

FEBRUARY 15, 2022



DRAFT

**DRAFT
GLEN INNES SEVERN LOCAL
GOVERNMENT AREA
HOUSING STRATEGY 2022-2041
GLEN INNES SEVERN COUNCIL**



Acknowledgement to Country

Glen Innes Severn Council acknowledges the Traditional Custodians of this land – the Ngorabul people, and we pay our respects to Elders both past and present. We would also like to acknowledge our young leaders who are the Elders of the future

Acknowledgement of Assistance

Glen Innes Severn Council and ProjectsJSA would like to thank all of the local stakeholders as well as individuals from the NSW Government and other areas who provided input to the development of the strategy.

Developed for Glen Innes Severn Council by ProjectsJSA



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Executive Summary

Housing is fundamental to the future growth and well-being of the Glen Innes LGA community. This strategy identifies a series of ways in which **Glen Innes Severn Council (GISC)** can work with State Government, the private sector, community housing providers and local industry to improve the quality and supply of local housing in the future.

The strategy is based on an assessment of current land supply, development, and construction activity as well as engagement with housing providers and community groups. This assessment identified that land, housing, and residential construction shortages are likely to be constraining the potential growth of Glen Innes LGA.

The reliance on old, often poor quality three-bedroom housing stock is also limiting the availability of quality housing to key workers, independent older residents, and low-income families. Without action, growth of the tourism and renewable energy industries as well as population growth opportunities will not be realised in the Glen Innes LGA region.

A series of key strategies are identified to unlock the potential of better housing for Glen Innes LGA. Firstly, Council should be prepared to step in through Council led development if required to ensure adequate new lot creation occurs in Glen Innes LGA to 2041.

Council should also work with partners to increase the supply of new housing to key groups such as essential services workers, older people, and low-income households. By doing so, existing stock will also be freed up to better support population growth and address existing shortages.

The contribution of housing to the local economy and local well-being can also be improved via initiatives to increase local job opportunities, the sustainability of new housing and liveability of existing rental properties.

While GISC must take the lead on these issues on behalf of the community for change to occur, it will rely substantially on partnerships and investment from other levels of government, local industry, and the property sector to be successful. GISC will need to be a strong advocate and proactive partner to catalyse a broader effort for change.

The outcomes though are worth the effort. A summary table below outlines the current state of housing in Glen Innes LGA, the future state sought through this strategy and the strategic priorities designed to realise the change.

For each key strategy areas and priorities, a series of initial actions to 2025 are identified as well as KPIs so that Council can monitor progress and keep the local community informed. It is recommended that the action priorities be refreshed in 2025 and the strategy be fully reviewed and updated in 2027.

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Introduction

Housing supply is crucial to facilitating population growth and community well-being. The right mix of housing is one that matches the needs of both the existing and new residents in a community.

If local supply does not keep up with, or is poorly matched to, demand, housing becomes a limiting factor for the movement of workers and new residents to the region.

A healthy residential land development and construction sector is also a crucial part of any local economy, directly supporting local jobs and businesses, whilst enabling population growth and improved lifestyle options for residents.

For rural communities like Glen Innes LGA, a reliance on older, often poor-quality housing stock and limited investment in new housing causes long term shortages, making it difficult for new people to find quality local accommodation and reducing quality of life for existing residents.

Local governments are key players in ensuring sufficient land supply and local housing development. In rural markets with low levels of investment and construction local government often takes a more active role in the development process.

GISC can positively influence the future housing supply and housing mix by:

- Amending and advocating for changes to **land zoning** to ensure sufficient land supply
- Creating a **development environment** that attracts interest and investment by being responsive to developer inquires, processing applications quickly and minimising costs and charges
- Providing or advocating for investment in **enabling infrastructure** (adding or improving to roads and minor infrastructure, developing attractive community spaces and essential sewer, water and electricity infrastructure).
- Leveraging Council resources to **directly invest** in new housing development where the market fails to provide sufficient or suitable housing for the community and local industries.

This strategy provides a pathway for GISC to use its capacity to proactively facilitate growth and improvements in housing through to 2041.

It should be read in conjunction with the accompanying Housing Assessment which provides foundational evidence base and supporting analysis.

A summary of the Housing Assessment findings is provided below. These frame the strategies and action plan that follows.

