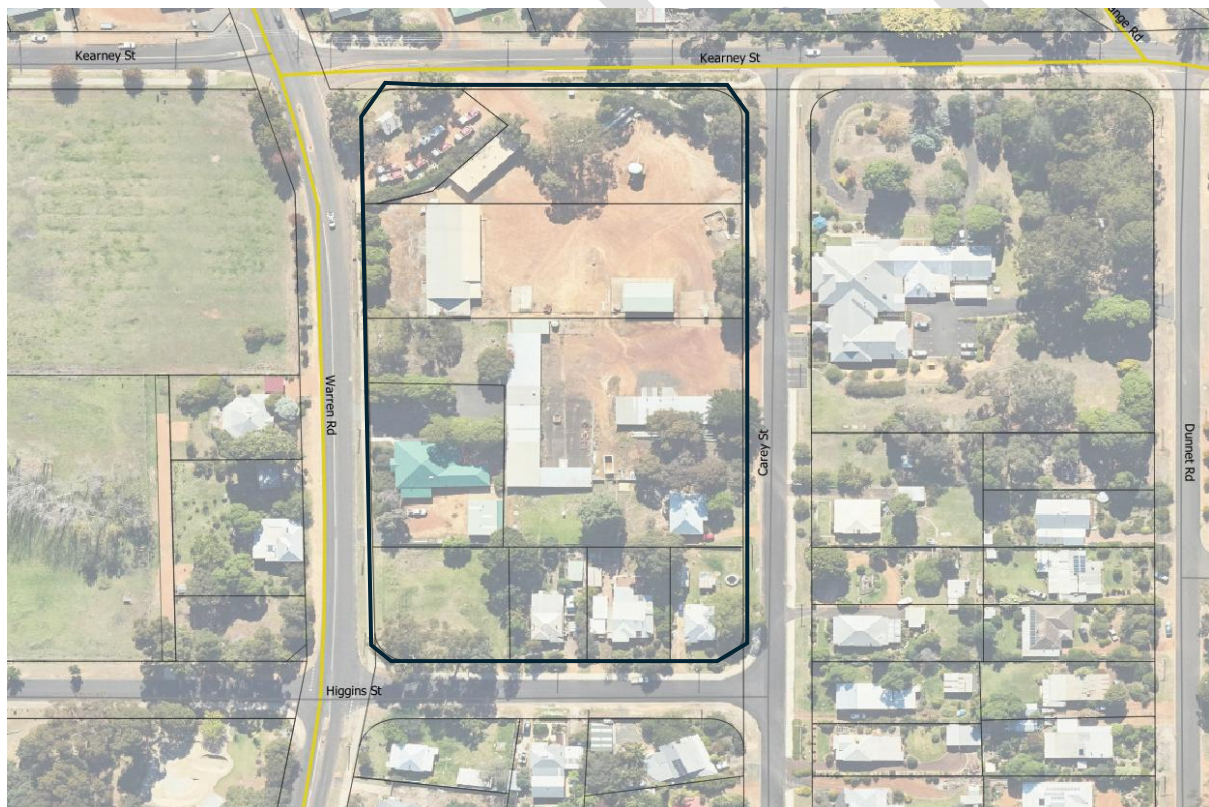


Figure 21: DBCA Depot Land

Precinct F – Housing Area with Commercial Development

There is an existing 2016 Structure Plan over Lot 67 Warren Road, Nannup. This is currently proposed, as shown in Figure 22, to have a mixed-use area, low density residential, medium density residential, tourism zone and conservation. It is understood that structure plans typically expire after 10 years, if no development has commenced. This structure plan could be reviewed to ensure the mixed-use area is sufficient for a commercial development, whether the lots facing Warren Road should be commercial or at least mixed use, and to determine whether the housing density could be increased. The Shire has encouraged the proponent to consider greater density in the residential lots. Design guidelines would help to ensure that the design outcomes are appropriate and balanced.

