

HOPETOUN STRUCTURE PLAN

APRIL 2026
DRAFT

ACKNOWLEDGEMENT OF COUNTRY

Yarriambiack Shire Council acknowledges that the activities of this Council are being held under the traditional skies and in the waterways and lands of the Wotjobaluk, Jaadwa, Jadawadjall, Wergala and Jupagulk people.

We pay our respects to their elders past, present and emerging.

The Yarriambiack Shire Council declares its commitment to Aboriginal reconciliation. We acknowledge the traditional people and the cultural significance and history of the land. Yarriambiack Shire Council is aware of the impact of alienation and other forms of injustice against indigenous people and through acknowledgement and understanding of these injustices, Council is committed to redressing them and moving forward together.

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The Hopetoun Structure Plan was prepared for **Yarriambiack Shire Council** with assistance from the **Department of Transport and Planning** and in collaboration with:



1. CONTEXT

HOPETOUN

Hopetoun is Yarriambiack Shire's third-largest town and is located in the northern reaches of the Shire, approximately 61 kilometres north of the municipality's largest town of Warracknabeal.

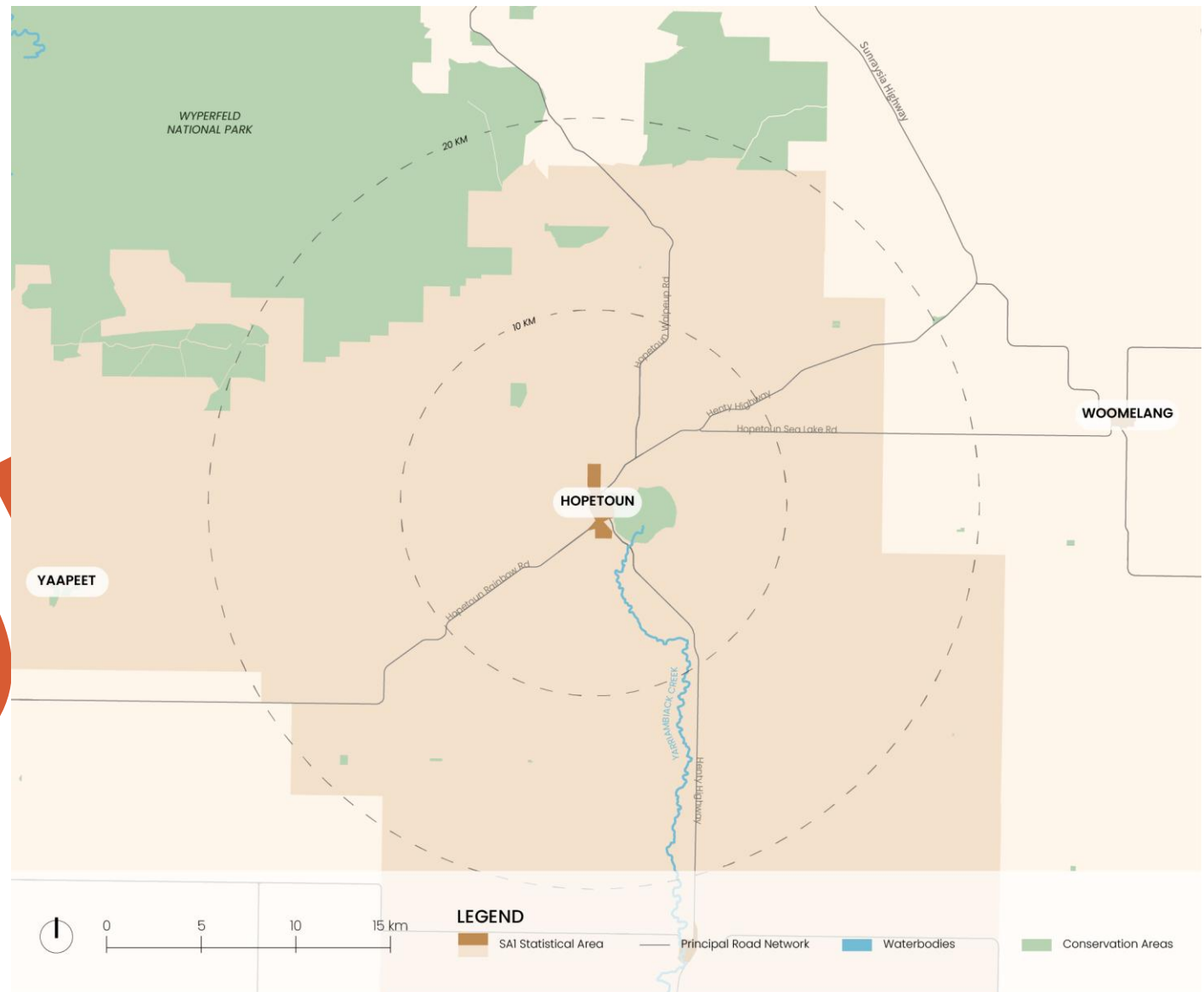
Hopetoun is on the lands of the Wergaia people, who are the traditional custodians of the land.

The town had a resident population of 504 people in 2024. The population of the town is expected to decline and age towards 2044, which presents challenges to the maintenance of service provision and the local economy.

The town is identified as a District town in the Wimmera Southern Mallee Settlement Framework at Clause 11.01-1R of the Yarriambiack Planning Scheme (the Planning Scheme). The Municipal Planning Strategy at Clause 02 identifies the town as a sub-district service centre. The Planning Scheme expects Hopetoun to serve an important role in service delivery to the local community, as well as other towns in the northern region of the Shire and the southern Mallee region, including Patchewollock, Lascelles, Beulah, Woomelang and Speed.

There is a high proportion of key industry workers within Hopetoun, with more than half of the working population employed in health care and education.

Hopetoun is close to Wyperfeld National Park and Murray-Sunset National Park. These natural features are key tourism attractions and the town's existing tourism facilities provide key services for those exploring the region.



1.1 POLICY & STRATEGIC CONTEXT

1.1.1 ROLE & FUNCTION

The Strategic Framework Plan at Clause 02.04 of the Planning Scheme identifies Hopetoun as a sub-district service centre. Its role is described in Clause 02.03-1 (Settlement) as:

Hopetoun performs a subdistrict role with a number of successful businesses and potential for tourism associated with proximity to Wyperfeld National Park and Lake Lascelles. Its facilities include a hospital, a P-12 college, retail services and a shire office. There is potential for value adding industries associated with the agriculture to be located in Hopetoun.

There is no town framework plan, settlement boundary or local level policy direction beyond policy at Clause 02.03-1 which directs development and growth to take place within Hopetoun.

The Wimmera Southern Mallee Framework Plan at Clause 11.01-1R 'Settlement – Wimmera Mallee' identifies Hopetoun as a district town. Strategies at this clause seek to support the ongoing growth and development of Hopetoun as a key service hub.

State, regional and local policy directions within the Planning Scheme encourage the provision of more diverse and affordable housing within the Shire's higher order towns, including Hopetoun.

The Planning Scheme seeks to support the ongoing economic viability of the town, and its key industries of tourism, healthcare and education are all supported.

Built environment and heritage policies encourage the preservation and conservation of the town's sites of heritage significance.

There are limited environmental constraints for the town identified within the planning scheme.

Beyond the planning scheme, the strategic directions and the role and function of Hopetoun is also influenced by Council policies, including:

- Yarriambiack Shire Council Plan 2025-2029.
- Yarriambiack Shire Economic Development Strategy 2026-2029.
- Yarriambiack Shire Housing Strategy 2023.
- Yarriambiack Shire Master Environmental Strategy 2024-2034.
- Yarriambiack Shire Tourism Strategy 2023-2027.
- Hopetoun Recreation Reserve Masterplan 2023.