Housing Assessment Key Findings

Housing is a key part of the local economy and a high value potential source of new local **jobs and economic growth** in Glen Innes LGA.

Despite pessimistic state population predictions, it's clear that Glen Innes LGA currently has a relatively stable population that may either decline or grow slightly in the coming decades depending on net migration. Ageing and outmigration drives the risk of decline with **positive recent net migration trends** working in the opposite direction.

Currently **land supply is constrained** in Glen Innes LGA by a lack of subdivision activity. Dwelling construction is constrained by a **small local workforce** that is mainly engaged in building new housing for existing residents and renovation of existing stock. This provides limited opportunity for the needs of renters and new residents to be met through the provision of new dwellings.

In the last four years, the rate of subdivisions and dwelling approvals has contracted significantly, contributing to a **tightening market for houses and rentals**. The recent rise in demand for regional living has flowed through to increased demand for houses and rentals in Glen Innes LGA.

This is **improving the case for investment** but stretching affordability and availability for vulnerable residents. Most new residents come from nearby areas with some migration from Brisbane also a factor.

To ensure community well-being and economic development, there is a need for **additional housing supply**.

Developments targeting the specific needs older residents and expanding social housing and key worker accommodation should be a priority.

Development of **new 1–2-bedroom** properties as well as potentially some executive level accommodation for doctors and other key professionals is the main point of need.

A need for an **increased supply of temporary worker and visitor accommodation** may also arise depending on renewable energy project and tourism development outcomes in the area.



Current State and Future Outcomes to 2041

Current State (Challenges)	Future State (Strategy Outcomes)	Key Strategies
Limited land supply is constraining housing and economic growth.	The ready availability of affordable land and housing within a healthy property market encourages new residents to move to Glen Innes LGA.	Increasing Land Supply Expanding Housing Supply to Critical Groups Increasing the Contribution of the Housing Industry to the Local Economy
Glen Innes LGA has a housing shortage	An increased supply of housing supports growth in the Glen Innes LGA population and workforce	Expanding Housing Supply to Critical Groups Increasing Land Supply
Much of the local housing stock is poorly suited to the needs of older and low-income residents	Older residents and members of the community requiring social or affordable housing are adequately housed.	Expanding Housing Supply to Critical Groups Improving the Sustainability and Liveability of Local Housing
A small local construction industry is constraining housing supply	The contribution of the housing industry to local jobs increases as a share of the economy and more housing is built.	Increasing the Contribution of the Housing Industry to the Local Economy
Successful developments in the local tourism and energy sector potentially risk the future affordability or availability of housing for local renters. Local benefits from this industry growth may be constrained by local accommodation shortages.	Development of the tourism and renewable energy sector is enabled by an increased supply of dedicated accommodation.	Increasing Land Supply Expanding Housing Supply to Critical Groups Increasing the Contribution of the Housing Industry to the Local Economy
Older housing stock is often poorly insulated, leading to high energy costs and increased environmental impacts.	Housing stock is sustainably constructed or retrofitted to reduce environmental impacts and increase the liveability and affordability of housing for the community.	Improving the Sustainability and Liveability of Local Housing



The 2041 Strategy

Vision

The Glen Innes LGA community has access to good quality housing that meets local needs, is affordable and supports a great local lifestyle. Housing facilitates a growing population and successful local services and industries.

Mission

GISC will actively facilitate land development and housing construction to provide a sustainable flow of new housing and targeted improvements in the quality of existing housing stock.