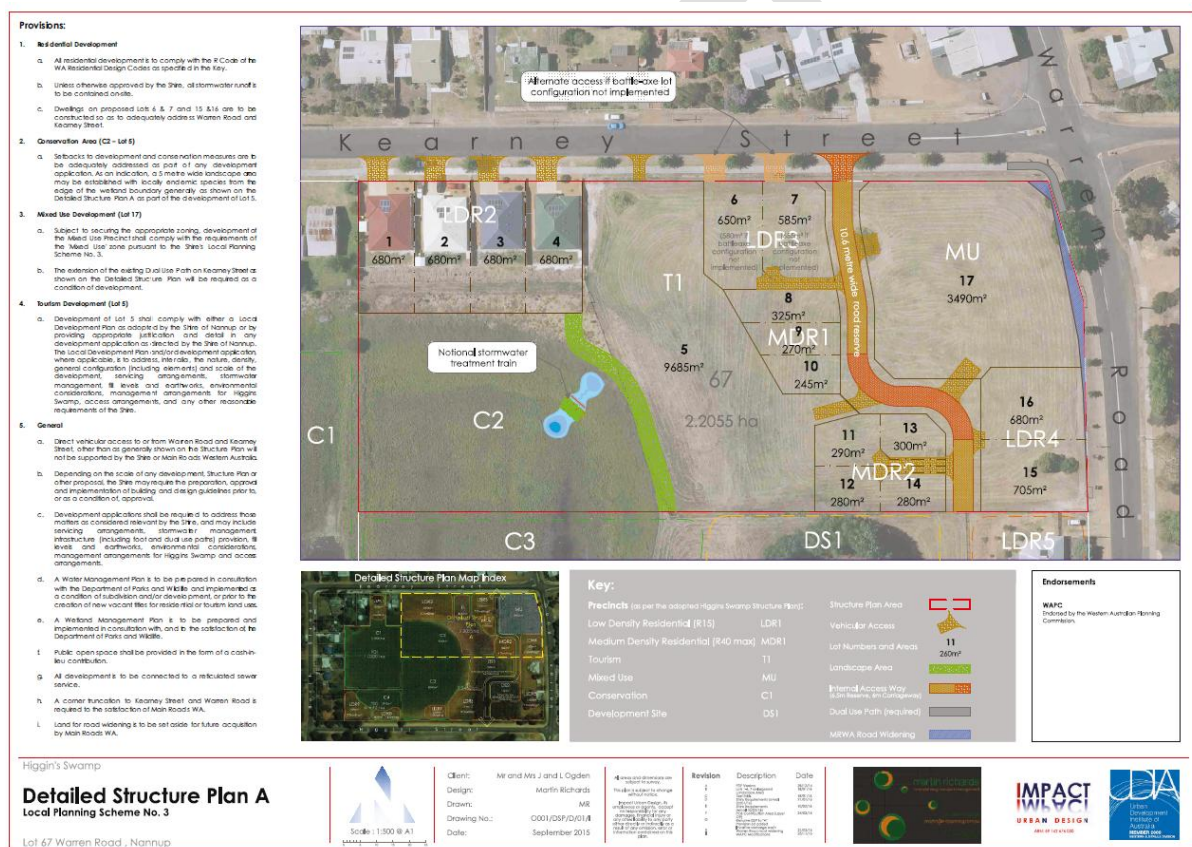


Figure 22: Warren Road Structure Plan [36]

Precinct G – NARTL Master Plan Precinct

The Nannup Arts Recreation Tourism Liveability (NARTL) Master Plan aims to diversify the local economy, enhance community services, and improve overall liveability in the Shire of Nannup over the next 20 years. [37]. It provides various housing opportunities and would require rezoning and private investment to be actualised.



Figure 23: NARTL Master Plan

The Master Plan area can be summarised with the following elements, with precinct F ‘Independent Aged Living’ being of most relevance to seniors.

