

# Housing Strategy

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

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**September 2023**



# ■ Supporting Council objectives



## ***Strategic Objective 1 - A Vibrant & 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.

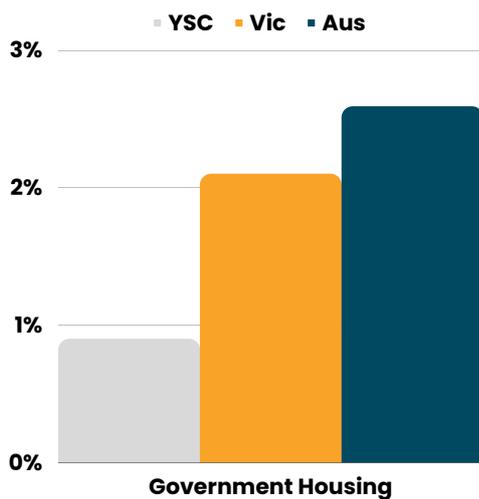
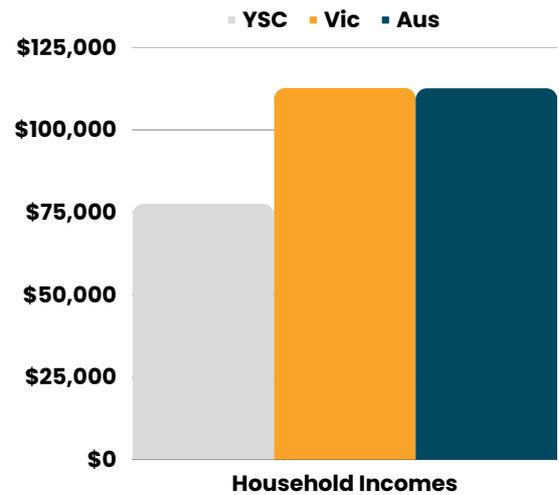
# ■ Council's role

- 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.

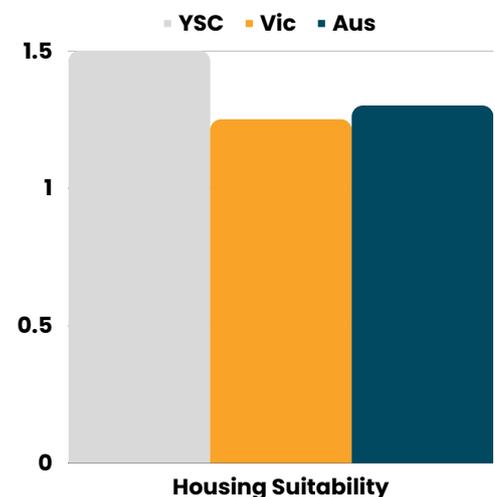


## Government housing

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.



# ■ Priority projects



## **Affordable Housing Units**

Installation of seven affordable housing units in Woomelang, Murtoa, Warracknabeal, Rupanyup & Hopetoun.



## **Hopetoun Old School Site**

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



## **34 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.



## **16 Cromie St Murtoa**

Adding four two-bedroom units to the site already home to two affordable housing units.



## **Warracknabeal Former School Site**

Rezoning the former Warracknabeal Secondary School site to make it available for future investment.



## **Connecting Infrastructure**

The expansion of water, sewer and power connecting infrastructure across townships such as Rupanyup, Minyip, Murtoa, Warracknabeal and Hopetoun to unlock private, subdivided land, and to address our housing shortage across the Shire (and region).

# Project updates



## Affordable Housing Units

These units are being built to transition people who are currently residing in our community, who are renting and are over 55 years, into smaller homes, freeing up housing stock to attract families to our Shire

Installation is currently underway for four of our seven affordable housing units being constructed in Woomelang and Murtoa.

The units are prefabricated two-bedroom units, with a carport and access ramps. It is envisaged that the first four units will be available for tenants in mid to late November this year.