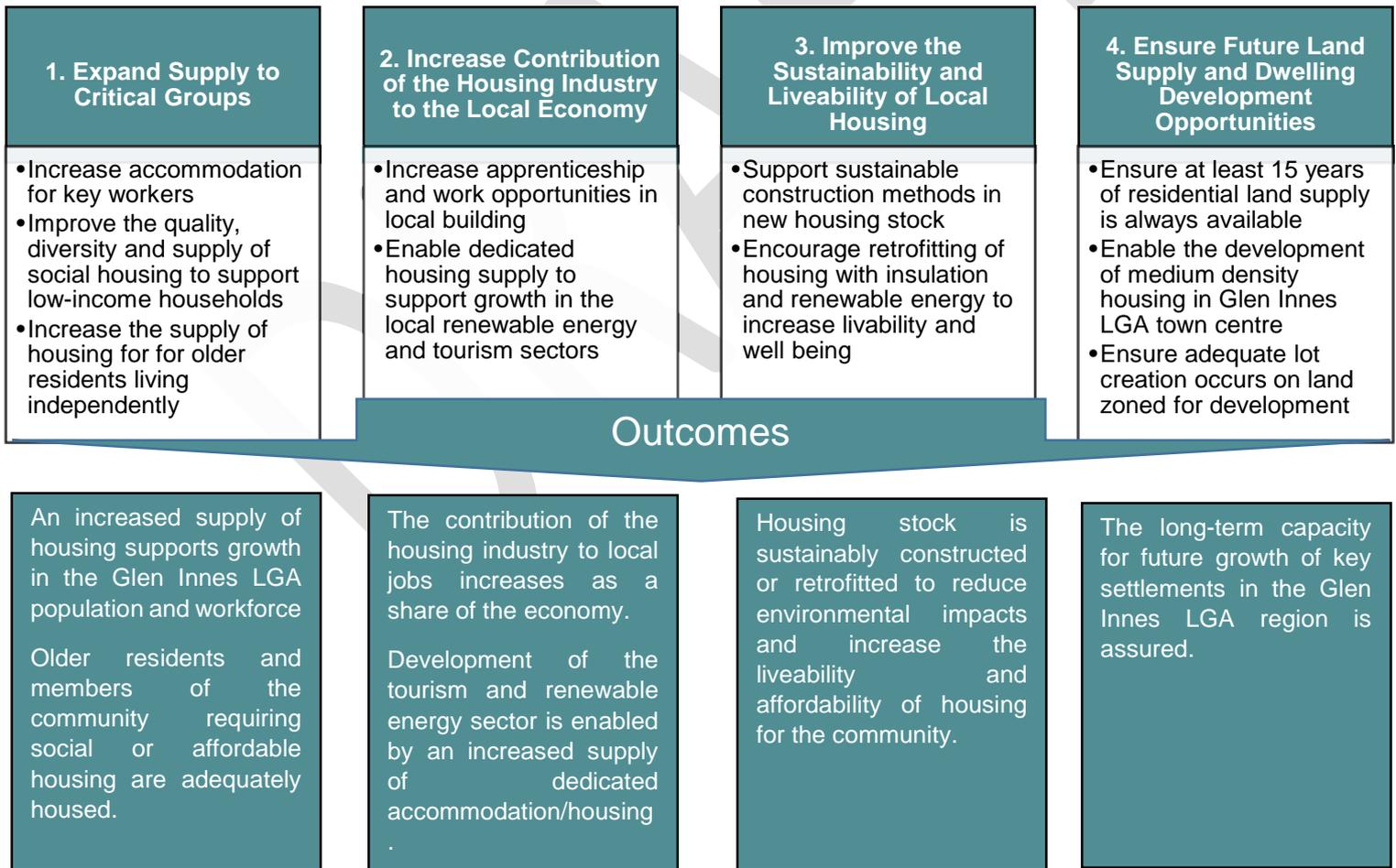
To achieve this vision and mission, GISC will work with the NSW Government, local housing providers and the private sector.

2041 Housing Strategy Overview

Housing Assessment Key Findings

Glen Innes LGA has a stable, but aging population that may decline or grow depending on migration trends in the coming decades. Evidence suggests the region is undersupplied and existing housing stock is not well matched to community needs. The housing market is struggling to meet increased demand for regional living. Key challenges for the future include:

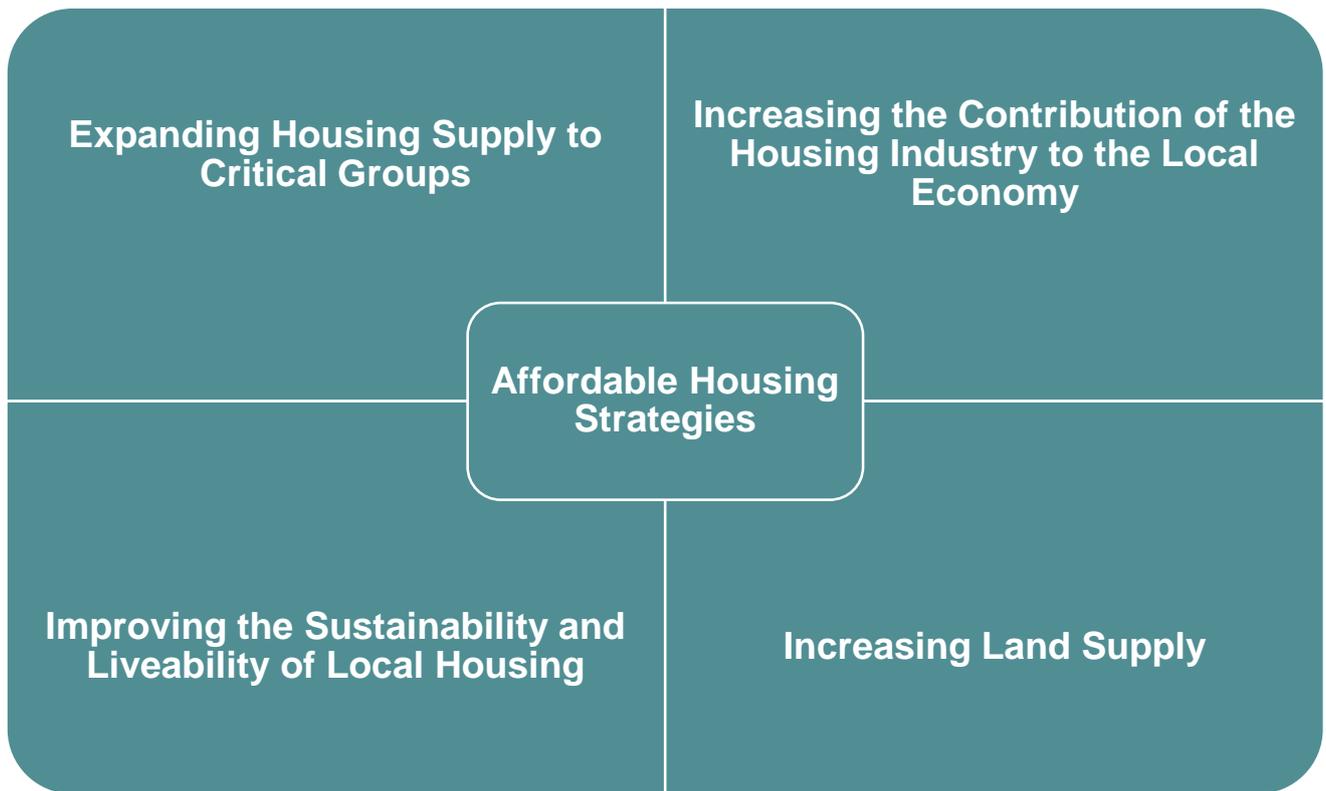
- Ensuring the housing mix is attractive to and supports the liveability of the region for existing residents and newcomers alike;
- Ensuring the availability of appropriate housing to support the ageing population and the workforce that supports them;
- Maximising local benefits from major projects in the region by planning and providing for required permanent and temporary housing; and
- Supplying adequate social and affordable housing.



Strategies

To achieve the vision and mission, implementation of four (4) key strategies is required.

These include:



Affordable Housing Strategy 1 - Expand Housing Supply to Critical Groups

Strategic Priorities:

- 1.1. *Increase accommodation for key workers in local health and education services*
- 1.2. *Improve the quality, diversity and supply of social housing to support quality of life for low-income households*
- 1.3. *Increase the supply of housing for older residents living independently in the community*

There is a need for additional housing supply in Glen Innes LGA. The housing assessment has identified specific shortages in housing supply that should be a priority for Council given the impact housing shortages are having on some vulnerable groups. Developing new housing for these vulnerable groups will also free up some existing housing stock to support wider population growth.

Target groups for housing support under the strategy include:

- Rental accommodation for key workers that enable the provision of local health and education services
- Older residents living independently
- Social housing

Providing improved housing options for each of these groups is important to supporting population growth and to community well-being.

Consultation and review of available data identified that 2-bedroom rental options are particularly lacking for older residents and social housing. Dedicated housing for doctors was also identified as an area for further investigation.

With limited or no recent development occurring in Glen Innes LGA to support these groups¹ it is recommended that Council participate directly in the development process to catalyse new supply.

To accelerate new supply, GISC should look to make a suitable site available. This might involve underutilised parcels of government owned land, purchase of privately owned land or redevelopment of a suitable existing building.

To facilitate the development, GISC should seek to partner with employers of key workers, Homes North, and aged care providers. A partner from these groups or private developers may be best positioned to lead the development process, with Council providing specific support and investment.