1.1.2 WIMMERA SOUTHERN MALLEE REGIONAL GROWTH PLAN

The Wimmera Southern Mallee Regional Growth Plan identifies the role of as a District Town (sub-regional hub), which is expected to comprise a diverse population and housing, reticulated water and sewerage and provide support to the northern Wimmera Southern Mallee community.

Residential growth is expected to be accommodated by infill development and demand for the expansion of the town is not expected in the short to medium term.

1.1.3 PLAN FOR VICTORIA

Plan for Victoria is a statewide land use planning strategy which sets the overarching vision for the development of Victoria's cities, towns and regions towards 2050.

The Plan's strategic directions are centered around five key pillars:

- **Pillar 1: Housing for all Victorians.**
- **Pillar 2: Accessible Jobs and Services.**
- **Pillar 3: Great Places, Suburbs and Towns.**
- **Pillar 4: Sustainable Environments.**
- **Pillar 5: Self-determination and Caring for Country.**

Plan for Victoria identifies that an additional 2.24 million homes will be needed across Victoria to house the expected population of the state over the next 30 years.

In order to deliver sufficient housing, the Plan sets housing targets for each local government area.

Yarriambiack Shire has a housing target of 300 new homes by 2050. This is approximately 12 new homes per year, every year between now and 2050.

This is a municipal-wide target and Plan for Victoria does not specify where new homes should be located. However, it is anticipated that Hopetoun will accommodate some of the expected future housing supply.

1.1 POLICY & STRATEGIC CONTEXT

ZONING & OVERLAY MAP

ZONING & OVERLAYS

ZONING

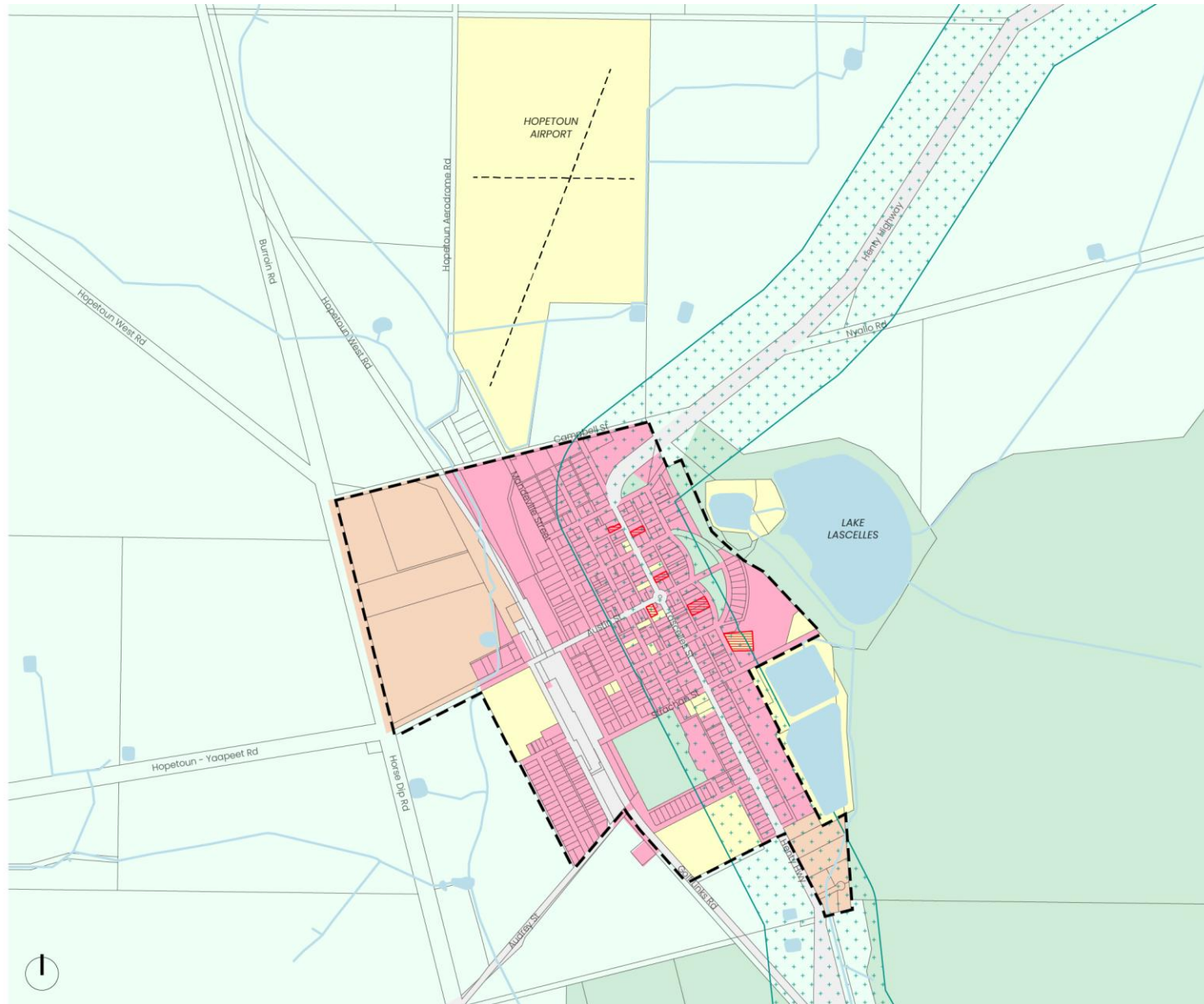
- Township
- Public Use
- Farming
- Public Park and Recreation
- Industrial 1

OVERLAYS

- Heritage
- Environmental Significance

BOUNDARIES

- Strategic Settlement Boundary



1.2 POPULATION & ECONOMIC PROFILE

POPULATION

The resident population of Hopetoun is 504 people (2024, .id Consulting).

The Population and Housing Forecasts (.id Consulting, 2025) expect that Hopetoun's resident population will decline to a resident population of 439 people in 2044. This represents a decline of 13.1 per cent of the town's population. Despite the forecast decline, the town has had a relative stable population over recent years.

The median age of residents is 51.1 years old. Working age people (between 15-64) comprise approximately 54 per cent of the population.

The proportion of working age population is expected to decrease to 45.3 per cent by 2044, alongside an increase in people aged 65+ to 41.4 per cent of the population.

Hopetoun has a significant key worker population, with half the resident population working in key worker industries. There is a particularly high predominance of healthcare workers.

The declining and ageing of the local population has significant implications for the provision of services (particularly health care), housing and the local and regional economies. This effect will also be compounded by a decline in working age population to maintain employment.



Hopetoun Former School Site

RESIDENTIAL LAND SUPPLY

The Population and Housing Forecasts (.id Consultants, 2025) identify that Hopetoun has capacity for an additional 128 dwellings, predominantly through infill development.

There is a forecast demand for 20 new dwellings between 2022-2044 within Hopetoun, leading to an annual assumed rate of development of approximately one (1) dwelling per year. Even under a high growth scenario of five (5) dwellings per year, there is 25 years of housing supply available.

ECONOMY & INDUSTRY

Hopetoun functions as a District town and supports many of Yarriambiack Shire's northern towns and agricultural industry, as well as towns from the adjoining municipalities of Hindmarsh and Buloke.

Health care, education and social assistance are the dominant local employers within Hopetoun, with more than 50 per cent of the local workforce employed within these industries. Demand for health care workers is expected to increase as the population ages.

Tourism is also a key economic driver, with natural assets, including Lake Lascelles, Wyperfeld National Park and Murray-Sunset National Park, as well as the Silo Art Trail all in proximity to the town.

