

# Housing Strategy

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

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**December 2025**



# ■ Supporting Council objectives



## ***Strategic Objective 1 – An Innovative & Diversified Economy***

Yarriambiack Shire's Council Plan 2025–2029 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.

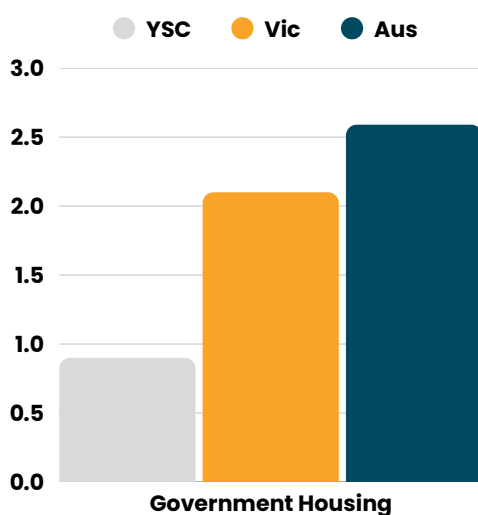
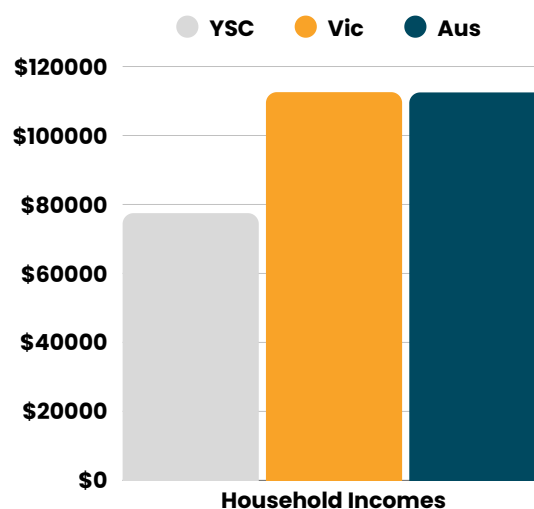
# ■ Council's role

- 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.

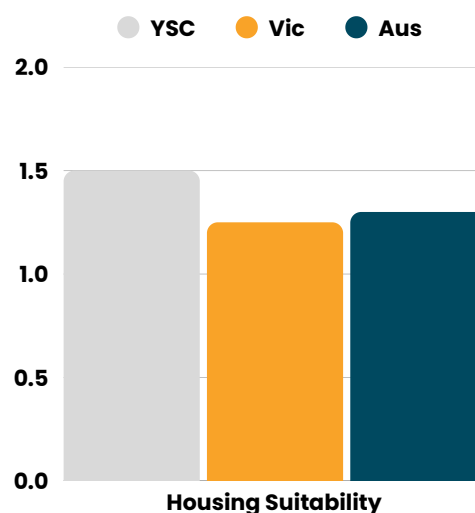


## Government housing

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.



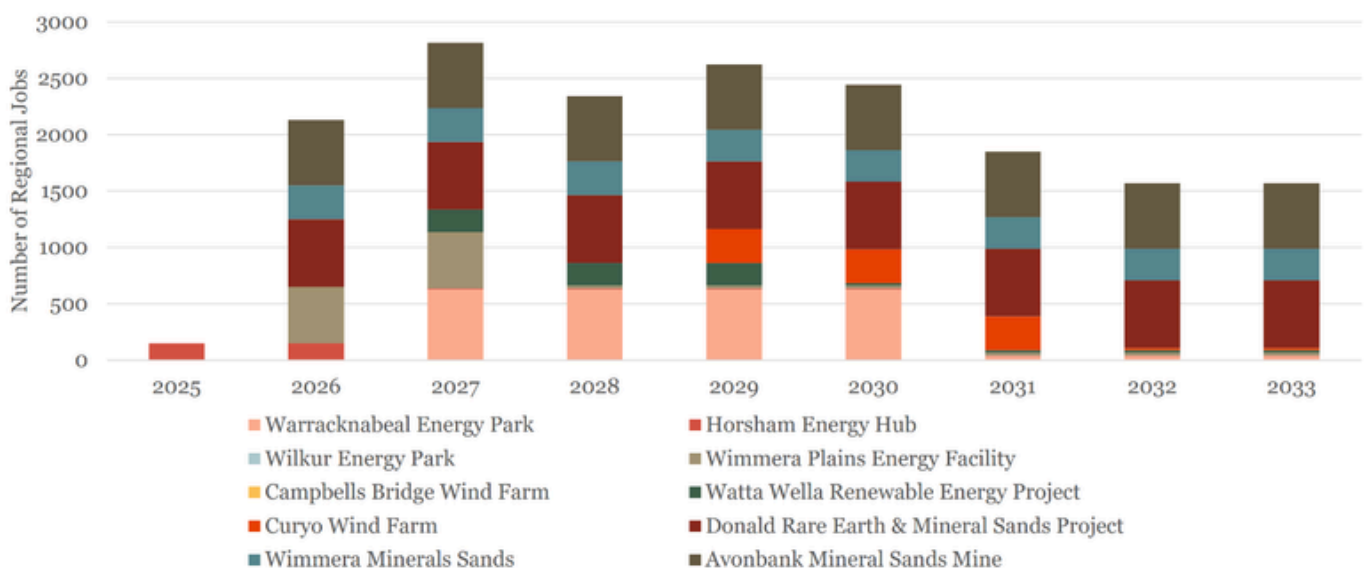
# ■ The cost of connecting infrastructure

Our region needs infrastructure that supports growth. High costs for essential connections like power, water, and sewer deter developers from investing in our Shire. Current funding models overlook rural challenges and expenses. With a construction boom approaching, immediate investment is necessary to enable housing development.

## ■ Incoming jobs

Yarriambiack Shire is poised for significant transformation due to its location within the Western Renewable Energy Zone, the largest in the state, and the inclusion of six renewable energy projects. The approval of the Donald Mineral Sands mining workplan, along with the region's proximity to Horsham's manufacturing sector, has further heightened demand for housing development. These major initiatives are exerting considerable pressure on housing availability in the southern part of the Shire, underscoring the need for substantial and expedited 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.



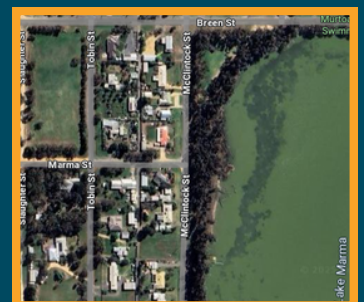
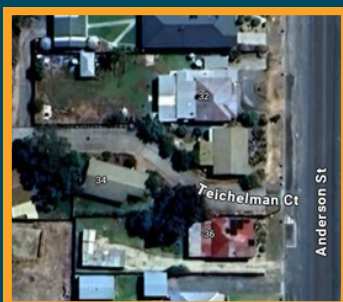
## **Gibson St Rupanyup**

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

*\$1.13 million*

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

*\$594,397*

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.



## Hopetoun Old School Site

*\$1.525 million*

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.

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.



## **Anderson St Warracknabeal**



*\$2.886 million*

The project aim is to construct essential infrastructure for a 9,838 sqm site in Warracknabeal, including roads, footpaths, drainage, and utility connections. Located 300 metres from the town centre, this would enable the development of up to 20 units for older residents to downsize, or to support workers moving to our region.

## ■ **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.







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