Table 8: NARTL Overview

Precinct	Opportunity
Precinct A - Industrial	Focuses on retrofitting the timber mill site for light industries, industrial arts, and a museum
Precinct B – Education	Aims to support the District High School and provide training in agriculture, arts, and Indigenous Rangers programs.
Precinct C – Arrival & Recreation	Enhances visitor access, wayfinding, and recreation facilities
Precinct D – Open Space	Provides flexible parklands for recreation and events
Precinct E – Accommodation	<ul style="list-style-type: none"> • A total of 54 residents (four existing) are shown, accessed through a grid system replicating the lot sizes of the adjacent Timber Mill Cottages. • Dwelling types are to be short-stay and owner-occupier properties.
Precinct F – Independent Aged Living	<ul style="list-style-type: none"> • Up to 52 independent aged living units located to the west of four former Mill • Cottages adjacent to the Brockman Highway. • Small retail area to the west of the precinct with extended car parking to service the NARTL Master Plan expanded site area. • The independent living area is to be comprised of small single/couple person units to enable downsizing for retirement.
Precinct G – Natural Heritage	Protects natural vegetation and links to regional Aboriginal value.
Precinct H – Tourism	Develops short-term accommodations.
Precinct I – Light Industrial	The retention and diversification of current industrial uses.

Precinct J - Moonlight Ridge Estate

The Moonlight Ridge Estate is an existing development. It is proposed that the Shire of Nannup supports the developer to continue staged development to get this project complete.



Figure 24: Moonlight Ridge Estate (2025 Aerial)

The 2006 Subdivision Guide Plan, as in Figure 25, shows the proposed development of Moonlight Ridge and the area further south that has a separate owner.