¹ One proposed redevelopment of an existing motel into seniors accommodation was identified as in the planning phase



In progressing the development, GISC should consider:

- State or Commonwealth grants, National Housing Finance and Investment Corporation and/or social impact funding options to reduce financing costs
- the suitability of build-to-rent development models and partnerships with other rural communities experiencing similar issues to offset risk
- a range of models for Council participation
- the use of high-quality manufactured homes to overcome local construction industry shortages and accelerate supply

A series of developments to support increased housing supply to these critical groups is likely to be needed through to 2041.

GISC should monitor private and other development inquiries as well as regularly engaging with local organisations that work with these key groups to gauge the on-going need for Council involvement in directly facilitating the development process.

Affordable Housing Strategy 2 - Increase the Contribution of the Housing Industry to the Local Economy

Strategic Priorities

2.1. Increase apprenticeship and work opportunities in local building sector

2.2. Enable dedicated housing supply to support growth in the local renewable energy and tourism sectors

Construction is a key local industry and shortages in the availability of residential builders is currently constraining the supply of new housing and local economic activity.

By facilitating an increase in housing development through Strategies 1 and 4, GISC can directly contribute the creation of sustainable local employment and economic activity.

GISC should look at additional options to encourage the growth of the local building sector.

Options include:

- working with New England TAFE and other education providers to create additional new apprenticeship and training opportunities for local workers
- engaging construction businesses in the Highlands Hub to support their expansion and identification of common challenges to growth in the local industry



- including local content and employment opportunities in Council facilitated developments.

Beyond the residential construction sector, significant growth in the local renewable energy industry and tourism is a priority in the Glen Innes LGA region, with significant opportunities for growth in the next five years.

Successful growth in both industries will place specific demands on local housing.

For renewable energy projects, there is a major demand on short term rental accommodation during the construction phase of large projects.

This can create significant pressure in the local rental market, displacing existing residents, increasing prices significantly and/or causing workers to reside in other communities. This can also cause hardship for the community and will reduce the direct local economic benefits of these projects.

For tourism, growth can be expected to increase the demand for short term rental accommodation (Airbnb's). This leads to housing being shifted from long term rentals to supply tourist needs, reducing local rental supply and increasing prices.

Alternatively, if sufficient accommodation is not available, the tourism economy will be constrained and key projects such as the rail trail will not yield the expected benefits.

This is a medium-term challenge that should be closely monitored by Council.

By increasing supply for key groups under Strategy 1 and ensuring adequate land supply and lot creation under Strategy 4, GISCC will help to manage this potential issue significantly.

GISCC should also consider the option of providing some accommodation to meet this demand in its facilitation of new developments under Strategy 1.

Affordable Housing Strategy 3 - Improve the Sustainability and Liveability of Local Housing Stock

Strategic Priorities

3.1. Support sustainable construction methods in new housing stock

3.2. Encourage retrofitting of older housing stock with insulation and renewable energy to increase liveability and well being



Housing is an important contributor to sustainability of the Glen Innes LGA Shire.

Glen Innes LGA is a lower income community. New sustainability requirements need to ensure they reduce rather than add to the cost of constructing and living in the community.

Key opportunities to increase the sustainability of local housing include:

- Optimising local land utilisation (e.g., use of infill sites) within existing services and infrastructure footprints
- Use of sustainable building materials and modular production
- Building or retrofitting for effective energy use (e.g. insulation)
- Demolition/refurbishing of existing buildings to create new housing, and Installation of renewable energy generation and storage on existing and new housing.

The area experiences a harsh seasonal climate, with housing requiring significant heating in winter to ensure liveability.

As well as the benefits to the local environment and community well-being, there are significant economic opportunities associated with housing and sustainability, with the right approaches saving GISC and residents from unnecessary future expenditure and generating local employment during construction and installation.

Affordable Housing Strategy 4 - Ensure Future Land Supply and Development Opportunities

Strategic Priorities

- 1.1. Ensure at least 15 years of residential land supply is always available in Glen Innes LGA and major Villages*
- 1.2. Enable the development of medium density housing near Glen Innes LGA town centre*
- 1.3. Ensure adequate lot creation occurs on land zoned for future greenfield development*

Zoning of land for residential development and the facilitation of lot creation through the development process are two of the fundamental ways in which local councils enable housing supply.