The Woomelang units are aimed to accommodate aged residents within Woomelang and district to enable them to reside longer within their communities. The units will be managed by the Woomelang Retirement Units, Community Asset Committee of Council.

The Murtoa units are being constructed on the parcel of land Council purchased with funds raised by the Murtoa Housing Units, Community Asset Committee of Council. The new houses are being constructed to face Cromie Street, opposite the Police Station. The new units have been designed in consultation with the Community Asset Committee.

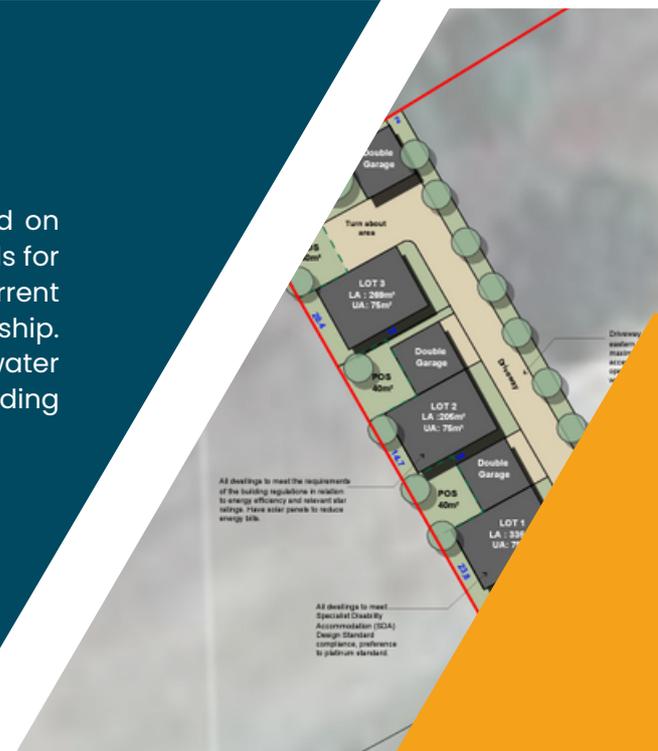
The final three units will be constructed in Warracknabeal, Rupanyup and Hopetoun. It is envisaged that the units will be built by May 2024. The Murtoa, Warracknabeal, Rupanyup and Hopetoun units will be managed by Dunmunkle Lodge.



## 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 affordable house will be located can also accommodate a further two more units. We are currently exploring opportunities to expand housing on this site.



## Hopetoun Old School Site

Councillors have endorsed the Feasibility Study and Business Case for the Hopetoun Old School Site. This endorsement included commencing 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.

In partnership with Haven Home Safe, 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.



## 34 Anderson St Warracknabeal

Similarly, to the old school site above, Council has partnered with Haven Home Safe and is awaiting future State Government funding opportunities. This site is also being explored as an opportunity to attract philanthropic investment.

## 16 Cromie St Murtoa

The site that is currently home to the two affordable housing units currently being constructed, and can also accommodate a further four more two-bedroom units. Council is strongly advocating for further funds and is awaiting opportunities to arise from the cancellation of the Commonwealth Games and the funding redistribution.

## Warracknabeal Former School Site

In May 2022, Council made the request to the Department of Education to clear, rezone and make the former Warracknabeal Secondary School site available for future investment to address the housing shortage across the township. This can be a lengthy process and can take some years before the land does become available for sale.



## Connecting Infrastructure

Council is currently advocating to the Government for funding to support the expansion of water, sewer and power connecting infrastructure across townships such as Rupanyup, Minyip, Murtoa, Warracknabeal and Hopetoun to unlock private, subdivided land, and to address our housing shortage across the Shire (and region).

Our Council Officers receive numerous enquiries relating to sewer connections in declared sewer districts. The cost to connect sewer mains to properties that are currently unserviced can be cost prohibitive and stifle development within small rural townships. We are currently working with GWMWater on costings to inform current and future advocacy.

## ■ 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

The recent 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.



# Yarriambiack

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