Hopetoun supports the regional agricultural industry. There is strong interest in mineral sands and renewable energy opportunities on agricultural land surrounding the town.

1.2 POPULATION & ECONOMIC PROFILE

POPULATION PROFILE (2024)

504 Resident population

439 Forecast resident population in 2044

58.4 Median age

51.1% Working age population

37.9% Population aged over 65

1.2% Aboriginal & Torres Strait Islander Population

7.3% Born overseas

4.1% Speak a language other than English

44.8% Have a long term health condition

\$167 Median weekly rent

\$617 Median monthly mortgage payment

ECONOMIC PROFILE (2024)

191 Workers

33.5% Residents work in healthcare and social assistance

25.6% Residents work in education and training

9.1% Residents work in retail trade

6.3% Residents work in construction



1.3 ISSUES & OPPORTUNITIES

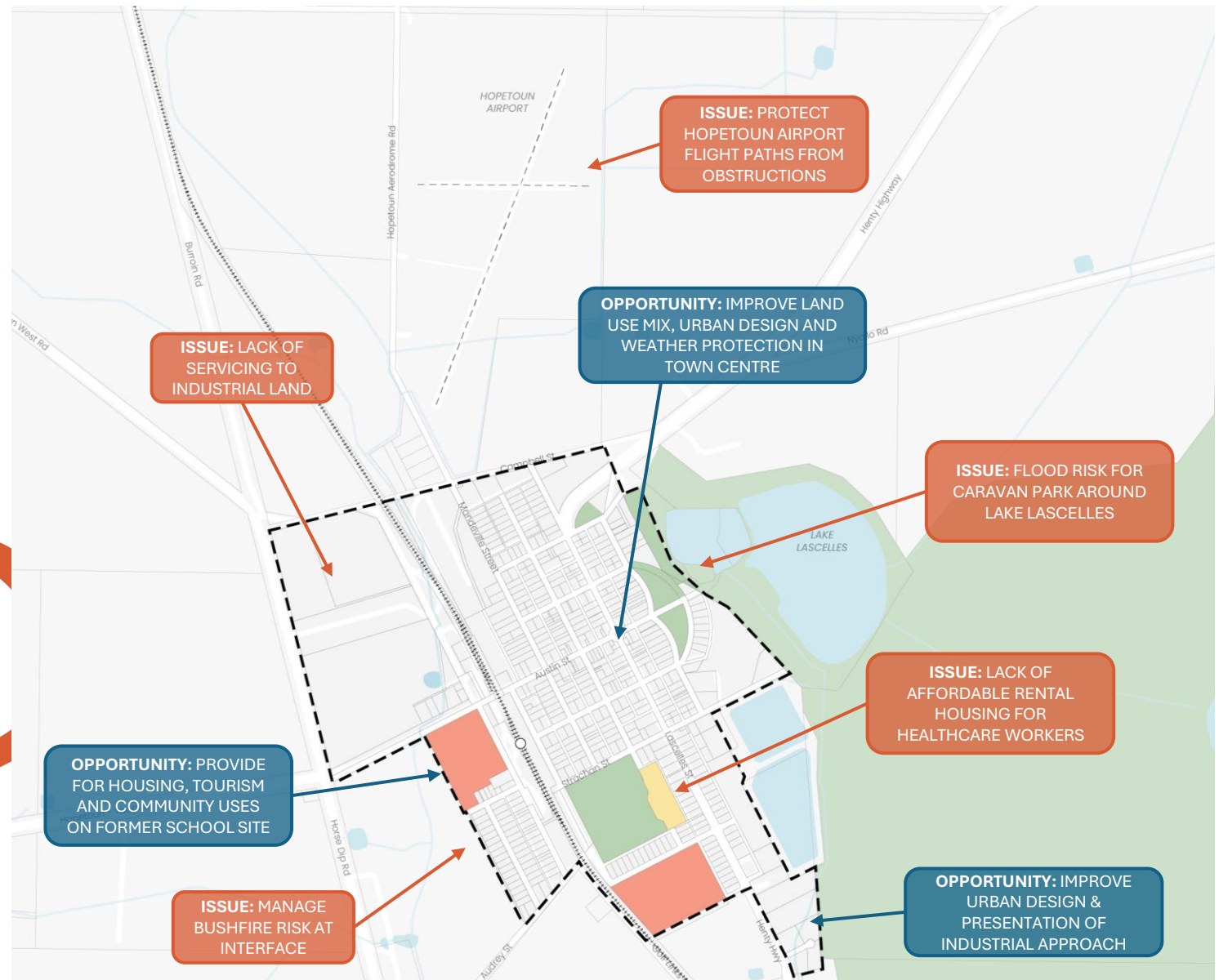
BACKGROUND & TECHNICAL STUDIES

As part of the development of the Hopetoun Structure Plan, a series of investigations have been undertaken to identify issues and opportunities. The following technical assessments were prepared to inform the Hopetoun Structure Plan Background Report:

- Yarriambiack Shire – Township population and housing profiles (.id Consultants).
- Yarriambiack Shire – Township economic profiles (.id Consultants).
- Yarriambiack Structure Plans – Strategic Bushfire Assessment (Terralogic).
- Yarriambiack Structure Plans – Movement & Transport Assessment (Quantum Traffic).

The findings of these technical assessments and Council stakeholder engagement in March 2025 informed the preparation of the Hopetoun Structure Plan Background Report, which identified key issues and opportunities for the development of the Structure Plan.

The spatial elements of those issues and opportunities are reflected on the issues and opportunities map.

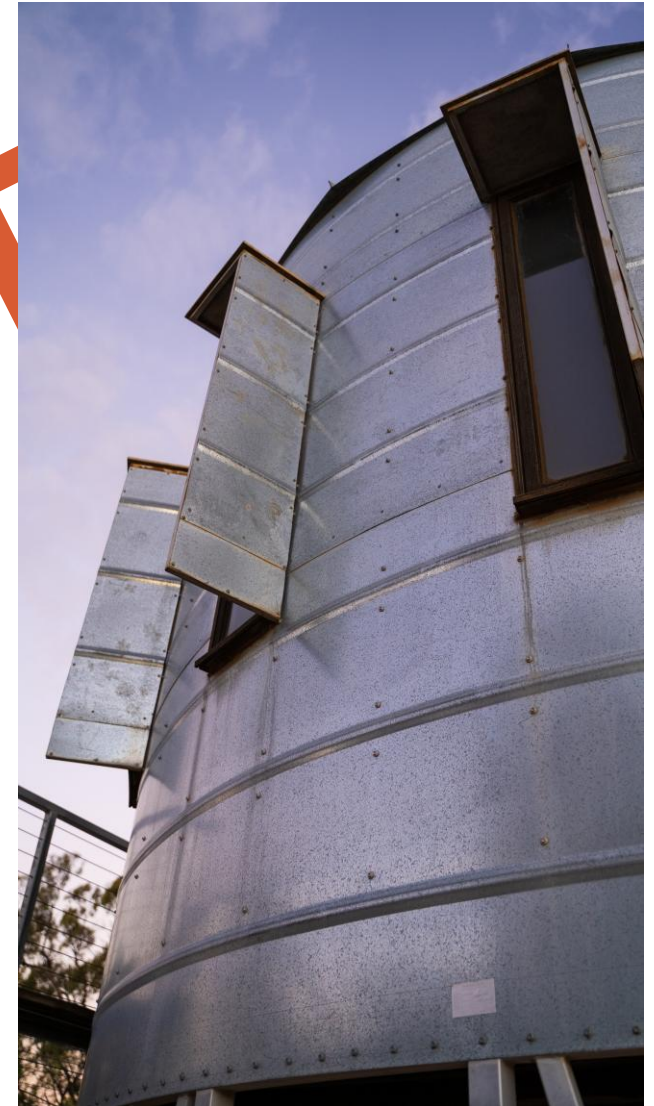


2. VISION

Hopetoun will continue to serve an important role in providing healthcare, education and community services to the northern Yarriambiack and broader southern Mallee communities.

