

Housing Strategy

Planning for and supporting diverse housing options to meet community needs now and into the future

October 2025



■ Supporting Council objectives



Strategic Objective 1 – An Innovative & Diversified Economy

Yarriambiack Shire's Council Plan 2021–2025 concludes that a lack of suitable land supply for housing development and a shortage of housing for rental or purchase is impacting on growth.

Our community told us that land availability and affordable housing options was of critical importance, so planning for and supporting diverse housing options to meet community needs now and into the future is a key strategic objective.

Strategic Objective 2 – A Healthy & Inclusive Community

Council also faces the challenge of ensuring that our community can age in a place with a positive experience in housing, employment and activities.

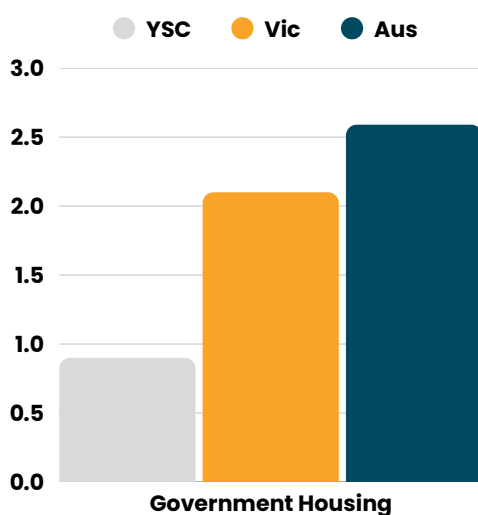
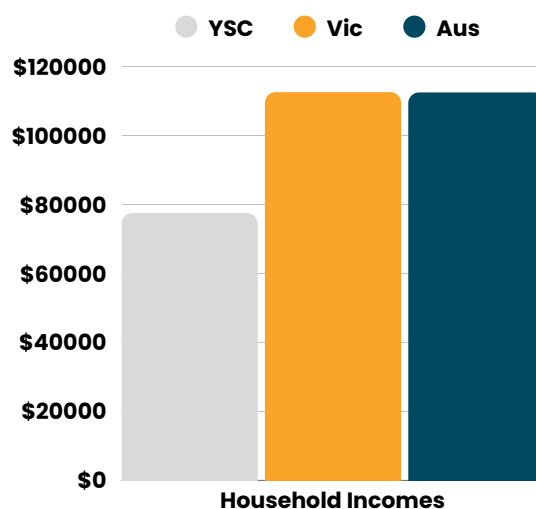
■ Council's role

- Advocate for utilities infrastructure investments across our Shire to support the development of housing opportunities.
- Advocate, partner and seek funding for increased housing across our Shire.
- Advocate and partner for the delivery of social, affordable and aged care housing across the Shire.



Household incomes

The average annual household income within the Shire. The average annual household income in Yarriambiack is lower than Victoria at \$77,481, compared to \$112,566 in Victoria.

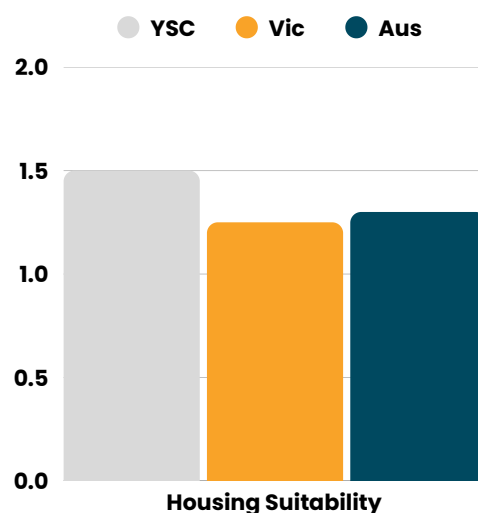


Government housing

The government housing measure indicates the proportion of total dwellings which are State or Territory housing authority dwellings (Government housing). The proportion of government housing in Yarriambiack is lower than Victoria at 0.9%, compared to 2.1%.

Housing suitability

The housing suitability measure indicates the average number of spare bedrooms in local dwellings over and above those required to appropriately accommodate the number of residents in each dwelling.