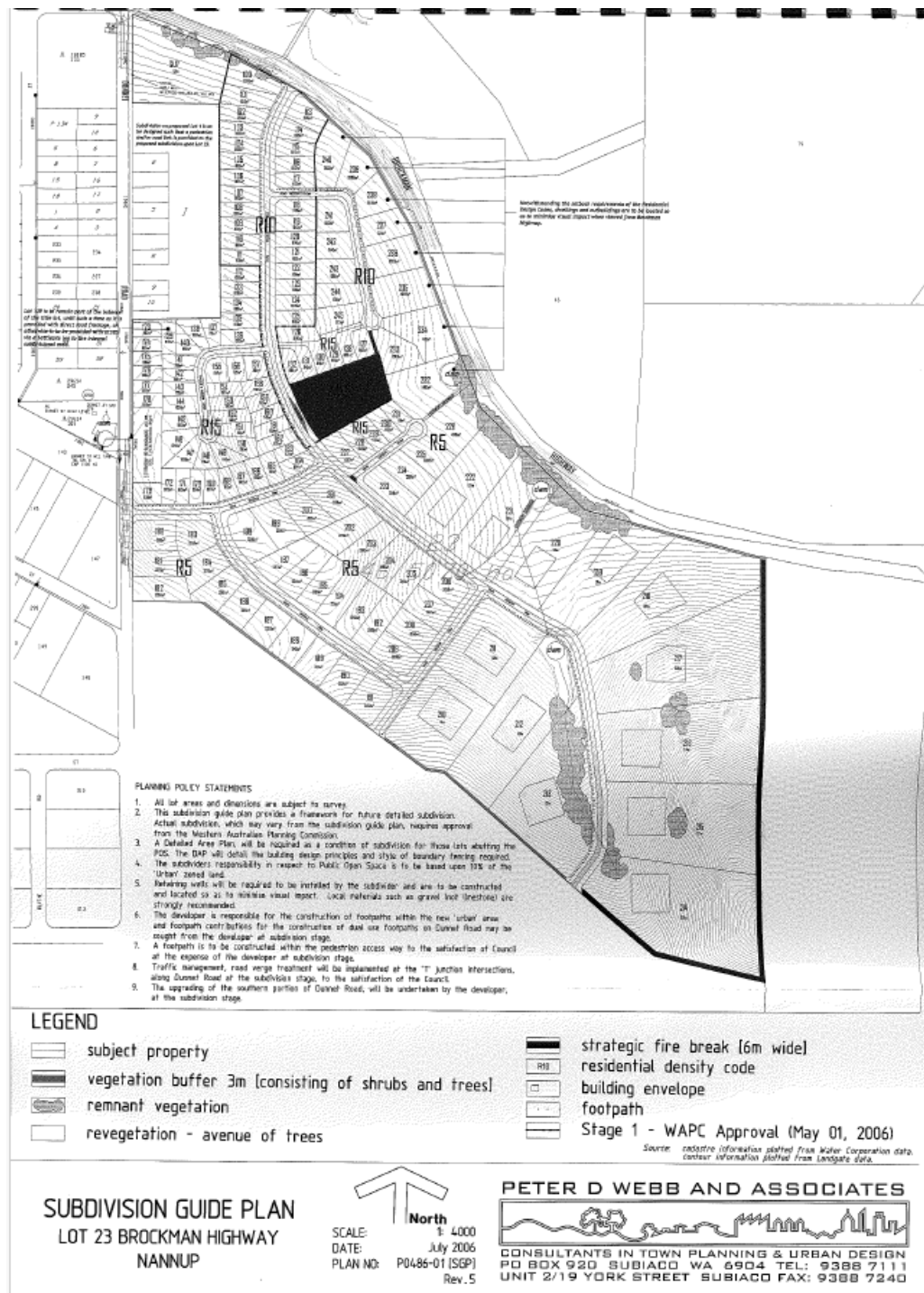


Figure 25: Subdivision Guide Plan - Lot 23 Brockman Highway Nannup [38]

The Seniors Housing Report prepared for the Shire of Nannup showed two potential options for a higher density land development [3] . This is as shown below in Figure 26. There is an opportunity to engage retirement village providers to determine the suitability of these land parcels for such purposes.

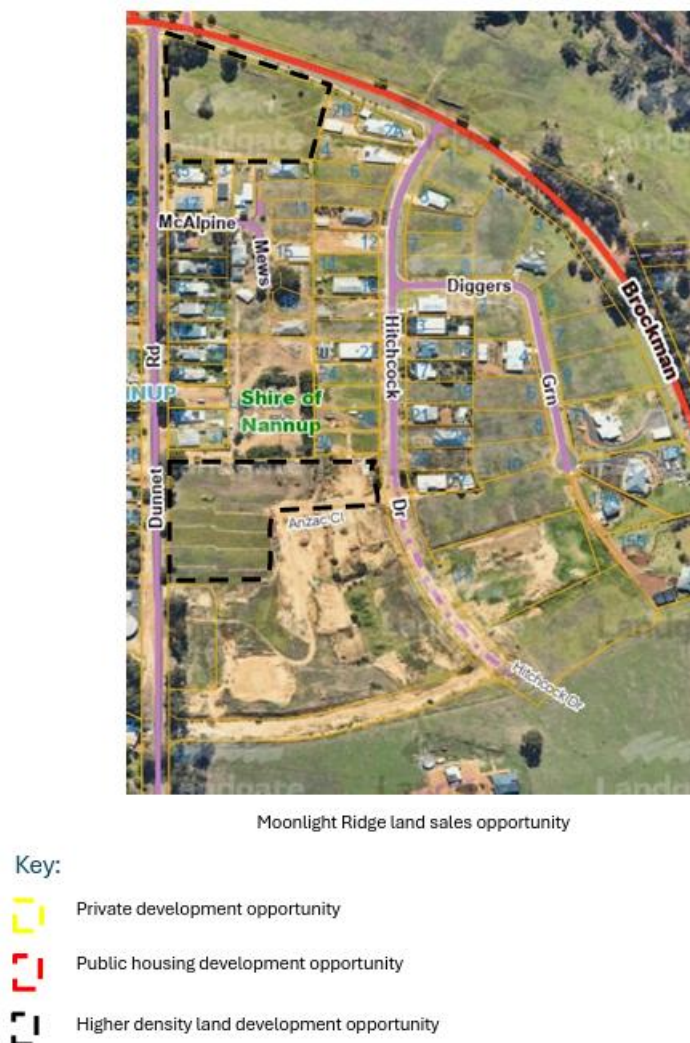


Figure 26: Retirement Options in Moonlight Ridge Estate Area or Proximity [3]

Precinct K – Subdivision Area

The Subdivision Area south of Moonlight Ridge Estate is yet to commence. There is also an opportunity to discuss the option of higher density development here and review the subdivision proposed. This area is further away from the town centre however, so this could be a secondary option if the sites in the Moonlight Ridge area are not sufficient in scale or cannot be realised.