Hopetoun will provide increased housing diversity to support population stability, including provision for key workers and to support ageing -in place.

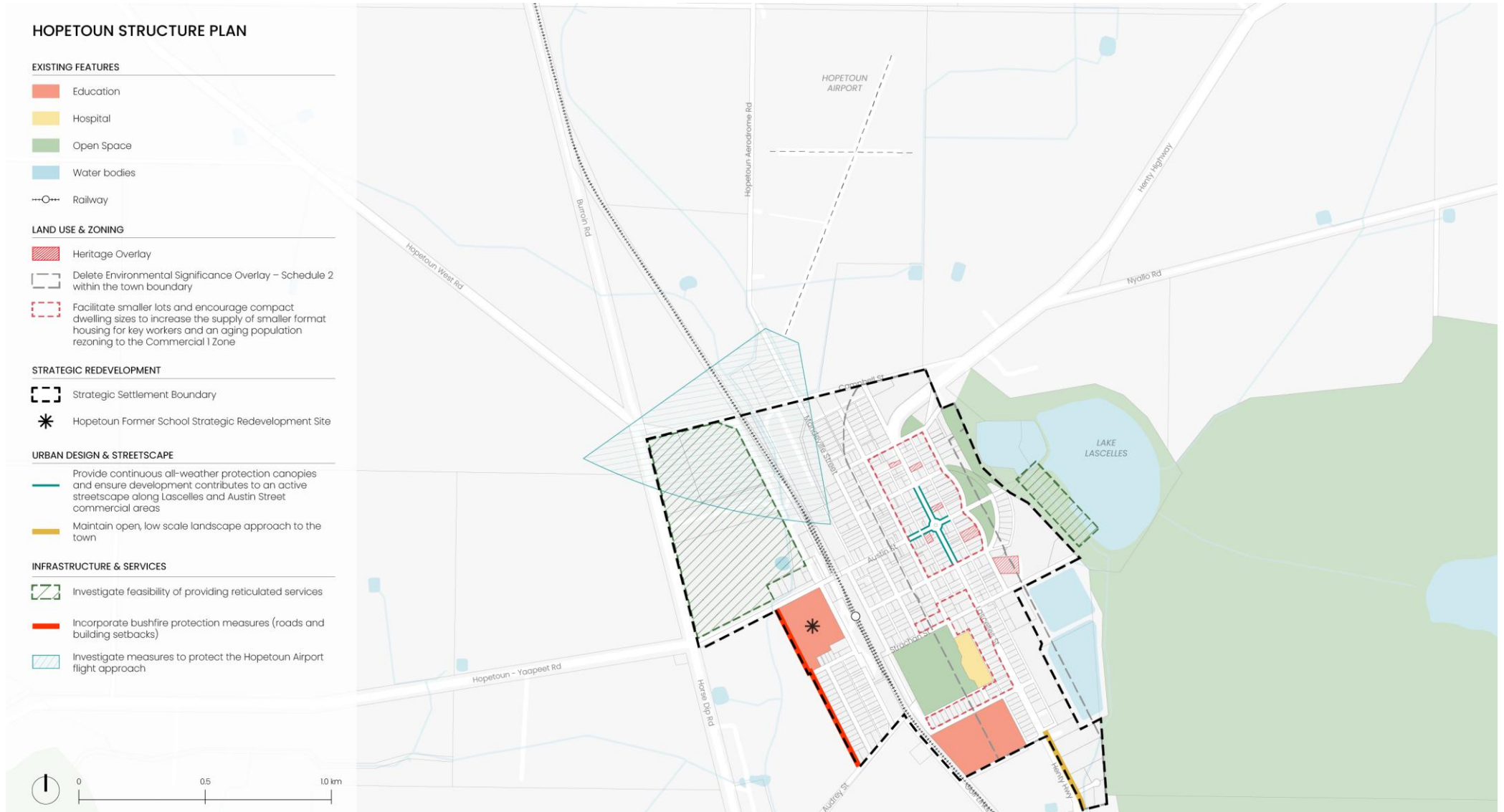
Hopetoun will provide increased tourism services and facilities to support visitation and longer stay trips to the region.



Silo Accommodation at Lake Lascelles

2. VISION

STRATEGIC FRAMEWORK PLAN



3. STRATEGIC DIRECTIONS

3.1 HOUSING

There were 321 dwellings in Hopetoun in 2021 (ABS, 2021).

The majority of housing in the town is made up of single, detached dwellings (93.1 per cent), with only 4.4 per cent of residents living in medium density housing (.id Consultants, 2025).

The largest household type in Hopetoun is lone person households (39.3 per cent), followed by couples without children (35.1 per cent) and then couples with children (15 per cent). This household composition results in many dwellings within the town containing surplus bedrooms, which leads to a mismatch between supply and demand.

Home ownership is the dominant tenure type, with 72.5 per cent of homes either owned outright or with a mortgage. The proportion of rental households (15.6 per cent) is higher than the Shire average.

Housing growth within Hopetoun is expected to be modest, in accordance with the Shire's housing targets at Clause 16.01-1S, which anticipate an additional 300 dwellings across the Shire by 2051. Population and housing forecasts estimate an average growth of one (1) dwelling per year, which will achieve Hopetoun's expected supply in accordance with Clause 16.01-1S.

While the town has adequate urban-zoned land to meet its housing demand in numerical terms, there is a need for more diverse and affordable housing options to attract and maintain workers for key local industries (particularly health care) and to support ageing in place.

Future planning for housing in Hopetoun will prioritise diversifying the current housing stock to better align with evolving demographic needs for key workers, ageing in place and support population stability.

Smaller, easily maintained housing and smaller lots will be encouraged to support improved housing diversity,

The Hopetoun Former School site presents a strategic development opportunity to provide for housing and other forms of accommodation within the town.

The need for housing diversity is a particularly acute issue in Hopetoun, which is expected to have an older average age of residents than other towns in the municipality in the future. Specialised aged care and retirement accommodation to facilitate ageing in place will be encouraged.

OBJECTIVE 1: To facilitate increased housing choice and diversity within that responds to community needs

Strategy 1.1: Facilitate a range of more affordable and diverse housing types to support ageing in place and key workers.

- Action 1.1.1: Advocate for the provision of affordable rental accommodation to support key workers, particularly in the health care sector.
- Action 1.1.2: Facilitate smaller lots and encourage compact dwelling sizes to increase supply of smaller format housing for key workers and an ageing population,, particularly in proximity to Lascelles Street and the Rural Northwest Health – Hopetoun Campus.

- Action 1.1.3: Advocate for and support the provision of specialised aged care accommodation, including retirement villages and residential aged care facilities.
- Action 1.1.4: Facilitate the rezoning and redevelopment of the Hopetoun Former School site for housing, accommodation and complementary community uses.

Strategy 1.2: To ensure that new housing is well designed and responsive to the valued character of Hopetoun.

- Action 1.2.1: Develop and implement built form objectives and strategies into the Yarriambiack Planning Scheme to guide housing design.
- Action 1.2.2: Establish the settlement boundary in the planning scheme to reinforce the town's structure and discourage urban development outside the boundary.

3.2 ECONOMIC DEVELOPMENT

Healthcare, social assistance and education are core economic drivers in Hopetoun, with more than 50 per cent of the local workforce employed in these industries. See section 3.6 for further directions regarding opportunities in relation to these economic drivers.