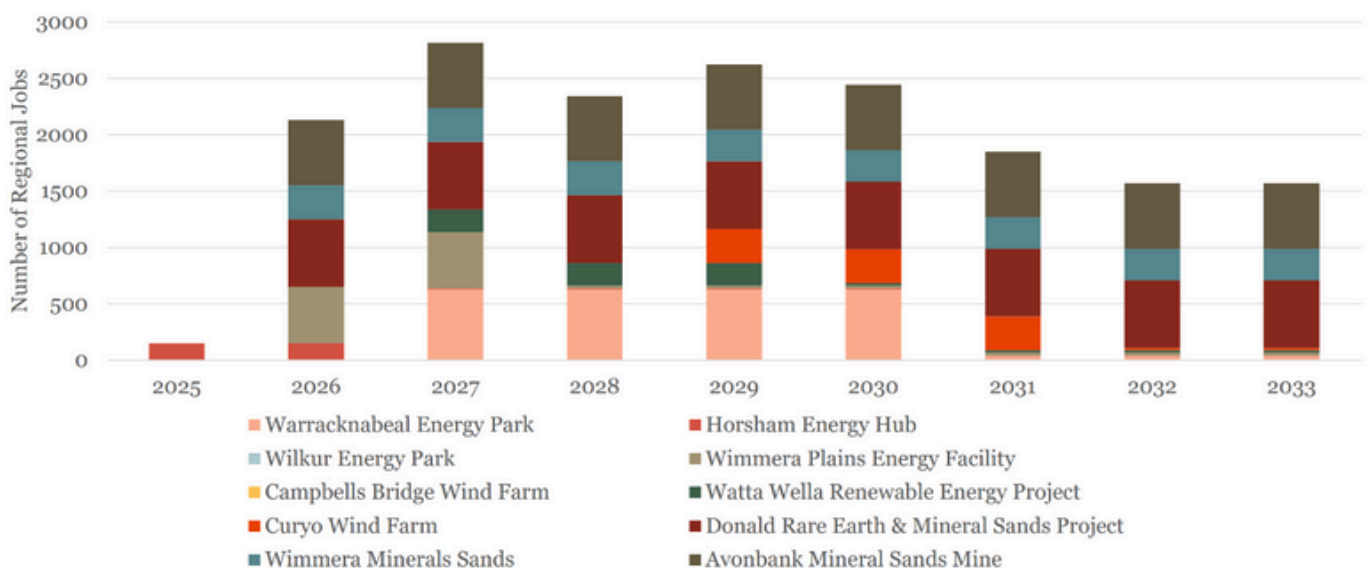
■ The cost of connecting infrastructure

Our thriving region deserves infrastructure that supports growth. However the high cost of connecting infrastructure, power, water, sewer, drainage is a barrier to developer investment. Traditional funding models don't consider regional context, risking stagnation. With the forecast construction boom further investment is required enabling housing development

■ Incoming jobs

We are on the cusp of transformational change in Yarriambiack Shire. Being in the Western Renewable Energy Zone as the state's largest and including 6 renewable energy projects will drastically increase the need for housing development, as will the recently approved Donald Mineral Sands mining licence. In addition to mining and renewable energy, our proximity to Horsham and its manufacturing is also increasing demand for housing. These major developments are placing pressure on housing in the southern end of our Shire, requiring urgent and significant investment.

Wimmera Region Energy and Mining Projects – Job Numbers



■ Priority projects



Hopetoun Old School Site

Delivering up to 10 affordable new homes as part of the development of the old school precinct.



Anderson St Warracknabeal

A multi-unit development to provide social and key worker housing.



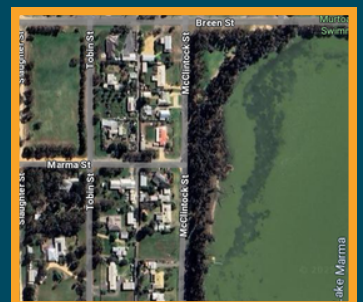
Gibson St Rupanyup

In partnership with the Rupanyup Future Fund to develop land on Gibson Street Rupanyup to open up land parcels for building, freeing up existing housing in the township.



Murtoa Lakeside Sewer and Water Scheme Extension

Extending sewer and water infrastructure to undeveloped land west of Lake Marma, Murtoa.