7.0 Implementation Plan for Seniors Housing

To actively pursue the strategies outlined in earlier chapters, the Shire of Nannup has developed the following implementation plan. The implementation plan primarily focuses on creating further housing development and diversity, while naturally integrating sustainability, accessibility, heritage and character. Each precinct that has been identified with noteworthy potential to contribute to these strategies has been broken down into actions. These actions are often contingent on previous actions being able to be progressed. Actions depend on external factors including agreements, funding and third-party involvement. As such, the included timeframes are targets only.

Precinct A – Seniors Precinct

Action	Time Frame
Negotiate with the State Government the transfer of the red portion of Figure 16 of the Danjangerup Cottages to the Shire of Nannup for the development of seniors housing.	12 months
Negotiate and contract into the Shire's control the Catholic Church land and Private land within the blue portion of Figure 16 for the purpose establishing non-means tested Seniors Housing.	12 months
Develop the planning requirements for the Seniors Precinct within Figure 16 and Figure 17, the precinct will integrate with the existing Danjangerup Cottages and the Nannup Medical Centre.	1-2 years
Work with utility providers to upgrade any infrastructure requirements to achieve the development plan requirements.	1-2 years
Negotiate and contract a builder for the precinct area.	1-2 years
Develop the land and establish a display home on Charles Gilbert land in alignment with the development plan.	1-2 years
Develop the seniors precinct in alignment with the development plan (funding dependent).	2-5 years

Precinct B – Land South of Seniors Precinct

Action	Time Frame
Commence discussion with landowners in this precinct to gauge their appetite to commence rezoning of their land.	1-2 years
After the land is rezoned, work with the landowners to develop a structure plan for seniors housing.	2-3 years
Work with utility providers to upgrade any infrastructure requirements to achieve the structure plan.	2-3 years
Work with the landowners to secure funding to develop the land parcels in alignment with the structure plan.	3+ years

Precinct C – Hospital Land

Action	Time Frame
Shire recommences discussion with WA Country Health Services (WACHS) to gain access to the residential parcel of land for development into housing.	12 months
Shire to commence discussion with WACHS with goal to gain access and land tenure changes to the unused portion of the hospital reserve for a provider to establish a residential aged care facility.	1-2 years

Precinct D – Askino Development

Action	Time Frame
Shire support the Askino development in their application to the WA Planning Commission to develop over 55's residential housing.	1-2 years
Shire to actively support the developer to develop the parcel of land.	2+ years
Shire to actively support the developer to engage with a retirement village provider when the land is ready for development	2+ years

Precinct E – DBCA Depot

Action	Time Frame
Continue engagement with the Government about the highest and best use of the DBCA Depot land and the future possibilities of the site.	Ongoing
Shire to commence discussion with Housing Authority with goal to gain access and land tenure changes to the vacant land on the corner of Warren Road and Higgins Street for residential purposes	1-2 years

Precinct F – Lot 67 Warren Road

Action	Timeframe
Shire recommences discussion with landowner of Lot 67 Warren Road to consider higher density housing.	12 months

Precinct G – NARTL Master Plan – Seniors Precinct

Action	Timeframe
Shire continue engagement with the landowners Parkside Group to commence rezoning of the land in alignment with the Master Plan.	1-2 years
The Shire work with the landowner to develop the land or sell/partner with a third party to have the Independent Aged Living units within Precinct F of the Master Plan developed (including structure plan).	2-5 years

Other Actions

Action	Timeframe
Provide 'How To' documentation to assist people to age in their home.	6 months
Provide guidance on options to remain in place (i.e. guiding people to construct ancillary dwelling for family/support).	6 months
Provide 'How To Subdivide' your property guidance for applications to the WA Planning Commission.	6 months
Investigate in more detail the feasibility of a Tiny Home Retirement Village, this concept may or may not be incorporated into one of the key sites listed above.	1-2 years
Actively pursue funding opportunities to develop any of the key sites above.	Ongoing

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