TOURISM

Tourism is a significant industry for Hopetoun and the surrounding area. The town's proximity to the Silo Art Trail, Wyperfeld National Park and Murray-Sunset National Park are key drivers in tourism activity, including day and overnight stays.

Open skies that are generally free of light pollution at night present stargazing opportunities.

Lake Lascelles is a popular boating, fishing, swimming and camping destination and is well utilised during school holidays.

The Council Plan 2025-2029 identifies that insufficient accommodation and dining options is causing limited capture of expenditure within the local economy and resulting in shorter stay durations. The Hopetoun Powerhouse and 'Bush Retreat' Silos at Lake Lascelles have recently been repurposed as self-contained eclectic accommodation and are important examples of successful diversification of tourism accommodation.

The Hopetoun Caravan Park Master Plan envisages the revitalisation of the Caravan Park, with more powered sites and the improvement and expansion of associated amenities.

There are opportunities to provide increased short stay accommodation and dining options to support longer tourist stays and increase the contribution of tourism to the local and regional economy. This includes providing for a broader range of accommodation types, including camping, cabin style accommodation, hotels and bed and breakfast facilities.

The Hopetoun Former School Site provides a strategic opportunity for new tourism ventures to anchor activity in the western part of town.

RETAIL & BUSINESS

While Hopetoun is designated as a sub-centre in Clause 02.03 and a district centre in Clause 11.01-1R, there is a relatively limited range of retail and business uses within the town.

Retail activity is generally consolidated into the commercial core, along Lascelles Street and Austin Street. There is one supermarket, a small range of cafés and bakeries and limited retail. There are significant commercial vacancies.

Employment forecasts do not anticipate significant demand for retail, office or other commercial floorspace.

INDUSTRY

There are two industrial precincts in Hopetoun.

The northern industrial precinct is utilised for grain handling and a receival terminal, while the southern industrial precinct is vacant. Collectively, about half of the industrial land is vacant or underutilised.

The Regional Growth Plan identifies that industrial land supply should be monitored and that lack of reticulated water and sewerage is a constraint.



Lascelles Street



Industrial Precinct

The town has an adequate supply of industrial land to meet current and immediate future needs.

There is a need to monitor industrial land supply in the medium term to ensure sufficient land availability to continue to support industry and to support the provision of reticulated services to facilitate industrial land development.

AGRICULTURE

Agriculture is a cornerstone industry throughout much of Yarriambiack Shire. Hopetoun in particular supports the agricultural industry in the northern parts of the municipality. Future development within the town must carefully manage the interface with agricultural land.

RENEWABLE ENERGY & MINERAL SANDS

Hopetoun is located to the north of the draft Western Renewable Energy Zone. Mineral sands and renewable energy are emerging industries in the Shire and have the potential to transform the local economy.

The provision of renewable energy and mineral sands within the Shire must be carefully managed to ensure that agricultural land is maintained and that adequate housing and services are provided.

OBJECTIVE 2: To support Hopetoun's economic vitality, by providing a mix of land uses and activities, leveraging tourism attractions and increasing employment opportunities.

Strategy 2.1: Support tourist facilities and accommodation within Hopetoun.

- Action 2.1.1: Facilitate the provision of diverse tourism accommodation, including camping, cabins, hotels and bed and breakfast, to support overnight stays.
- Action 2.1.2: Implement the Hopetoun Caravan Park Master Plan (2023) to deliver improved amenities and increase powered camping sites.
- Action 2.1.3: Support cafes, restaurants and retail uses within Hopetoun.
- Action 2.1.4: Implement the Hopetoun Former School Site Master Plan to facilitate new tourism ventures and experiences to increase visitation.

Strategy 2.2: Revitalise Lascelles Street as the commercial and civic heart of Hopetoun.

- Action 2.2.1: Amend local policy to identify support for a diverse range of commercial, retail and service uses within Lascelles Street.
- Action 2.2.2: Work with the community and traders to support the revitalisation of Lascelles Street.
- Action 2.2.3: Ensure development on Lascelles Street contributes to the active streetscape and character of the town.

Strategy 2.3: Support the development of Hopetoun's industrial land.

- Action 2.3.1: Investigate the potential to expand reticulated services to the north-west industrial precinct.
- Action 2.3.2: Monitor industrial land supply in the medium term.

3.3 BUILT ENVIRONMENT & HERITAGE

TOWN STRUCTURE

Hopetoun has developed in a predominantly regular grid pattern. The grid is anchored by the Henty Highway resulting in a slightly off-axis alignment for the street network. Lot sizes within the town are fairly uniform and in the order of approximately 800 to 1,000 square metres. There are very few examples of medium density development within the town. Where medium density development does occur, it is typically corner allotments or battle-axe subdivisions.

TOWN CHARACTER

Hopetoun's character is defined by the high presence of single storey dwellings, with some limited two storey development present. Where two storey development does exist, it is typically older and it is evident that it has been used previously for commercial purposes.

Dwellings comprise a mixture of architectural styles and materials, which reflect the organic development and growth of the town over time. Materials are typically brick or weatherboard and roofs are generally pitched. Site coverage is typically low, and setbacks are relatively uniform. Front fencing is uncommon and where it is provided, it is typically low and open in style.

Street tree planting is common along Lascelles Street and Austin Street. There has been an extensive street tree planting program between Lascelles Street and Lake Lascelles.

Buildings along the more commercially-focused Lascelles Street and Austin Street are typically constructed to the front boundary and contain large extents of glazing. Some commercial buildings along these streets include verandahs and canopies over the footpath, although this is not a consistent feature and there are opportunities to provide for all weather protection along these streets.

There is a general lack of policy guidance within the Yarriambiack Planning Scheme to support assessment of built form issues and response to neighbourhood character.

BUILT FORM HERITAGE

Hopetoun contains six places that are identified as individually significant heritage buildings.

Hopetoun House and Lake Corrong Homestead, both on Evelyn Street, are included in the Victorian Heritage Register. Hopetoun House is a limestone homestead that is notable for its association with early Mallee farming. Lake Corrong Homestead is an early example of timber slab vernacular in Victoria. The Homestead is a museum which tells the story of early pioneer pastoralists of the region.

There is a general lack of policy guidance within the Yarriambiack Planning Scheme to support the assessment of heritage issues and ensuring new development appropriately protects sites of heritage significance.

GATEWAYS & APPROACHES

The major approaches to Hopetoun are from the Henty Highway, which connects with Brim, Beulah and Warracknabeal (to the south) and Lascelles and Ouyen (to the north-east). Hopetoun-Rainbow Road provides a secondary approach from the west of the town and connects with Rainbow (to the south-west).

The entries to the town are generally well maintained and visually appealing. From the south, street tree planting, low site coverage from dwellings and vacant industrial land presents a fairly 'open' streetscape and vista. As the industrial land develops, there will be a need to ensure that the integrity of the southern approach remains open and low scale.

OBJECTIVE 3: To ensure that developments contribute to the character and heritage of Hopetoun.

Strategy 3.1: Ensure that development protects and enhances the valued heritage of the town.

- Action 3.1.1: Support the ongoing operation of Lake Corrong Homestead and Museum.
- Action 3.1.2: Prepare statements of significance and ensure heritage assets are adequately protected.
- Action 3.1.2: Introduce local policy guidance to support appropriate decision-making for sites of heritage significance.

Strategy 3.2: Ensure that development respects the valued character of the town.

- Action 3.2.1: Develop and introduce local policy guidance to support appropriate decision-making in relation to neighbourhood character.
- Action 3.2.2: Provide all weather protection canopies along Lascelles and Austin Streets.