Consultation for the strategy identified that land supply and new lot availability is a limiting factor for population growth and construction activity in the area. The analysis of evidence on land supply and development reveals that subdivision and dwelling approval activity has declined significantly since 2015.



This has left Glen Innes LGA poorly positioned to take advantage of increased movement to regional areas in response to the impacts of the COVID pandemic on city lifestyles and declining affordability in urban and coastal areas.

Ensuring future supply in the residential zone is the key to ensuring that Glen Innes LGA is prepared for future growth. Currently a lack of lot creation on developable land in the residential zones in Glen Innes LGA is constraining new housing supply.

Additional quality medium density housing is also identified as a key need in Glen Innes LGA. As well as facilitating a development targeting the needs of key groups in Strategy 1,

GISC should consider whether an area near the Glen Innes LGA town centre should be zoned for future medium density development to encourage long term supply of this type of housing.

At the other end of the residential development scale is rural residential development. Large lot residential development provides an opportunity for a rural lifestyle close to services and local employment.

This is a key attractor for many people in moving to rural areas and ensuring sufficient availability of land for this use is important to future growth. A lack of recent lot creation in the R5 zone means there is limited new housing opportunities of this nature in Glen Innes LGA.

Land supply in the major villages of Emmaville, Glencoe and Deepwater is currently sufficient for future housing needs. GISC should monitor development trends in each village to identify if this situation changes in the future.

There are also opportunities to better support housing developments in rural areas that should be considered as part of future land supply. Introducing E3 and E4 (Environmental Living and Environmental Management) zones and reducing the minimum lot sizes for the RU1 zone could support the provision of additional housing outside of the residential areas of the Shire.



Action Plan

The following pages provide an action plan to guide implementation of the Housing Strategy over the next three to five years. For each strategic priority actions are identified noting key stakeholders / partners to be engaged, a timeline for action and the relevant area of GISC that will lead implementation.

Acronym	Description
DDPRS	Director Development Planning and Regulatory Services
DCCS	Director Corporate and Community Services
CFO	Chief Financial Officer
MED	Manager Economic Development
MDPRS	Manager Development Planning and Regulatory Services
MIS	Manager Infrastructure Services
TP	Town Planner
GO	Grant Officer
TAFE	Technical And Further Educations
DNSW	Destination New South Wales
DNCO	Destination Country and Outback
REZ	Renewable Energy Zone
NFP	Not For Profit

Strategy 1 - Expand Housing Supply to Critical Groups				
<i>Strategy</i>	<i>Key Actions</i>	<i>Key Stakeholders/ Partners</i>	<i>Timeline</i>	<i>Responsibility</i>
1.1. Increase accommodation for key workers in local health and education services	1.1.1. GISC to identify Council or other land suitable for a new key worker housing development. 1.1.2. Partner with the State Government and private sector to fund a new key worker housing project.	NSW Government Hunter New England Health Private developers	30 June 2022 2022-2023	DDPRS DDPRS/ MED
1.2. Improve the quality, diversity, and supply of social housing to support low-income households	1.2.1. GISC to identify Council or other land suitable for low-income housing development. 1.2.2. GISC to work with Homes North to design, fund and commence the development with the support of GISC and others.	Homes North	30 June 2022 2022-2023	DDPRS DDPRS/ MED
1.3. Increase the supply of housing for older residents living independently and in care facilities	1.3.1. GISC to identify Council or other land suitable for new older housing development. 1.3.2. Partner with State Government, local aged care providers and private developers to develop new housing.	Aged care providers NSW Government Private developers	30 June 2022 2022-2023	DDPRS DDPRS/ MED

Strategy 2 – Increase the Contribution of Housing Industry to the Local Economy				
<i>Strategy</i>	<i>Key Actions</i>	<i>Key Stakeholders/ Partners</i>	<i>Timeline</i>	<i>Responsibility</i>
2.1. Increase apprenticeship and work opportunities in local building	2.1.1. Work with TAFE and local builders to create new apprenticeship and training opportunities.	TAFE	2022-2027	DCCS/ MED
	2.1.2. Engage local builders and supply businesses in the Highlands Hub	Local builders	2022-2027	MDPRS/ MED
	2.1.3. Ensure appropriate local industry involvement in Council facilitated developments	Highlands Hub	2022-2027	MDPRS
2.2. Enable dedicated housing supply to support growth in the local renewable energy and tourism sectors	2.2.1. Work with tourism and renewable energy sector to identify future demand scenarios for housing	AVIC	2023-2024	DDPRS/ MED
	2.2.2. Free up existing housing stock through developments in Strategy 1 to enable an increased supply of short-term rental accommodation.	DNSW DNCO	2022-2023	DDPRS
	2.2.3. Examine the need for dedicated additional short term accommodation developments.	REZ and Renewable Energy Sector	2023-2024	MDPRS/ MED