Project updates



Murtoa Lakeside Sewer and Water Scheme Extension

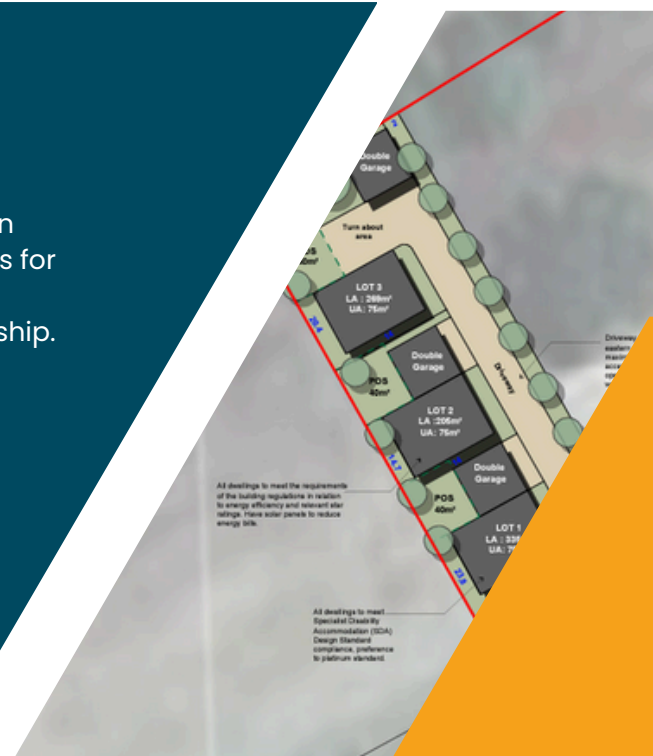
This project will extend sewer and water infrastructure to undeveloped land west of Lake Marma, Murtoa. It involved installing new sewer and water mains to connect over 20 properties, removing a significant barrier to residential development in this well located area near the town centre.



Gibson St Rupanyup

Council is working with Rupanyup Future Fund to develop land on Gibson Street Rupanyup, with the aim of opening up land parcels for people to either move to Rupanyup and build, or for current residents to build, which will free up existing housing in the township. Gibson Street requires a power upgrade and sewer and water service connections to support this development. Funding opportunities are being explored to progress this project.

The Gibson Street block of land where the house delivered as part of Council's Affordable Housing project is located can also accommodate a further two more units. We are currently exploring opportunities to expand housing on this site.





Hopetoun Old School Site

Council has developed a Master Plan, Feasibility Study, and Business Case for the former primary school in Hopetoun including planning for the housing section of the site.

Council is applying for funding as part of the Commonwealth Government Regional Precincts and Partnership Program – Steam One: Precinct development and planning to commence the design and planning works across the whole site.

A section of this site has been earmarked for future opportunities as part of the Victorian State Governments commitment for a regional package to include a new \$1billion Regional Housing Fund to deliver more than 1300 new homes across regional Victoria, and \$150million in a Regional Worker Accommodation Fund.

In addition, Council has been in positive discussions with a philanthropic investor in conjunction with Haven Home Safe to explore housing opportunities on this site and will also be exploring an element of the land being subdivided for private sale and/or a special purpose vehicle investment arrangement.



Anderson St Warracknabeal



The project aim is to construct essential infrastructure for a 9,838 sqm site in Warracknabeal, including roads, footpaths, drainage, and utility connections. This would enable the development of 14 independent living units for older residents, located 300 metres from the town centre.



■ Special Purpose Vehicles

Our communities in Minyip, Murtoa and Hopetoun are working with Wimmera Southern Mallee Development (WSMD) to explore the establishment of Special Purpose Vehicles to attract private investment across the Shire, to purchase land and build houses to address the housing shortage. Council is supporting this activity via WSMD.



■ Industrial & Land Update

A review of the Yarriambiack Planning Scheme has recommended that Council prepare structure plans for Warracknabeal, Murtoa and Hopetoun, and to develop township settlement plans for Minyip, Rupanyup, Beulah and Woomelang. Council officers are considering whether township settlement plans are appropriate and whether they should become structure plans as well.

Structure plans define a Council's preferred direction of future growth within an area and articulate how it will be managed. They guide the major changes to land use, built form and public spaces that together can achieve economic, social and environmental objectives for the centre.

The structure plan process will consider the availability of all land uses and zonings and make recommendations of where land should or could be rezoned. It is anticipated that the structure plan processes for Warracknabeal, Murtoa and Hopetoun would commence in the 2024/25 budget year.



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