Lascelles Street

3.4 LANDSCAPE & ENVIRONMENT

BUSHFIRE

Approximately half of Hopetoun is within a designated bushfire prone area, with the town's industrial areas, northern and southern residential areas (including the school) and Lake Lascelles all located within areas of bushfire risk. The surrounding landscape is Type 1 and is generally identified as lower risk.

There have been previous bushfire events in proximity to the town, including in and around Wyperfeld National Park.

Consistent with settlement planning directions at Clause 13.02-1S 'Bushfire planning', the Structure Plan and Bushfire Assessment support directing growth and new development in infill locations, which have been identified as low risk, before sites adjacent to the grassland at the western edge of the town.

There is a need to carefully manage vegetation and urban activity at the edges of the town to protect life and property from bushfire. Development at the urban edge should incorporate appropriate built form setbacks and hazard reduction measures, including through the provision of perimeter roads.

The Hopetoun Former School site is a strategic redevelopment opportunity and is exposed to bushfire risk given its interface with grassland and a farming landscape. The bushfire risk will need to be considered in the redevelopment of the land.

FLOODING

Yarriambiack Creek runs south of Hopetoun and empties in Lake Coorong, which is to the east of the town. Lake Coorong is hydrologically connected to Lake Lascelles, which adjoins the Hopetoun Caravan Park.

Lake Coorong is ephemeral and prior to the 2011 rain events had been dry for a prolonged period.

There is a risk of riverine flooding around Lake Coorong and Lake Lascelles during flood events. Hopetoun experienced minor flood impacts from flooding in 2011 and 2022.

BIODIVERSITY & TREE CANOPY

Hopetoun is at the northern edge of the Yarrilinks Landcare enhanced vegetation link, which continues south through Beulah, Brim and Warracknabeal to Murtoa. The link represents a significant biodiversity spine through the municipality.

The NatureKit Biodiversity tool (Department of Energy, Environment and Climate Action) identifies Lake Coorong and Lake Lascelles as having a high habitat value and are likely to support a number of species. The wetland is classified as Lake Bed Herbland, which is a depleted freshwater wetland. To the south of the lakes, the Yarriambiack Creek is another area of high habitat value.

Most of the urban area of Hopetoun has limited to no habitat value.

There is fairly limited canopy tree coverage in the public and private realms and there are opportunities to increase tree cover, predominantly through street tree planting.

LAND USE COMPATIBILITY

The Hopetoun Aerodrome is located immediately to the north of the town. The aerodrome is a designated emergency aerodrome and some private individuals and clubs operate flights.

There are currently no planning controls that protect the Obstacle Limitation Surface (OLS). The OLS is the minimum separation distance required between obstacles (such as buildings, radio masts and other infrastructure) and flight paths to provide for safe flying. The OLS for the aerodrome could extend approximately 2 kilometres from the runway.

An investigation should be undertaken as to whether planning controls are necessary to protect aircraft and the community.

There are generally no other significant land use compatibility issues. The town's wastewater treatment plant is located well beyond the town boundary and has no sensitive uses within its buffer.

While there is a hard interface between the town and the Farming Zone, there is no enterprise of significant scale or activity to create land use conflict.

HIGHWAY ENVIRONS PROTECTION CONTROLS

Environmental Significance Overlay – Schedule 2 ‘Highway Environs Protection’ applies along the Henty Highway/Lascelles Street throughout Hopetoun. The overlay extends for a width of 200 metres either side of the road and incorporates approximately 49 per cent of all land within the town.

The Statement of environmental significance identifies that the control seeks to protect remnant vegetation and habitat, as well as the significance of views along the highway corridor.

The overlay contains no permit exemptions and triggers a significant number of permits for all buildings and works and vegetation removal that is otherwise exempt under the Township Zone.

There is limited utility in the application of the overlay within the town, given its focus on protecting remnant vegetation in an urbanised context.

OBJECTIVE 4: To protect community health and safety from natural hazards and conflict with aircraft.

Strategy 4.1: Ensure that development occurs in areas that are at lower risk from bushfire and flood hazard.

- Action 4.1.1: Ensure that development occurs in areas where bushfire risk can be managed, by prioritising infill development

- Action 4.1.2: Incorporate bushfire protection measures in the development of land that has an interface with grassland, including perimeter roads and development setbacks.
- Action 4.1.3: Ensure the redevelopment of the Hopetoun School site adequately addresses bushfire risk.
- Action 4.1.4: Ensure that any development within the Hopetoun Park Caravan Park adequately addresses and manages flood risk.

Strategy 4.2: Manage the potential for adverse safety and amenity impacts from land use conflicts.

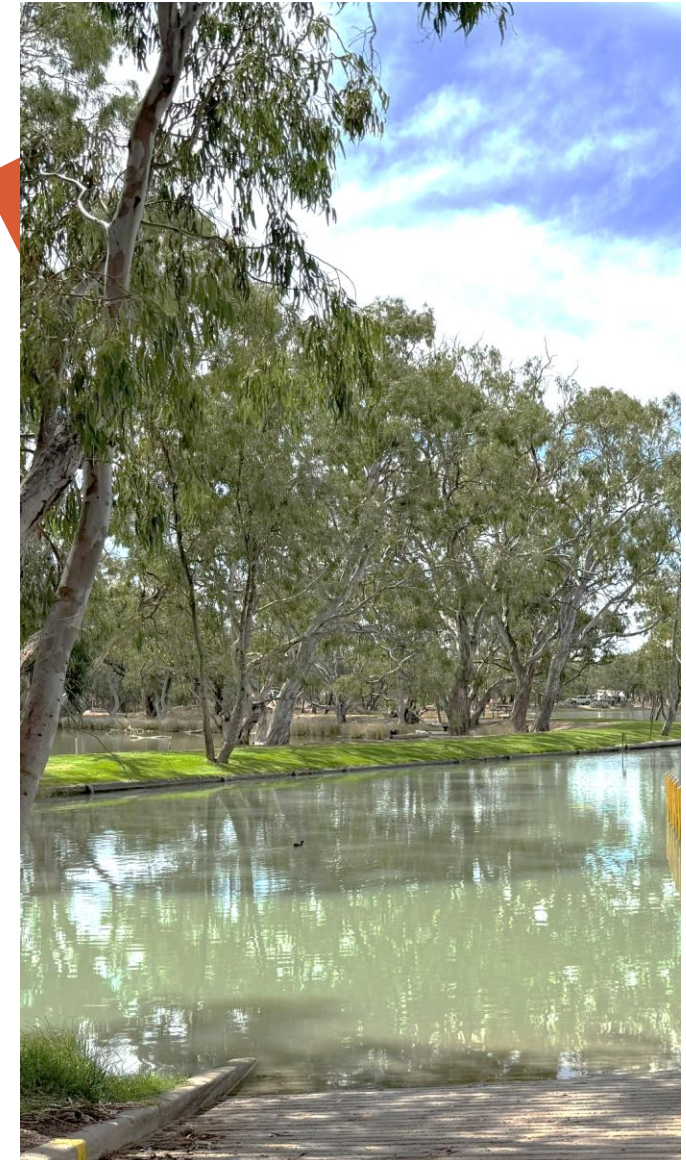
- Action 4.2.1: Investigate and implement measures to protect the Obstacle Limitation Surface (OLS) for Hopetoun Aerodrome.

Strategy 4.3: Ensure planning controls reflect their environmental purpose.

- Action 4.3.1: Delete the Environmental Significance Overlay – Schedule 2 from land within the town boundary.

Strategy 4.4: Increase canopy tree cover within Hopetoun.

- Action 4.4.1: Undertake a street tree planting program within the town.