Strategy 3 - Improve the Sustainability and Liveability of Local Housing Stock				
<i>Strategy</i>	<i>Key Actions</i>	<i>Key Stakeholders/ Partners</i>	<i>Timeline</i>	<i>Responsibility</i>
3.1. Support sustainable construction methods in new housing stock	3.1.1 Encourage uptake of the Green Builder program within the local construction sector	Local builders Green Building Institute	2022-2023	DDPRS
3.2. Encourage retrofitting of housing with insulation and renewable energy to increase liveability and well being	3.2.1. Examine the feasibility and impacts of a Council mandated minimum energy efficiency standard for local rentals.	NSW Government	2022-2023	DDPRS
	3.2.2. Support low-income households and landlords to improve insulation and energy efficiency in older housing stock by identifying funding options.	Philanthropic/ NFP	2022-2023	DDPRS
	3.2.3. Examine options for community energy schemes to accelerate the installation of new energy systems for local households and supply the local community with renewable energy that reduces long-term living expenses		2022-2023	DDPRS

Strategy 4 - Ensure Future Land Supply and Development Opportunities				
<i>Strategy</i>	<i>Key Actions</i>	<i>Key Stakeholders/ Partners</i>	<i>Timeline</i>	<i>Responsibility</i>
4.1. Ensure at least 15 years of residential land supply is available in each key settlement	4.1.1. Monitor housing and land demand in villages to ensure adequate land supply is maintained to 2041	NA	2022-2024	TP
4.2. Enable the development of medium density housing in Glen Innes LGA town centre	4.2.1. Identify areas close to Glen Innes LGA town centre suited to medium density development 4.2.2. Consider the benefits of dedicated medium density zoning to encourage future developments	NA	30 June 2024	TP
4.3. Ensure adequate lot creation occurs on land zoned for development	4.3.1. Monitor lot creation to ensure adequate development is occurring. 4.3.2. Engage with Transport for NSW to seek speed limit adjustments on the New England highway to reduce the costs of large new lot residential development south of Glen Innes LGA. 4.3.3. Secure funding to strategically improve infrastructure (e.g., paving of laneways) to reduce the costs of lot creation through minor infill developments. 4.3.4. Examine opportunities for additional housing supply in the rural zone via changes to zoning and minimum lot sizes. 4.3.5. Consider Council led development if insufficient lot creation persists.	Private Developers	2022-2025 30 June 2027 30 June 2027 30 June 2027 2022- 2027	MPDRS MIS GO MPDRS CFO/MED



Enabling and Supporting Planning Policies and Strategies

Implementation of this housing strategy is enabled by State and Local planning frameworks and supports the achievement of local and regional economic and community development strategies. Key enabling and supporting strategies are outlined in the tables below.

GISC

Local Planning Policy or Strategy	Description and applicability to housing
Glen Innes LGA Local Environment Plan 2012	Local Environmental Plans (LEPs) guide planning decisions for local government areas. They do this through zoning and development controls, which provides a framework for the way land can be used. LEPs are the main planning tool to shape the future of communities and ensure local development is done appropriately.
Glen Innes LGA Development Control Plan 2014	The Development Control Plan provides detailed guidelines, objectives and controls for people who wish to carry out development in the Glen Innes LGA LGA.
Glen Innes LGA Land Use Strategy 2010	A precursor to the latest LEP, this strategy provides a comprehensive strategic planning framework for Glen Innes Severn Council.
Glen Innes LGA Economic Development Strategy	Housing and a proactive housing development strategy can play a significant role in implementing economic development actions and realising local growth opportunities. The supporting housing assessment identified a series of links between the EDS and development of housing as a fundamental pillar for the local economy.