Lake Lascelles

3.5 MOVEMENT & TRANSPORT

ROAD NETWORK

The Henty Highway forms an important main north-south thoroughfare through Hopetoun, and provides important connections to Warracknabeal and nearby towns, as well as facilitating freight movements. The Henty Highway and Hopetoun-Rainbow Road are key arterial roads that form part of Victoria's Oversize/Overmass transport networks. These roads are well utilised by heavy vehicle traffic, associated with agriculture and grain handling.

The local road network predominantly forms a grid alignment and traffic volumes can be comfortably accommodated within the existing road network.

Roads within the town are generally sealed and in relatively good condition.

Car parking demands are low and can typically be met by existing on-street parking.

PUBLIC TRANSPORT

Public transport connections are limited to a V-Line Coach that operates between Mildura and Horsham via Ouyen and Warracknabeal three days per week.

There are no passenger rail services and commuter bus services to nearby towns are not provided.

The lack of public transport results in a high level of car dependency, fewer economic opportunities and a lack of connection to nearby towns.

Improving access to public transport is critical to supporting the local community, particularly to ensure that residents are able to age in place and access a full range of services.

WALKING & CYCLING

Footpaths are generally well provided along Lascelles Street, Austin Street and Toole Street. These footpaths provide connection between the town's key commercial, education and recreation nodes, including a key path between Lascelles Street and Lake Lascelles along Austin Street. This footpath network is well maintained.

Beyond these key nodes, there is generally limited provision for dedicated footpaths within the residential areas of the town. While the lack of footpaths is characteristic of the town, it limits accessibility.

A recreational trail is provided around Lake Lascelles.

OBJECTIVE 5: To provide a safe, accessible and integrated movement network within Hopetoun.

Strategy 5.1: Facilitate safe, accessible and direct movement networks within Hopetoun that support active and public transport.

- Action 5.1.1: Advocate for funding to support the expansion of the footpath network within town.
- Action 5.1.2: Provide improved wayfinding signage to support safe and efficient movement between the town's key commercial, education and recreation nodes, including to Lake Lascelles and Lake Corrong Homestead and Museum.

- Action 5.1.3: Advocate to the State Government for bus connections between Hopetoun and nearby towns, including Warracknabeal.
- Action 5.1.4: Increase tree canopy cover to improve pedestrian comfort and encourage active transport trips within the town.

3.6 OPEN SPACE & INFRASTRUCTURE

COMMUNITY FACILITIES & INFRASTRUCTURE

Hopetoun is a key healthcare, education and essential services hub for the northern parts of the Yarriambiack Shire and surrounding communities.

Health care, social assistance and education are the key economic drivers and employers within Hopetoun, accounting for approximately 50 per cent of the local workforce. This recognises the importance of these key services to the local community and the economy.

The ongoing provision of these services will be critical to a sustainable Hopetoun community.

The Rural Northwest Health – Hopetoun Campus provides a range of urgent and acute medical services, alongside allied health services and some aged care facilities. The Hopetoun campus is town's largest employer and modest growth is expected in health care roles towards 2044. Expanded health and aged care infrastructure and services will be critical to support the local community. There is an identified need for aged care and home services, as well as increased demand for general practitioners, specialists and allied health services.

The lack of affordable and suitable housing contributes to the challenges of attracting workers within these key industries.

The Hopetoun P-12 College provides schooling for the local community, as well as Lascelles, Woomelang and Beulah.

There has been a decline in the availability of child care services in Hopetoun, with the Early Learning Centre closed in 2024. The Hopetoun Preschool, previously Council-run, is now operated by a private company and provides early education 4 days a week.

The lack of child care services within Hopetoun and surrounding towns is a contributing factor to maintaining a sustainable workforce and community. There is an urgent and critical need to expand child care services within the town.

SERVICE INFRASTRUCTURE

Hopetoun is provided with reticulated water, sewerage, electricity and telecommunications services.

All areas of the town, with the exception of the industrial land west of the railway line and parts of the Caravan Park are connected to reticulated water and sewerage. No sewerage is available to the industrial land and water connections are relatively limited. There is a need to expand these services to support the ongoing development of Hopetoun's economy.

Hopetoun is within the mobile coverage areas of major telecommunications providers and is connected to the National Broadband Network by fibre to the premises technology.

OPEN SPACE & RECREATION

Hopetoun has a range of active and passive open space and recreation facilities provided within the town.

Lake Lascelles (and associated boating activities) is a key recreation space within the town.

The town's recreation facilities also include Hopetoun Recreation Reserve, a swimming pool, bowls club and golf course.

Lake Lascelles and Hopetoun Recreation Reserve include a range of infrastructure, such as playgrounds, barbecue and picnic facilities and public toilets. These facilities are valued by the community and visitors.

Council has developed master plans for the Hopetoun Caravan Park and Hopetoun Recreation Reserve. These master plans recommend a range of improvements, which are important to maintaining the viability of these facilities for the community.

OBJECTIVE 6: To provide and maintain viable and sustainable health care, education and other services to support the Hopetoun and southern Mallee community.

Strategy 6.1: Deliver viable health care and education services to support the local community

- Action 4.1.1: Advocate for increased child care facilities and services within Hopetoun.
- Action 6.1.2: Investigate future service needs for aged care and health services.
- Action 6.1.3: Amend local policy within the Yarriambiack Planning Scheme to facilitate improved health care, education and community services.

Strategy 6.2: Deliver reticulated services to all land within the Hopetoun

- Action 4.2.1: Investigate the feasibility of and advocate for funding to extend reticulated water and sewerage to the north-west industrial precinct.
- Action 6.2.2: Work with Hopetoun Caravan Park to investigate the feasibility of extending services, as appropriate.



Lascelles Street

4. IMPLEMENTATION

The Hopetoun Structure Plan will be implemented through a range of statutory and non-statutory measures to ensure that the vision, objectives, strategies and actions are achieved.

The full range of implementation measures are set out in the implementation plan overleaf.

STATUTORY IMPLEMENTATION

Statutory implementation of the Structure Plan will involve the preparation of planning scheme amendments to implement the relevant land use planning directions.

Some of the statutory implementation measures identified in this Structure Plan (such as providing improved policy direction, implementing the findings of the heritage review and identifying the settlement boundary) can be implemented in the immediate term.

Other measures, such as implementing planning controls to identify and protect the Hopetoun Airport flight path, will require further strategic work before implementation.

NON-STATUTORY IMPLEMENTATION

In addition to the statutory implementation, the Structure Plan also identifies a range of actions that will be implemented outside of the planning scheme.

These measures require further investigation, funding and partnership with other stakeholders, including the Victorian State Government, infrastructure and utility service providers and other non-government bodies.

MONITORING & REVIEW

This Structure Plan is intended to guide the development of Hopetoun towards 2044.

Council should review the Structure Plan every five (5) years to audit the progress of implementation of each action and to determine if any changes in the physical, economic or policy context affecting the community require a change in policy direction.

This review cycle will also ensure that the Structure Plan remains relevant and consistent with the Council Plan and Council's strategic priorities.

4. IMPLEMENTATION PLAN

Action #	Action	Statutory / Non-Statutory	Council Role	Priority	Partners
Housing					
1.1.1	Advocate for the provision of affordable rental accommodation to support key workers, particularly in the health care sector.	Non-statutory	Advocate	High	Department of Health, Department of Transport and Planning, Developers
1.1.2	Facilitate smaller lots and encourage compact dwelling sizes to increase supply of smaller format housing for key workers and an ageing population,, particularly in proximity to Lascelles Street and the Rural Northwest Health – Hopetoun Campus.	Statutory	Implement (via a planning scheme amendment)	High	Department of Transport and Planning, Developers
1.1.3	Advocate for and support the provision of specialised aged care accommodation, including retirement villages and residential aged care facilities.	Statutory	Implement (via a planning scheme amendment)	High	Department of Transport and Planning, Department of Health, Developers
1.1.4	Support the redevelopment of the Hopetoun Former School site for housing, accommodation and complementary community uses.	Statutory	Implement (via a planning scheme amendment)	High	
1.2.1	Develop and implement built form objectives and strategies into the Yarriambiack Planning Scheme to guide housing design.	Statutory	Investigate and Implement	Medium	Community
1.2.2	Establish the settlement boundary in the planning scheme to reinforce the town's structure and discourage urban development outside the boundary.	Statutory	Implement (via a planning scheme amendment)	High	Department of Transport and Planning
Economic Development					
2.1.1	Facilitate the provision of diverse tourism accommodation, including camping, cabins, hotels and bed and breakfast, to support overnight stays.	Statutory	Implement (via a planning scheme amendment)	High	

Action #	Action	Statutory / Non-Statutory	Council Role	Priority	Partners
Economic Development (continued)					
2.1.2	Implement the Hopetoun Caravan Park Master Plan (2023) to deliver improved amenities and increase powered camping sites.	Non-statutory	Partner	Medium	Caravan Park Operator, Community, Utility Service Providers
2.1.3	Support cafes, restaurants and retail uses within Hopetoun.	Statutory	Implement (via a planning scheme amendment)	High	
2.1.4	Implement the Hopetoun Former School Site Master Plan to facilitate new tourism ventures and experiences to increase visitation.	Statutory and Non-statutory	Implement (via a planning scheme amendment), Partner	High	
2.2.1	Amend local policy to identify support for a diverse range of commercial, retail and service uses within Lascelles Street.	Statutory	Implement (via a planning scheme amendment)	High	
2.2.2	Work with the community and traders to support the revitalisation of Lascelles Street.	Non-statutory	Partner	Medium	Community, Traders
2.2.3	Ensure development on Lascelles Street contributes to the active streetscape and character of the town.	Statutory	Implement (via a planning scheme amendment)	High	Community
2.3.1	Investigate the potential to expand reticulated services to the north-west industrial precinct.	Non-statutory	Advocate, Partner	Medium	Utility Providers
2.3.2	Monitor industrial land supply in the medium term.	Non-statutory	Monitor	Medium	Industry
Built Environment & Heritage					
3.1.1	Support the ongoing operation of Lake Corrong Homestead and Museum	Non-statutory	Partner	Medium	Hopetoun & District Neighbourhood House

Action #	Action	Statutory / Non-Statutory	Council Role	Priority	Partners
Built Environment & Heritage (continued)					
3.2.1	Develop and introduce local policy guidance to support appropriate decision-making in relation to neighbourhood character.	Statutory	Investigate and Implement	Medium	Department of Transport and Planning, Community
3.2.2	Provide all weather protection canopies along Lascelles and Austin Streets	Non-statutory	Partner	Medium	Traders, Community
Landscape & Environment					
4.1.1	Ensure that development occurs in areas where bushfire risk can be managed, by prioritising infill development	Statutory	Implement (via a planning scheme amendment)	High	Country Fire Authority
4.1.2	Incorporate bushfire protection measures in the development of land that has an interface with grassland, including perimeter roads and development setbacks.	Statutory	Implement (via a planning scheme amendment)	High	Country Fire Authority
4.1.3	Ensure the redevelopment of the Hopetoun Former School site adequately addresses bushfire risk.	Statutory	Implement	High	Country Fire Authority
4.1.4	Ensure that any development within the Hopetoun Park Caravan Park adequately addresses and manages flood risk.	Statutory	Investigate and Implement	Medium	Catchment Management Authority
4.2.1	Investigate and implement measures to protect the Obstacle Limitation Surface (OLS) for Hopetoun Aerodrome	Statutory	Investigate and Implement	Medium	Aviation authorities
4.3.1	Delete the Environmental Significance Overlay – Schedule 2 from land within the town boundary.	Statutory	Implement	High	Department of Transport and Planning.

Action #	Action	Statutory / Non-Statutory	Council Role	Priority	Partners
Landscape & Environment (continued)					
4.4.1	Undertake a street tree planting program within the town.	Non-statutory	Deliver	Medium	
Movement & Transport					
5.1.1	Advocate for funding to support the expansion of the footpath network within town.	Non-statutory	Advocate	Low	
5.1.2	Provide improved wayfinding signage to support safe and efficient movement between the town's key commercial, education and recreation nodes, including to Lake Lascelles and Lake Corrong Homestead and Museum.	Non-statutory	Deliver	Low	
5.1.3	Advocate to the State Government for bus connections between Hopetoun and nearby towns, including Warracknabeal.	Non-statutory	Advocate	High	Department of Transport and Planning
5.1.4	Increase tree canopy cover to improve pedestrian comfort and encourage active transport trips within the town.	Non-statutory	Deliver	Medium	
Open Space & Infrastructure					
6.1.1	Advocate for increased child care facilities and services within Hopetoun.	Non-statutory	Advocate	High	Department of Education, Department of Health
6.1.2	Investigate future service needs for aged care and health services.	Non-statutory	Investigate	High	Department of Health, Community
6.1.3	Amend local policy within the Yarriambiack Planning Scheme to facilitate improved health care, education and community services.	Statutory	Implement (via a planning scheme amendment)	High	Department of Transport and Planning

Action #	Action	Statutory / Non-Statutory	Council Role	Priority	Partners
Open Space & Infrastructure (continued)					
6.2.1	Investigate the feasibility of and advocate for funding to extend reticulated water and sewerage to the north-west industrial precinct.	Non-statutory	Advocate	Medium	Landowners, Utility Providers
6.2.2	Work with Hopetoun Caravan Park to investigate the feasibility of extending services, as appropriate.	Non-statutory	Partner	Medium	Caravan Park Operator, Utility Providers

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5. DRAFT PLANNING SCHEME CHANGES

MUNICIPAL PLANNING STRATEGY & THE PLANNING POLICY FRAMEWORK

The vision, objectives and strategies of the Structure Plan will be embedded into local policies within the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) of the Yarriambiack Planning Scheme.

This will include the following:

- **Clause 02.03-1 Settlement** to update the role of Hopetoun to reflect the vision outlined within the Structure Plan.
- **Clause 11.01-1L-03 Hopetoun** to introduce the key land use and development planning objectives and strategies outlined within the Structure Plan, as well as the Strategic Framework Plan outlined in the Structure Plan.
- **Clause 15.03-1L Heritage conservation in Yarriambiack** to introduce local policy guidance to support decision making on sites of heritage significance.
- **Clause 16.01-1L Medium density housing – Yarriambiack** to update policy direction for preferred locations for medium density housing within Hopetoun.
- **Clause 17.04-1L Tourism in Yarriambiack** to introduce directions to support the provision of tourism accommodation within Hopetoun.

ZONES & OVERLAYS

The actions of the Structure Plan also recommend changes to the zones and overlays that apply within Hopetoun, as follows:

- **Rezone the Hopetoun Former School site to the Township Zone.**
- **Delete the Environmental Significance Overlay – Schedule 2 from land within the town boundary.**

OPERATIONAL PROVISIONS

The implementation of the Structure Plan can also be achieved through the following changes to the operational provisions of the planning scheme:

This will include the following:

- Introducing the Hopetoun Structure Plan as a background document in the schedule to **Clause 72.08 Background Documents.**
- Identifying further strategic work in the schedule to **Clause 74.02 Further Strategic Work.**

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Yarriambiack
SHIRE COUNCIL