New England Region

Regional Planning Policy or Strategy	Description and applicability to housing
The Northern New England High Country Regional Economic Development Strategy 2018–2022	This strategy sets out a long term economic vision and associated strategy for the Glen Innes LGA and Tenterfield Shire Local Government Areas (LGAs). The Glen Innes LGA housing strategy supports delivery of Strategy 3: Attract new businesses and residents to the Region.
New England North-West Regional Plan 2041	The New England North-West Regional Plan 2041 (NENWRP) guides the NSW Government’s land use planning priorities and decisions for the New England North-West Region to 2041. A focus for housing growth within existing urban centres, or in areas adjacent to existing urban development is identified to foster liveability and a stronger sense of community.

State

State Environmental Planning Policy (SEPP)	Description and applicability to housing
SEPP (Affordable Rental Housing) 2009	The policy aims to facilitate the delivery of new affordable rental housing including the provision of in-fill affordable housing (villas, townhouses, apartments), secondary dwellings (granny flats), boarding houses, supportive accommodation, social housing and group homes. This is important in the delivery of Strategy 1.
SEPP (Building Sustainability Index Basix) 2004	The policy requires a BASIX certificate to be lodged with a development application or an application for a complying development certificate for development proposing a new residential dwelling or alterations and additions to a dwelling. The BASIX scheme aims to encourage sustainable residential development. This provides a foundation for the achievement of Strategy 3.
SEPP (Exempt and Complying Development Codes) 2008	The policy aims to provide a streamlined assessment processes for development including new dwellings and alterations and additions to dwellings that comply with specified development standards. The standards include compliance with the requirements specified under the Housing Code, Rural Housing Code and Housing Alterations Code as applicable to residential development. This policy is a fundamental determinant of development and construction activity in GISC area.
SEPP (Housing for Seniors or People with a Disability) 2004	The policy aims to facilitate the development of housing for seniors and people with a disability including residential care facilities, hostels and self-contained dwellings. This is highly relevant to Strategy 1.

SEPP (Primary Production and Rural Development) 2019	<p>The policy aims to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources.</p> <p>The policy identifies the matters a consent authority must consider when assessing development for a new dwelling or the subdivision of land for the purposes of a dwelling to minimise potential land use conflict.</p> <p>This policy has important implications for the expansion of residential development on rural land and for increasing the urban footprint of Glen Innes LGA over time.</p>
SEPP 65 –Design Quality of Residential Apartment Development	<p>The policy aims to improve the design quality of residential apartment development and is supported by the Apartment Design Guide. The policy applies to development for the purposes of a residential flat building, shop top housing or mixed-use development with a residential accommodation component.</p> <p>This policy is of marginal relevance to Glenn Innes Severn.</p>
SEPP 70 –Affordable Housing	<p>The policy enables councils to prepare and operate affordable housing contribution schemes such as levying contributions from new development for affordable housing.</p> <p>These types of contribution schemes are more applicable to urban development contexts with much higher levels of demand and higher land and property prices.</p>

Monitoring Progress and Measuring Success

2027 Strategy Review

It is recommended that this strategy be fully reviewed and updated in 2027.

KPIs and Annual Monitoring Program

To monitor progress against actions, a short report should be prepared annually by Council. The KPIs and associated data sources outlined in the table below provide a sound basis for assessing progress in meeting longer term outcomes.

Strategy	KPI's	Data Source
1. Increase Housing Supply for Key Groups	Number of new homes created for each group	Development and building approval data. Documented outcomes from Council facilitated Developments
	The supply of housing is sufficient to meet key group needs	Advice from local service providers, community groups and Homes North
		Housing Suitability Data (REMPAN/ABS)
2. Increase the Contribution of the Housing Industry to the Local Economy	Increasing employment and economic activity in the local residential construction sector	Residential construction economic and employment data (REMPAN)
	Dedicated accommodation is available to meets the needs of energy and tourism projects	Online information on available accommodation (e.g. realestate.com.au, AirBNB/Stayz), vacancy rates and rental prices (SQL research)
		Tourism and renewable energy industry feedback Real estate agent feedback
3. Sustainability	Average Green Star rating of new homes constructed in Glen Innes LGA	GISC development data
	Number of homes with improved insulation	Program implementation outcomes Information from RE, Local trades and suppliers
4. Land Supply and Lot Creation	15 years of land supply available across key residential zones and villages	GISC Development data
	Medium density development	GISC Building approvals
	Lot creation rates	GISC Development data